



**NATIONAL INSTITUTE OF BANK MANAGEMENT
PUNE**

*** Tender for ***

**Refurbishment of Reception Areas/ Lobby of Executive
Hostel at NIBM Campus, Pune**

(Ref No. NIBM/Tender-10/2025-26 dated January 23, 2026)

2025 – 2026

National Institute of Bank Management (NIBM)
NIBM Post Office, Kondhwe Khurd,
Pune – 411 048

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INDEX

Sr.	Particulars		Page Nos.
Volume - I: TECHNICAL BID			
1	PART-I	Notice Inviting Tender	3 - 4
		SECTION – 1: Eligibility Criteria for Tenderers	5
		SECTION – 2: Tender Documents and Attachments	6 - 7
		SECTION – 3: Preparation and Submission of Tender	8 – 10
		SECTION – 4: Tender Opening, Evaluation and Award of Work	11 - 12
2	PART-II	SECTION – 5: Terms and conditions of Contract	
		A) General conditions of Contract	13 - 16
		B) Special conditions of Contract	17 – 28
Volume- II: FORMS & ANNEXURES			
3	PART-III	Annexure-I to III	29 - 31
		Form – I: Profile of Tenderer- Agency/ Firm/Company	32 – 33
		Form – II (A): List of Clientele (Completed Projects)	34
		Form - II (B): List of Clientele (On-going Projects)	35
		Form - II (C): List of Permanent Administrative & Technical Staff	36
		Form – II (D): List of Tools, Plants and Machinery	37
		Form – III: Pre-Bid and Site Visit	38
Volume- III: FINANCIAL BID			
4	PART-IV	Annexure – IV: BoQ / Financial/Price Bid	
		A) Civil Work	39 – 57
		B) Electrical and Other works	58 - 63
		C) Cost Abstract/Price Bid	63
		Annexure – V: Declaration	64
Volume- IV: Photos/Drawings			
5		Proposed photos	65 - 69

NOTICE INVITING TENDER

National Institute of Bank Management (NIBM) was set up in 1969 by the Reserve Bank of India (RBI), in consultation with the Government of India as an apex level Institute for Training, Consultancy and Research in Banking Industry. The Institute has a self-contained campus with complete residential and educational facilities in Pune and is in the process to empanel service providers for its various requirements.

The Institute is inviting **Percentage rate** tenders In TWO COVER systems (Part-I – Technical Bid, Part-II – Commercial Bid) in separate sealed covers for Refurbishment of Reception areas/ Lobby of Executive Hostel at NIBM campus, Pune from reputed firms.

Two-bid System (Separate Technical Bid and Financial / Price Bid) shall be adopted for this tender.

The terms and conditions for tender are as mentioned below:

1. The details of tender document can be downloaded from the home page - on <http://www.nibmindia.org> under the heading "Tender of NIBM".
2. **It is works contract. There is no EMD & Tender cost exemption on account of MSME.**
3. The offers are invited from reputed and experienced individuals/firms/agencies/ companies, preferably having similar type work experience in Govt. Institute/Banks/PSU/Educational Institute etc. with sound financial background having valid licenses/sanctions and experience in this field for a minimum period of five years along with institutional/organizational performance report.
4. For any clarification on the tender terms & conditions, scope of work etc. (Annexure I to IV) in respect of the subject tender, please contact CSC Engineer/JE- electrical/Estate-cum-Security Officer, NIBM - 020 69046235/ 69046100/6107.
5. It is mandatory for all prospective bidders to undertake a site visit before submitting their bids. The purpose of the site visit is to provide the bidders with a comprehensive understanding of the site requirements and the conditions that may affect the execution of the work. (Submit Form-III)
6. Failure to undertake a site visit and submit form-III will result in the automatic rejection of the submitted bid.
7. All bidders are requested to check our tender website regularly for any update/corrigendum, etc. with respect to this tender. No separate / individual notification will be made in such cases.
8. This notice inviting tender shall form a part of the contract document.
9. **Tenders should be submitted in Two separate Envelopes before within date & time on following address- Purchase Department, Admin Building, NIBM campus, NIBM Post Office, Kondhwe Khurd, Pune -411048**
10. The important dates for the tender process are as follows:

Sr No.	Activity		Date
(i)	Date of Tender Notice	:	January 24, 2026
(ii)	Pre-Bid meeting and Site Visit	:	January 28, 2026 at 12:00 p.m.
(iii)	Last date for Tender Submission	:	February 3, 2026 at 12:00 p.m.
(iv)	Date and time for opening of Technical Bid	:	February 3, 2026 at 5:00 p.m.
(v)	Date and time for opening of Financial Bid		Date will be intimated

11. The Director, NIBM, Pune reserves the right to award contract for the above services either to one party or more than one party. He also reserves the right to amend or withdraw any of the terms and conditions contained in the tender document or to reject any or all the tenders without giving any notice or assigning any reason, and is not bound to accept the lowest tender or any tender, it may receive. Incomplete or conditional offers will not be accepted. The decision of the Director, NIBM, Pune, in this regard shall be final and binding on all.
12. In the event of any dispute arising in the matter, the decision of the Director, NIBM shall be final and binding on both parties.

Thanking you.

Yours faithfully

Soni Philip
Chief Administrative Officer

SECTION 1
ELIGIBILITY CRITERIA FOR TENDERERS

1. The Tenderer should have the minimum experience of Five years as on **December 31, 2025** in the similar type of Work/services, out of which three years' experience should be for any Public Sector Undertaking (PSU), Govt. Organization, educational institution like college, university, or any other commercial training centers, etc. The tenders of those Tenderers who lack this experience are liable for rejection.

1.1 Financial Criteria: -

- a) The bidder should have had average annual financial turnover of **Rs. 25 lakhs** on works during the immediate last three years ending 31st March 2025 (For the financial year 2022-25 provisional certificate issued by the CA).
- b) Profit/ Loss: - The bidder should not have incurred any loss (profit after tax should be positive) in more than two years during available last three consecutive balance sheets.
- c) Similar type of work- One similar completed works costing of value not less than **10 lakhs**

OR

Two similar completed works costing each of value not less than **5 lakhs.**

2. The tenderers will have to pay the Earnest Money Deposit (**EMD**) of **Rs.25,000/- (Twenty Five Thousand only)**. This payment is to be made through online payment mode on following account: This payment is to be made through online payment mode (NEFT/RTGS) on NIBM's account only.

Account details:

Bank Name: Bank of Maharashtra

Acc. Holder: National Institute of Bank Management

Acc. no.: 20002400021

IFSC: MAHB0001124

3. The bidder should not have been barred/blacklisted by the Public Sector Undertaking (PSU), Govt. Organization, or any other institute, etc., from participating in any tender, and the bar subsists as on the Bid Due Date, such bidder would not be eligible to submit the BID.
4. Only Tenderers who are fulfilling above criteria shall participate in the tendering process. The Tender Document consists of Techno-Commercial Bid. The Tenderer shall go through the tender documents before submitting the BID.
5. Tenderer/s shall keep his / their offer valid for a period of at least 30 days from the date of opening of the tender. If any Tenderer withdraws or amends impairs or derogates from the tender in any respect within the period of validity of his offer, the EMD is liable to be forfeited.
6. The National Institute of Bank Management (NIBM) reserves the right to accept any tender or to accept tenders in part; to reject any or all tenders without assigning reasons thereof.

SECTION 2
TENDER DOCUMENTS AND ATACHMENTS

1. Content of Tender documents: The following documents shall constitute the Contract Document:
 - 1.1 Notice Inviting Tender.
 - 1.2 General Conditions of Contract.
 - 1.3 Special Conditions of Contract.
 - 1.4 Form of Tender, submitted by the Contractor.
 - 1.5 Detailed item specifications/BOQ.
 - 1.6 Drawing submitted with the tender.
 - 1.7 Letter accompanying the tender, (if any).
 - 1.8 Letter of Acceptance of the tender or Work Order issued to the Contractor by the NIBM.
 - 1.9 Correspondences (if any) between the parties here to after submission of the tender till completion of work.
 - 1.10 Further drawings and / or instructions issued by the Junior Engineer/Estate Officer / NIBM from time to time relating to the Works.
2. The tender procedure and contract terms are prescribed in tender document (From Section-1 to Section 5). In addition to invitation of tender, the tender document includes the other various documents as given in Clause 4 of this section.
3. The tenderer is expected to examine all instructions, terms and conditions, specifications, forms and annexures etc. as mentioned/enclosed in tender document. Failure to furnish all information required in tender document or submission of tender not substantially responsive to tender document in every respect will be at tenderer's risk and is likely to result in out-right rejection of the tender.
4. **Information required with the proposal:**

i) The Technical Bid along with supporting documents is to be submitted are as below:

(i)	Composition of the firm	Full particulars (whether contractor is an individual, or a partnership firm, or a company etc.) of the composition of the firm of contractors in details should be submitted along with name(s) and address (es), of the partner's copy of the Articles of Association/ Power of Attorney/ other relevant document.
(ii)	Work experience & Completion of similar works of specified value during the specified period	Copies of the detailed work orders for the qualifying works indicating date of award, value of awarded work, time given for completing the work, etc. and the corresponding completion certificates indicating actual date of completion and actual value of executed similar works should be enclosed in proof of the work experience. The details along with documentary evidence of previous experience, if any, of carrying out works for the Reserve Bank of India at any Centre, should also be given.
(iii)	Credit-worthiness of the contractor and their turnover during the specified period	Copies of the Income Tax Clearance Certificates/Income Tax Assessment Orders along with the latest final accounts of the business of the contractor duly certified by a Chartered Accountant should be enclosed in proof of their credit-worthiness and turnover for last three years.

- ii) No liability whatsoever will be admitted nor claim allowed in respect of errors in the submitted tender due to missing / duplicate uploaded documents.
- iii) While the contract shall be deemed to have come into existence on issue of letter of acceptance to the successful tenderer, formal agreement shall be signed thereafter with

the successful tenderer on non-judicial stamp paper of requisite value as per the Proforma of Articles of Articles of Agreement.

- iv) The tender shall be accompanied by a certified true copy of Power of Attorney in favour of the signatory to the tender documents. If the tender is submitted on behalf of a firm, it must be signed either by all partners or a person holding a valid power of attorney from all partners constituting the firm. The person signing the tender on behalf of another partner(s) or on behalf of a firm on Company shall attach with the Tender a proper Power of Attorney duly executed in his favor by such other person(s) or by all the partners in accordance with the Constitution of the Company / Articles of Association, stating that he has the authority to sign on behalf of such other person(s) of the firm or the Company as the case may be, in all matters pertaining to the contract including the Arbitration Clause.
- v) The tenderers can submit the scan copy of the same on the online portal.
- vi) Every Contractor shall furnish along with the tender the latest Income Tax Clearance Certificate without which this tender is likely to be rejected.
- vii) Tenders containing errors are liable to be considered non-bonafide at the discretion of the Director, NIBM.

5. Clarification of Tender document:

Any prospective tenderer requiring any clarification on the tender terms & conditions, scope of work etc. (Annexure/ Section 1 to 7) in respect of the subject tender, please contact Junior Engineer / Estate-cum-Security Officer, NIBM - 020 69046100 / 69046107.

6. Amendment in Tender document:

At any time prior to the due date for submission of the tender or even prior to the opening of the financial bid, NIBM may for any reason, whether at its own initiative or as result of a request for clarification/ suggestion by a prospective tenderer, amend the tender document by using a notice.

- 7. **Pre-Bid meeting** shall be held in the Admin Block, NIBM, Pune, Maharashtra at 11:00 AM on **28/01/2026** to clear the doubts of intending bidders, if any bidder should send by email all their queries, before pre-bid meeting, latest by 5:00 p.m. **on 27/01/2026** to purchase@nibmindia.org / eso@nibmindia.org The modifications may be uploaded on the website, if felt necessary by the NIBM.
- 8. **The amendments** will be notified on the website at least 3 days before the proposed date of submission of the tender. NIBM will bear no responsibility or liability arising out of non-receipt of the information in time or otherwise. If any amendment is required to be notified within 3 days of the proposed date of submission of the tender, the last date of submission shall be extended for a suitable period of time.

All the notices related to this tender which are required to be published shall be uploaded on <http://www.nibmindia.org>

SECTION 3
PREPARATION AND SUBMISSION OF TENDER

1. Language of Tender:

The Tender prepared by the tenderer along with all the related documents shall be in English. Any printed literature/attachment furnished by the tenderer may be in another language. All the correspondence between tenderer and NIBM shall also be in English. The Bid forwarding letter.

2. Type of Tender:

2.1. **Percentage Rate:** In Percentage Rate Tenders, contractor shall fill up the usual printed form, stating at what percentage below/above (in figures as well as in words) the total estimated cost given in Schedule of **Quantities at Form-IV**, he will be willing to execute the work. **The tender submitted shall be treated as invalid if: -**

- a) The contractor does not quote percentage above/ below on the total amount of tender or any section/ sub head of the tender.
- b) The percentage above/below is not quoted in figures & words both on the total amount of tender or any section/ sub head of the tender.
- c) The percentage quoted above/below is different in figures & words on the total amount of tender or any section/ sub head of the tender.
- d) Annexure - III along with separate Technical Bid (PART-I) and Financial Bid (PART-II) along with all supporting documents submitted with the tender should be signed by the person authorized to do so and should be stamped with the seal of the firm.

3. Earnest Money and Security Deposits:

3.1 Earnest Money Deposit of **Rs. 25,000/- (Rupees Twenty Five Thousand only)** deposited with NIBM through online payment mode through RTGS/NEFT.

3.2 **There is no any exemption to anyone in the EMD.**

3.3 The earnest money may be forfeited:

- a. If a tenderer withdraws his tender during the specified period of validity of offer.
- b. If the successful tenderer fails to sign the contract agreement within stipulated time period.
- c. The earnest money of the successful lowest tenderer shall be released at the time of signing of agreement with NIBM.

4. **Performance Guaranty:** The successful bidder is requiring to deposited of **5%** of Accepted Tender Value to the institute and the institute will refunded it to the Tenderer after satisfactory completion of work and handover of site to the institute. No interest shall be paid by NIBM on the amount of Security Deposit.

5. **The Security Deposit** of **5%** of final bill amount will be retained with the Institute and refunded to the Tenderer after 12 months from satisfactory completion of work and handover of site to the institute. No interest shall be paid by NIBM on the amount of Security Deposit.

6. FORMATS SIGNING, UPLOADING OF TENDER DOCUMENTS:

6.1. The Tender Document consists of Techno-Commercial Bid. The Tenderer shall go through the Technical Bid before submitting the Tender.

6.2. Any terms and conditions proposed by the tenderer in his technical bid which is not in accordance with the terms and conditions of the tender documents or any financial conditions, payment terms, rebates etc. mentioned in financial bid shall be as considered as conditional tender and will make the tender invalid.

6.3. Tender must be received by till the date and time of submission as specified in tender document.

7. Technical Bid: Technical Bid should be accompanied by payment of **Rs.25,000/- (Rupees Twenty Five Thousand only)** towards Earnest Money Deposit (EMD) to be deposited with NIBM through online payment mode **only i.e. through RTGS/NEFT on given Bank account in the name of NIBM.**

7.1 Interested contractor/vendors who satisfy the qualifying criteria should apply with the complete details.

7.2 All the Annexures, attachment/Forms in the prescribed formats should be filled/attached along with the all supporting documents like copies of latest ITR filed, list of work completed/in hand with their details during las 5 years, work completion certificate, list of tools and personnel available, details of registration/empanelment with different institutions, financial turnover, Bank Solvency certificate etc.

7.3 Mandatory Documents to Be submitted along with Tender documents.

a) Copy of receipt of deposition of original EMD.

b) GST registration Certificate

c) Certificates of Financial Turnover from Chartered Accountant as per Form A.

d) Banker's certificate/Net Worth Certificate.

e) List of eligible similar nature of works completed as per Form/Annexure

f) Projects under execution as per Form/annexure

7.4 Copy of Enlistment Order and certificate of work experience and other documents as specified in the eligibility criteria shall be submitted along with the respective annexure and tender document. However, certified copy of all the documents as specified in tender notice shall have to be submitted by the lowest bidder only within a week physically in the office of tender opening authority

7.5 The contractors are required to attach the requisite satisfactory (proof) documents towards pre-qualification, along with their application. Failure to submit the same may result into rejecting the application. NIBM reserve right to cross check the information furnished and may obtain confidential report from their previous clients. NIBM reserve the right to reject any or all applications at any stage without any reason, thereof.

7.6 After submission of the bid the contractor can re-submit revised bid any number of times but before last time and date of submission of bid as notified.

8. Financial Bid

8.1. The percentage (%) rate shall be quoted as per commercial bid format considering basic rate, taxes and total rate inclusive of all taxes in prescribed column.

8.2. The percentage (%) rate above or below shall be accordingly amended except that there shall be no rectification of any errors, omissions, or wrong estimate, in the prices inserted by the contractor in the schedule of quantities.

8.3. The percentage (%) rate should contain not only the rates but also the value of each items of work entered in a separate column and all the items should be totaled in order to show the aggregate value of the entire tender. Corrections, which are not attested, may entail the rejection of the tender. The % rates quoted should be quoted both in figures and words in the columns specified.

8.4. The percentage (%) rates quoted in the tender shall include cost of all materials, labour and all charges, scaffolding, electric charges, temporary plumbing, cost of cisterns, hire for any tools and plants, shed for materials, marking out and cleaning of site, watering, curing all cement work, concrete as mentioned in the specifications, complete in all respects besides sanitary facilities for employees & workmen of contractor, site office & daily regular

housekeeping & safety measures. The rates quoted in the tender shall be treated as rates for finally completing the item of work.

- 8.5. The percentage (%) rates quoted shall be deemed to be for the finished work to be measured at site. Contractors must include in their rate transportation of materials to site, GST, sales tax, excise duty, octroi and any other tax and duty or other levy levied by the Central Government, or any State Government or Local authorities, if applicable. The NIBM will not entertain any claim in respect of the above levies.

SECTION 4
TENDER OPENING AND EVALUATION and Award of Work

The bid submitted shall be opened on scheduled date and time as mentioned in Tender Notice.

Procedure of opening of shall be as under:

1. **Technical Bid:** Same shall be opened by NIBMs Evaluation Committee at the date and time mentioned in "Invitation of Tender". The suitability of offers and content examined by committee in detail.
 - a) Tenderers or their authorized representative who may wish to be present, may attend the opening of the technical bids whereas financial bids by only those who are found eligible in technical bids.
 - b) If any tenderer declares or files misleading statement, misrepresentation then he will be disqualified from the process of selection.
 - c) In the event of any of the documents found fabricated/ tempered/ forged / altered / manipulated / false during the evaluation of bid at any stage, it will lead to rejection of the bid and forfeiture of EMD of the tenderer. NIBM reserve its rights to disqualify the tenderer and to blacklist/ debar for future participation for the next five years.

NIBM will prepare merit list of eligible tenderers according to their marks of technical evaluation of Bid.

Minimum 35 marks out of 50 marks allotted for technical criteria evaluation.

2. Financial Bid opening and award of work:

Bidders who qualify technical evaluation will only be considered for evaluation of Financial Bid.

- a) In case the lowest tendered amount (estimated cost + amount worked on the basis of percentage above/below) of two or more contractors is same, such lowest contractors will be asked to submit sealed revised offer in the form of letter mentioning percentage above/below on estimated cost of tender including all sub sections/sub heads as the case may be, but the revised percentage quoted above/below on tendered cost or on each sub section/sub head should not be higher than the percentage quoted at the time of submission of tender. The lowest tender shall be decided on the basis of revised offers.
 - b) In case any of such contractor refuses to submit revised offer, then it shall be treated as withdrawal of his tender before acceptance and 50% of earnest money shall be forfeited.
 - c) If the revised tendered amount of two more contractors received in revised offer is again found to be equal, the lowest tender, among such contractors, shall be decided by draw of lots in the presence of Tender Evaluation Committee and the lowest contractors those have quoted equal amount of their tenders.
 - d) In case all the lowest contractors those have quoted same tendered amount, refuse to submit revised offers, then tenders are to be recalled after forfeiting 50% of EMD of each contractor.
 - e) Contractor(s), whose earnest money is forfeited because of non-submission of revised offer, shall not be allowed to participate in the re-tendering process of the work.
 - f) The officials of NIBM may conduct site visit at the work place of tenderers on suitable dates for verifying the present infrastructure, quality of work, quality of services and spot feedback from the concerned employer.
 - g) NIBM reserves right to select a tenderer on the basis of above-mentioned criteria from out of the successful bidders as per merit list of the above.
3. **Award of Work:** Prior to expire of validity period of offer, NIBM will notify the successful tenderer by registered letter/email that his tender has been accepted.

Complete work shall ordinarily be awarded to the lowest tenderer only.

- a) The successful bidders/contractor, on acceptance of his bid by the Accepting Authority shall within 7 days from the stipulated date of start of the work, sign the contract consisting of:
- b) The Notice Inviting Bid, all the documents including additional conditions, specifications and drawings, if any, forming part of the bid as uploaded at the time of invitation of bid and the rates quoted online at the time of submission of bid and acceptance thereof together with any correspondence leading there to.
- c) In the event of any of the documents found fabricated/ tempered / forged / altered / manipulated / false in the bid even after the award of the contract, it will lead to termination of the contract, forfeiture of EMD or Performance Security/ Security Deposit whichever is available at the time of termination. NIBM reserve its rights to disqualify the tenderer and to blacklist/ debar for future participation for the next five years.
- d) Agreement Contract: Before placement of work orders, an agreement shall be signed between NIBM and the lowest successful tenderer/bidder. The respective tenderer shall pay all the expenses of stamp duties and other requirements for signing the agreement/formats/annexure etc. Entire work under the scope of composite bid including major and all minor components shall be executed under one agreement.
- e) The denial of the lowest tenderer/bidder to undertake the whole work shall be treated as breach of contract and NIBM may forfeit the EMD/Security amount deposited by him.
- f) In case the contractor fails to submit the requisite Performance Guarantee even after the period specified/ from the date of issue of letter of acceptance, the contract shall be terminated duly forfeiting EMD and other dues, if any payable against the contract. The failed contractor shall be debarred from participating in re-tender for that work.

SECTION 5
TERMS AND CONDITIONS OF CONTRACT

A) GENERAL CONDITIONS OF CONTRACT:

1. DEFINITIONS:

- 1.1 The contract document shall consist of the various documents listed under Section 2 under Tender Documents above.
- 1.2 The “Employer” means National Institute of Bank Management, its authorized agencies and assignees.
- 1.3 The “Bid (s)” shall mean the technical and financial bid (proposal) submitted by the Bidder in response to this tender inviting notice.
- 1.4 The “Bidder (s)” shall mean all eligible parties participating in the bidding process pursuant to and in accordance with the terms of the tender.
- 1.5 The “NIBM” shall mean Director or his representative of National Institute of Bank management, having its Office at Kondhwa Khurd, Pune, and shall include their legal representatives, assigns or successors. They are treated throughout the Contract document as if each were of the singular number and masculine gender.
- 1.6 The “Engineer/Officer” means any person or party appointed from time to time by the institute.
- 1.7 The “Contract” shall mean the contract agreement, General Conditions of Contract, Special Conditions of contract, the Employer’s requirements, the Bid, Instructions to Bidders and the further documents (if any), which are listed in Contract Documents and agreements.
- 1.8 The term “Successful Bidder” shall means the Bidder declared technically and financially successful by NIBM for the project and with whom the Contract agreement shall be signed.
- 1.9 The “Contract agreement” shall mean the agreement to be signed between successful Bidder and Employer for the execution of project.
- 1.10 The “Contractor” shall mean the Firm/Person (whose tender has been accepted by NIBM) and shall include his legal representatives, successor in interest and assignees.
- 1.11 The term “Sub-Contractor”, as employed herein, includes those having a direct contact with the Contractor and it includes one who furnishes materials worked to a special design according to the plans or specifications of the work but does not include one who merely furnishes materials, not so worked. Anyone doing work on a piece rate basis shall be deemed a Sub-Contractor.
- 1.12 The “Site” shall mean the site of the Contract Works including any building and erections thereon and any other land allotted by the NIBM for Contractors’ use.
- 1.13 The term “Work” of the Contractor or Sub-Contractor includes labour or material or both.
- 1.14 “Written Notice” shall be deemed to have been duly served if delivered in person to the individual or to a member of the firm or to an office of the Corporation for whom it is intended, or if delivered at or sent by registered mail to the last business address known to him who gives the notice.
- 1.15 “Security Deposit” shall mean the amount to be paid by successful bidder as per clause
- 1.16 “DLP” (Defect Liability Period) means the period for correcting defects in the execution of works as specified in the scope of work for the project.
- 1.17 All the time limits stated in the Contract Document are the essence of the Contract.
- 1.18 The law of the place of work shall govern the construction under this contract.

- 1.19 The "Date of Virtual Completion" of the Work or specified portion of the work is the date when construction is sufficiently completed, in accordance with the Contract Documents as modified by any change or variation order agreed to by the parties, so that the NIBM can take over such completed work and occupy for the intended use of that portion, as per certificate issued by Junior Engineer/Estate Officer.
2. The contracting party whether it be a Proprietor / Individual, Partnership firm, Company / Corporation, Society, they shall be, for the purpose of this contract, be known as "the Agency" and the National Institute of Bank Management shall be known as "Institute".
3. The Agency must obtain for himself on his own responsibility and at his own expenses all the information which may be necessary for the purpose of tendering and for entering into a contract and must inspect the site of work and acquaint himself with all local conditions means of access to the work, nature of work and all matters appertaining thereto.
4. Immediately, on receipt of intimation from the NIBM the acceptance of tender, the successful Agency will execute the work as per the Estate Departments instructions and the written acceptance of the tender will constitute a binding contract between NIBM and the firm so tendering. It will be the responsibility of the Agency to thoroughly examine the existing development work in all respects before taking over. Once taken over it will become the sole responsibility of the Agency to guarantee completion and effective maintenance of the infrastructure.
5. The Agency and the Institute shall make every effort to resolve any dispute or disagreement amicably by direct informal negotiations. However, in case of any unresolved issues / disagreements / disputes in connection with the contract, the same shall be settled through Arbitration or through Court of Law within the jurisdiction of Pune. The resultant contract will be interpreted under Indian Laws.

STATUTORY COMPLIANCE BY THE AGENCY:

1. The Agency should obtain the requisite license for running the establishment from authorities such as Municipality, Local Authority, State / Central Government Departments. etc. at its' own cost. The Institute shall not be responsible in any way for any breach of these rules and regulations by the Agency.
2. The Agency shall comply with all the statutory requirement in respect of engaging the personnel, their service condition, rules and regulation and all liabilities under the various labour law and other statutory obligations like PF, ESIC, Bonus, workmen's compensation, gratuity and also comply with the provisions of Minimum Wages Act, Payment of Wages Act etc. shall be that of the Agency, and Institute shall in no way be responsible or liable in case of any dispute, prosecution or awards made by court of law or other authorities.
3. The Agency has to enclose certified copy of Tax Challan, PAN Card No. Income tax as applicable from time to time will be deducted while making every payment. GST or any other tax will be the responsibility of the Agency. Bill should be tax invoice. It will have to comply with KYC (Know your Customer Document).
4. The Agency shall also be liable for depositing all taxes, levies, Cess, etc. on account of services rendered by it to the Institute to concerned tax collection authorities from time to time as per extant rules and regulations on the matter.
5. In case, the Agency fails to comply with any statutory / taxation liability under appropriate law, and as a result thereof the Institute is put to any loss / obligation, monetary or otherwise, Institute shall be entitled to get itself reimbursed out of the outstanding bills or the Performance Security Deposit of the Agency, to the extent of the loss or obligation in monetary terms.

Labour:

6. The Institute shall be indemnified from all the liabilities, what so ever created under the Workmen Compensation Act/ESI Act in respect of any injury suffered by the worker employed by the Agency or resulting in death/fatal accident, etc.

7. The Agency has to strictly follow the provisions of Payment of Wages Act 1936 and the rules made there under and further the Agency shall strictly adhere to the provisions of The Minimum Wages Act-1948 and the rules made there under from time to time revising the wages payable to the workmen.
8. It shall be the responsibility of the Agency to meet transportation, food, medical and any other requirements in respect of the workers engaged by it (Agency) at NIBM, PUNE and Institute shall have no liabilities in this regard.
9. The Institute shall not be responsible for any damages, losses, theft, claims, financial or other injury to any workers deployed by service providing Agency in the course of their performing the functions/ duties, or for payment towards any compensation.
10. The Agency shall not employ any person below the age of 18 years and above the age of 60 yr.
11. The Agency shall be responsible for the compliance with the provisions of the hours of the employment regulation in respect of the staff employed by him in the manner decide upon by the appropriate authority.
12. The Agency shall fully indemnify the Institute against all the payments, claims and liabilities whatsoever, incidental or direct, arising out of or for compliance with or enforcement of the provision of any of the labour laws to the extent they are applicable to the establishment / work at Institute premises.
13. The Agency shall be solely responsible for the redressal of grievances / resolution of disputes relating to workers engaged by them. Institute shall, in no way, be responsible for settlement of such issues whatsoever.

SITE FACILITIES AND CO-OPERATION

1. The Agency shall carry out all work with utmost care, giving due consideration to safety which shall not be compromised under any circumstance. It will be responsibility of the Agency to promote an electrically safe workplace free from unauthorized exposure to electrical hazards for all its employees and outsourced personnel so as to prevent accidents to themselves, the public (community) and the Institute's property.
2. The Agency shall be responsible for taking good care of all specialized equipment, tools and tackles used for its maintenance activities. It should bring to the notice of the Institute the repair and maintenance works that are required to be undertaken from time to time. In case any damage is caused to the equipment due to the gross negligence of any of the employees of the Agency, Agency undertakes to indemnify the Institute for such damages. The amount of damages quantified at the discretion of the Institute shall be final & binding on the Agency. The Institute shall be at liberty to deduct such amount of damages from any dues payable to the Agency.
3. The Agency shall ensure that the employees engaged in Repair and Renovation work activities in the premises shall, while working, take all reasonable care in handling the internal as well as external items and the Agency shall be solely responsible for the safety and security of all such fixtures and equipment and installations. If it is found that any such items of fixtures, equipment and installations are damaged and or missing due to the negligent of the employees of the Agency, the Agency shall take the responsibility of making good the same failing which, the Institute reserves its' right to impose penalty to the extent of damage assessed and the amount of such penalty shall be recovered from the monthly payments of the Agency.
4. It shall be the responsibility of the Agency to ensure that switches of all electrical appliances such as lights, fans, etc. are put on and off properly at the areas while doing maintenance activities. If at any time, it is found that the staff of the Agency entrusted for doing the job is negligent leaving the electrical switches of fans, lights etc. on and the doors were closed resulting into wastage of energy, the Agency shall be imposed with a penalty as may be assessed in this regard.
5. Site protection and Cleaning: The Contractor shall protect and preserve the work from all damage or accident providing any temporary cover or protection as required by the NIBM/Junior Engineer/Estate Officer. This protection shall be provided for all property adjacent to the site as well as on the site.

5.1 The Contractor shall properly clean the work as it progresses and shall remove all rubbish and debris from the site from time to time as is necessary and as directed. On completion, the Contractor shall ensure that the premises and / or site is cleaned, surplus materials debris, sheds etc. removed, areas under floors cleared of rubbish, gutters and drains cleared, doors and sashes eased, locks and fastening oiled, keys clearly labeled and handed over to the Site Engineer/Site Manager so that the whole is left fit for immediate occupation or use and to the satisfaction of the NIBM Junior Engineer/Estate Officer.

5.2 All such debris & disposals shall be carried away and disposal off such that no complaints from Govt. authorities, general public are raised.

6. Scaffolding, Staging, Guard Rails etc.:

The contractor shall provide all necessary temporary scaffoldings, staging, platforms, guardrails, stairs etc (with sufficiently strong and adequate supports suitable for particular situations) which shall be required during constructions. The temporary access to the various parts of the works shall be rigid and strong enough to avoid chance of mishaps. The arrangement proposed shall be subject to the approval of the Junior Engineer/Estate Officer. (Contractor shall use MS pipe / Acrow material. Bamboos will not be accepted as scaffolding material.)

7. On completion of the work or upon premature termination of the contract for whatsoever reasons, the Agency shall promptly return to the Institute all material and equipment supplied by the Institute to it and shall discontinue use of and hand-over peaceful possession of the Institute's premises together with fixtures and articles in good condition, to the satisfaction of the Institute.

8. CONTRACTORS' FIELD ORGANIZATION AND EQUIPMENT

8.1 Equipment:

The contractor shall provide and install all necessary barricades, hoists, ladders, staging, scaffoldings, tools, tackles, plants, instruments, equipment etc and all transport for labour, materials and plant necessary for the proper carrying on execution, completion and maintenance of the work to the satisfaction of the Junior Engineer/Estate Officer / NIBM.

8.2 It will be the responsibility of the Agency to store the materials purchased by them if any, are kept in safe custody and they shall keep a proper record of its' receipts, stock, and disposals etc. which shall be subject to inspection & verification by the authorized representative of the Institute.

8.3 Security:

The Contractor shall make his own security arrangements to guard the site and works at all times, at his own expense. The security arrangements shall be adequate to maintain strict control on the movement of material and labour. The Contractor shall extend the security arrangements to guard the materials stores and / or fixed on the premises by the Sub-Contractors.

Contractor shall submit the identity to the client /Consultant, of a person from his staff to whom this housekeeping, final cleaning & handover duties are assigned.

8.4 Storage of Materials:

The contractor shall provide, erect, maintain and remove after completion of the works, proper temporary sheds for the storage and protection of the materials etc. and also for the execution of work which may be prepared on the site. It will be the responsibility of the Agency to store the materials purchased by them if any, are kept in safe custody and they shall keep a proper record of its' receipts, stock, and disposals etc. which shall be subject to inspection & verification by the authorized representative of the Institute.

8.5 Sanitary Conveniences:

The contractor shall provide and erect all necessary temporary sanitary convenience for the site staff and the workmen and maintain it every day all the times, clear away and deodorize the ground after removal.

B) SPECIAL CONDITIONS OF CONTRACT

TYPE OF CONTRACT:

The Contract shall be an item rate Contract. The Contractor shall be paid for the actual quantity of work done, as measured at Site as per approved Contract Drawings at the accepted Contract Rates as provided in the Contract Bills.

1. **Project/Work Duration:** The work shall be commenced with effect from the date of work order or from the date of site handover and shall be allowed for a period of maximum **45 days (for all phases)**. In case, the work is delayed beyond the period as above (i.e. of 60 days), no additional payment over the agreed fees would be paid for the balance cost of work. Undue delay shall attract penalty charges as at clause (vii).

2. PROGRESS CHART

The Contractor shall prepare progress charts and submit the same for approval of the NIBM and for his record within 7 days of the award of the Contract. The charts shall indicate the "Accepted dates" of commencement and completion of each of the items of the work and shall be in a form approved by the Competent Authority. The charts shall also indicate the scheduling of samples, shop drawings and the approvals. The charts as approved will form part of the Contract.

The Agency should furnish the work schedule and progress report every week.

3. WORK COMPLETION

- 3.1 **Work will be allotted for the work in phased manner (approx. 2 - 3 phases) after fully completion of earlier phase work.**

As soon as the works are virtually complete, the Contractor shall inform the fact to the Junior Engineer/Estate Officer / NIBM and if in the opinion of the Junior Engineer/Estate Officer the works are practically completed, he shall forthwith issue a certificate to that effect and Virtual Completion of the Work shall be deemed for all the purpose of this contract to have taken place on the day named in such certificate. Necessary certified test reports are to be submitted after completion of work at vendor's cost.

The contractor shall provide a minimum 10-year warranty for the waterproofing work on a ₹500 non-judicial stamp paper, duly signed and notarized, clearly specifying the scope, coverage, and liability of the warranty. Failure to submit the warranty document within the stipulated period will result in withholding of final payment

3.2 DAMAGES FOR NON-COMPLETION

If the Contractor fails to complete the work by the 'Date of Completion' stated in "Project Period" hereto or within any extended time fixed under relevant clause of this Special Conditions of Contract, the NIBM certifies in writing that in his opinion the work sought to have been completed, the Contractor shall pay or allow to the NIBM a sum calculated as per Penalty clause hereto as 'Liquidated Damages' for the period during which the said work shall so remain or have remained incomplete and the NIBM may deduct such damages from any monies otherwise payable to the Contractor under this contract.

- 3.3 **Penalty Clause:** If the work is not completed by scheduled time or if the contractor leave work in half complete stage, the liquidated damages will be charged or deducted 1.0% per week of the work order cost and the maximum to 10% value of work order.

4. EXTENSION

- 4.1 Upon it becoming reasonably apparent that the progress of the work is delayed, the Contractor shall forthwith (within a maximum period of seven days) give written notice of the cause of the delay to the Junior Engineer/Estate Officer's / NIBM Officials and if, in the opinion of the Junior Engineer/Estate Officer's / and or the NIBM Officials, the completion of the work is likely to be or has been delayed beyond the "Date of completion" stated in Project Duration hereto or beyond any extended time previously fixed under this clause, by virtue of -

- 4.1.1 By force majeure, or
- 4.1.2 By reason of any exceptionally inclement weather, or
- 4.1.3 By reason of civil commotion, local combination of workmen strike or lockout affecting any of the trades employed upon the works or any of the traders engaged in the preparation manufacture or transportation or any of the goods or materials required for the work, Excluding the delay occurred due to the strike of the workmen employed by contractors or sub-contractors or
- 4.1.4 By delay on the part of nominated Sub-Contractors or nominated suppliers which the Contractor has taken all practicable to avoid or reduce, or
- 4.1.5 By delay on the part of artists, tradesmen or others engaged by the NIBM in executing work not forming part of this contract, or

The Contractor will forfeit his claim for extension if he does not report the cause of the delay in completion date within seven days of the date of occurrence. Defect liability period shall be 1 year from the of handing over of site after successfully work completion and site clearance. The same shall be asked by contractor on beneficial occupancy of client and Consultant accordingly shall confirm the same before releasing of virtual completion certificates.

5. PAYMENT TERMS:

- 5.1 No advance payment will be paid against work order.
- 5.2 The contractor shall submit RA bills strictly as per the actual work executed and jointly recorded in the measurement sheets. Each bill must be supported by verified measurements and required documents certified by the engineer in charge. Payments will be made after verification and will include all applicable deductions such as statutory recoveries, retention money, advances, and any penalties as per the contract. Only approved and certified quantities will be considered for payment.(Provided that one single RA bill should not less than 25% of the project cost).
- 5.2 The Agency has to enclose certified copy of Income Tax, PAN Card No. Income tax as applicable from time to time will be deducted while making every payment. GST or any other tax will be the responsibility of the Agency. Bill should be tax invoice. Agency has to comply with KYC (Know your Customer Document Interim bill payment will be made against completed item of work.
- 5.3 All the payments of bills for the work shall be made online through RTGS / NTFS transfers only.
- 5.4 The Bill of Quantities is only probable quantities and is liable to alterations by omission, deductions or additions to any extent. Payments will be made on the actual quantities of work done at accepted unit rate.
- 5.5 All compensations or other sums of money payable by the Contractor to the NIBM under the terms of this contract will be deducted from the bill amounts or from the Retention Money, if the amount so permits and the Contractor shall unless such retention money has become otherwise payable, within ten days after such deductions, make good in cash the amount so deducted.
- 5.6 Deduction for uncorrected work - If the Junior Engineer/Estate Officer deems it inexpedient to correct work damaged or not done in accordance with the contract, an equitable deduction from the Contract Sum as may be decided by the Junior Engineer/Estate Officer shall be made

Either before or within a reasonable time after Virtual Completion of the work, the Contractor shall send to the Junior Engineer/Estate Officer all documents necessary for the purposes of the computations required by these conditions including all documents relating to the accounts of nominated Sub-Contractors and Nominated Suppliers.
- 5.7 Final payment will be paid after completion of the project and 5% of total cost and 10% of the waterproofing and tile work of respective area will be kept as security deposit against the defect liability and will be released on completion of 12 months and 5 years respectively of defect liability period.

6. PAYMENT WITHHELD / DEDUCT

6.1 The Junior Engineer/Estate Officers may withhold / Deduct full or part amount on account of subsequently discovered evidence nullify the whole or a part of any certificate to such extent as may be necessary in his reasonable opinion to protect the NIBM from loss on account of:

6.1.1 Defective work not remedied.

6.1.2. The work was not carried out according to the BoQ specifications provided in the tender.

6.1.3. The work was not completed using materials of the approved make (as specified in the tender).

6.1.4 Failure of the Contractor to make payments properly to Sub-Contractor or for materials or labour.

6.1.5 If there is any doubt that the contractor will not complete the remaining work after receiving payment.

6.1.6 Damage to NIBM's or another Contractor or Sub-Contractor's property / work.

When the above grounds are removed/clear in given time line, payment shall be made for amount/s withheld against of them.

7. Measurement of Work Done:

7.1. Junior Engineer shall, except as otherwise provided, ascertain and determine by measurement, the value in accordance with the contract of work done.

7.2. All measurement of all items having financial value shall be entered in Measurement Book (MB) and / or level field book so that a complete record is obtained of all works performed under the contract.

7.3. All measurements and levels shall be taken jointly by the Junior Engineer or his authorized representative and by the contractor or his authorized representative from time to time during the progress of the work and such measurements shall be signed and dated by the junior Engineer and the contractor or their representatives in token of their acceptance. If the contractor objects to any of the measurements recorded, a note shall be made to that effect with reason and signed by both the parties.

7.4. If for any reason the contractor or his authorized representative is not available and the work of recording measurements is suspended by the Junior Engineer-in-Charge or his representative, the Junior Engineer-in-Charge and the Department shall not entertain any claim from contractor for any loss or damages on this account. If the contractor or his authorized representative does not remain present at the time of such measurements after the contractor or his authorized representative has been given a notice in writing three (3) days in advance or fails to countersign or to record objection within a week from the date of the measurement, then such measurements recorded in his absence by the Junior Engineer-in-Charge or his representative shall be deemed to be accepted by the Contractor.

7.5. The contractor shall, without extra charge, provide all assistance with every appliance, labour and other things necessary for measurements and recording levels.

7.6. Except where any general or detailed description of the work expressly shows to the contrary, measurements shall be taken in accordance with the procedure set forth in the specifications notwithstanding any provision in the relevant Standard Method of measurement or any general or local custom. In the case of items which are not covered by specifications, measurements shall be taken in accordance with the relevant standard method of measurement issued by the Bureau of Indian Standards and if for any item no such standard is available, then a mutually agreed method shall be followed.

7.7. The contractor shall give, not less than seven days' notice to the Junior Engineer his authorized representative in charge of the work, before covering up or otherwise placing beyond the reach of measurement any work in order that the same may be measured and

correct dimensions thereof be taken before the same is covered up or placed beyond the reach of measurement and shall not cover up and place beyond reach of measurement any work without consent in writing of the Junior Engineer or his authorized representative in charge of the work who shall within the aforesaid period of seven days inspect the work, and if any work shall be covered up.

- 7.8. Junior Engineer shall, except as otherwise provided, ascertain and determine by measurement the value of work done in accordance with the contract.
- 7.9. All measurements of all items having financial value shall be entered by the contractor and compiled in the shape of the Computerized Measurement Book having pages of A-4 size as per the format of the department so that a complete record is obtained of all the items of works performed under the contract.
- 7.10. All such measurements and levels recorded by the contractor or his authorized representative from time to time, during the progress of the work, shall be got checked by the contractor from the Junior Engineer or his authorized representative as per interval or program fixed in consultation with Junior Engineer or his authorized representative. After the necessary corrections made by the Junior Engineer, the measurement sheets shall be returned to the contractor for incorporating the corrections and for resubmission to the Junior Engineer for the dated signatures by the Junior Engineer and the contractor or their representatives in token of their acceptance.
- 7.11. Whenever bill is due for payment, the contractor would initially submit draft computerized measurement sheets and these measurements would be got checked/test checked from the Engineer-in-Charge and/or his authorized representative. The contractor will, thereafter, incorporate such changes as may be done during these checks/test checks in his draft computerized measurements, and submit to the department a computerized measurement book, duly bound, and with its pages machine numbered. The Engineer-in-Charge and/or his authorized representative would thereafter check this MB, and record the necessary certificates for their checks/test checks.
- 7.12. The final, fair, computerized measurement book given by the contractor, duly bound, with its pages machine numbered, should be 100% correct, and no cutting or over-writing in the measurements would thereafter be allowed. If at all any error is noticed, the contractor shall have to submit a fresh computerized MB with its pages duly machine numbered and bound, after getting the earlier MB cancelled by the department. Thereafter, the MB shall be taken in the Divisional Office records, and allotted a number as per the Register of Computerized MBs. This should be done before the corresponding bill is submitted to the Office for payment. The contractor shall submit two spare copies of such computerized MB's for the purpose of reference and record by the various officers of the department.
- 7.13. The contractor shall also submit to the department separately his computerized Abstract of Cost and the bill based on these measurements, duly bound, and its pages machine numbered along with two spare copies of the "bill. Thereafter, this bill will be processed by the Office and allotted a number as per the computerized record in the same way as done for the measurement book meant for measurements.
- 7.14. The contractor shall, without extra charge, provide all assistance with every appliance, labour and other things necessary for checking of measurements/levels by the Engineer-in-Charge or his representative.
- 7.15. Except where any general or detailed description of the work expressly shows to the contrary, measurements shall be taken in accordance with the procedure set forth in the specifications notwithstanding any provision in the relevant Standard Method of measurement or any general or local custom. In the case of items which are not covered by specifications, measurements shall be taken in accordance with the relevant standard method of measurement issued by the Bureau of Indian Standards and if for any item no such standard is available then a mutually agreed method shall be followed.

- 7.16. The contractor shall give not less than seven days' notice to the Engineer-in-Charge or his authorized representative in charge of the work before covering up or otherwise placing beyond the reach of checking and/or test checking the measurement of any work in order that the same may be checked and/or test checked and correct dimensions thereof be taken before the same is covered up or placed beyond the reach of checking and/or test checking measurement and shall not cover up and place beyond reach of measurement any work it out consent in writing of the Engineer-in-Charge or his authorized representative in charge of the work who shall within the aforesaid period of seven days inspect the work, and if any work shall be covered up or placed beyond the reach of checking and/or test checking measurements without such notice having been given or the Engineer-in-Charge's consent being obtained in writing the same shall be uncovered at the Contractor's expense, or in default thereof no payment or allowance shall be made for such work or the materials with which the same was executed.
- 7.17. Engineer-in-Charge or his authorized representative may cause either themselves or through another officer of the department to check the measurements recorded by contractor and all provisions stipulated herein above shall be applicable to such checking of measurements or levels.
- 7.18. It is also a term of this contract that checking and/or test checking the measurements of any item of work in the measurement book and/or its payment in the interim, on account of final bill shall not be considered as conclusive evidence as to the sufficiency of any work or material to which it relates nor shall it relieve the contractor from liabilities from any over measurement or defects noticed till completion of the defects liability period.

8. EXTRA ITEM:

The contractor shall bound to carry out any extra items of work as per site requirement with prior approval of the Institute's authority.

- 8.1 Any modification carried out for expediting or simplifying work at the request of the Contractor or his representatives shall not be taken as the basis for claiming an extra. However, if such modification shall also involve an extra, the rate for such modification shall be settled in advance and written authorization obtained by the Contractor from the Junior Engineer/Estate Officer before proceeding with the work involved. If no such information is given by the Contractor in writing to the Junior Engineer/Estate Officer, such modification shall not be accepted as the basis for extra charge.
- 8.2 When any instruction or decision given at site involves an extra or whereby the Contractor may plan to claim an extra, it shall be the responsibility of the Contractor to inform the NIBM Junior Engineer/Estate Officer of the extra amount and get written authorization from the NIBM Junior Engineer/Estate Officer before proceeding with the work involved.
- 8.3 The rate for Extra Item shall be worked out in accordance with the following rules:

The rates for the extra items shall be derived from the rate of an appropriate item of similar class for which the rate already has been accepted.

The rate for extra items shall be derived from the rate already quoted. Where the items are not specified in Bill of Quantities the rate shall be worked out with mutual discussion and with prior approval of competent NIBM authority. (Latest DSR Rates)

Where work cannot properly be measured and valued, the Contractor shall be allowed day work rates on the prices prevailing when such work is carried out (unless otherwise provided in the Contract Bills/BOQ)

At the rates if any, inserted by the Contractor in the Contract Bills or when no such rates have been inserted, at the rates prevailing in the market for material and labour and at the control rates for the controlled materials including in all cases the rate for delivery of the material at the work.

Provided that in any case voucher specifying the time daily spent upon the work (and the workmen's names, if required by the Junior Engineer/Estate Officer and the materials employed

shall be delivered for verification to the Junior Engineer/Estate Officer or his authorized representative not later than the end of the week following that in which the work has been executed.

9. DEVIATION: Additional work / any deviation beyond work order quantities requires prior approval of the competent NIBM authorities before execution of such work. The permissible overall deviation from the work order value is 10% and any such deviation should not be executed at site without prior approval of NIBM's authority.

9.1 The Junior Engineer/Estate Officer/NIBM Officials shall within a reasonable time make decisions on all claims of the NIBM or the Contractor and all other matters relating to the execution and progress of the work of the interpretation of the Contract Document. The Junior Engineer/Estate Officer may in his absolute discretion and from time to time issue further drawings, details and / or written instructions, written directions and written explanations in regard to:

- a) Variation or modifications of the design.
- b) The quality or quantity of works or the additions or omissions or substitution of any work.
- c) Any discrepancy in or divergence between the drawings and / or specifications.
- d) The removal and / or re-examination of any works executed by the Contractor.
- e) The dismissal from the works of any persons employed thereon.
- f) The opening up for inspection of any work covered up.
- g) The amending and making good of any defects under defects liability period.
- h) The removal from the site of any material therefore.
- i) Assignment and subletting.
- j) Delay and extension time.
- k) The postponement of any work to be executed under the provision of this Contract.

10. DEFECTS:

The Contractor shall make good at his own cost and to the satisfaction of the Junior Engineer/Estate Officer, all defects, shrinkages, settlements or other faults arising in the opinion of the Junior Engineer/Estate Officers from the work of materials not being in accordance with the drawings or specifications or schedule of quantities or the instructions of the NIBM/Junior Engineer/Estate Officer, which may appear within "Defects Liability Period" mentioned here and can be amended and made good by the Contractor at his own cost unless the NIBM shall decide that the amount to be paid for such amending and making good and in case of default if the incidental thereto shall be made good and borne by the Contractor and such damage, loss or expense shall be recoverable from him by the NIBM or may be deducted by the NIBM upon the Junior Engineer/Estate Officers' certificate in writing from any moneys due to the Contractor a sum to be determined by the Junior Engineer/Estate Officers as equivalent to the cost of amending such work.

- 10.1 Defect Liability Period: Defect liability period (DLP) of the work will be 12 months from the date of actual completion of work and handing over the clear site to NIBM Pune. During DLP period, NIBM may call vendor for defect rectification without any restrictions on number of visits.
- 10.2 Any defects shrinkages or other faults which shall appear within the Defects Liability Period stated above and which are due to materials and workmanship not in accordance with this contract shall be specified by the Junior Engineer/Estate Officer. After receipt of such information of the defects, shrinkages and other faults therein specified shall be made good by the Contractor and entirely at his own cost.

- 10.3 Notwithstanding Clause above, the Junior Engineer/Estate Officer may whenever he considers it necessary to do so, issue instructions requiring any defects, shrinkages, or other fault which shall appear within the Defects Liability Period and which is due to materials and workmanship not in accordance with this contract to made good and the Contractor shall within a reasonable time after receipt of such instructions comply with the same entirely at his own cost.
- 10.4 Non-violation of any Act in force: You will ensure compliance of all the laws, rules and regulations in force including Provision of Contract Labour (Regulation & Abolition) Act, 1970. You will be solely responsible for any contravention or violation of such laws, rules, and regulations.
- 10.5 Termination: The offer can be terminated either by Institute (NIBM) or Agency by giving 7 days' notice in writing informing the other party. NIBM reserves the right to terminate the contract if the work is not up to the mark.

11. SCOPE OF WORK AND DRAWING:

- 11.1 The general character and the scope of work is illustrated and defined in the Bill of Quantities and attached/provided in the Drawings / the Specifications attached herewith. If the Contractor finds any discrepancy in or divergence between the Contract Drawings, Specifications and / or the Contract Bills, he shall immediately notify the Junior Engineer/Estate Officer / NIBM in writing specifying the discrepancy or divergence and the Junior Engineer/Estate Officer / NIBM shall issue instructions in this regard.
- 11.2 The Contractor shall carry out and complete the work in every respect in accordance with the Contract and with the directions of and to the reasonable satisfaction of the Junior Engineer/Estate Officer / NIBM. The Junior Engineer/Estate Officer may, in his absolute discretion and from time to time issue further drawings, details and / or written instructions, written directions and written explanations all of which are collectively referred to as NIBMs Instructions. All such drawings and instructions shall be consistent with Contract Document, true developments thereof and reasonably inferable there from.
- 11.3 The Contractor is bound to carry out any items of work if such items of work are deemed necessary by the Junior Engineer / Estate Officer of NIBM for the completion of the job even though such items are not included in the Schedule of Quantities and rates. The Junior Engineer / Estate Officer will issue schedule of instructions in respect of such additional items and their quantities in writing with the prior consent in writing of the NIBM. Contractor shall forward the rate analysis in writing to Junior Engineer / Estate Officer who will review and forward the same with comments to the competent authority.
- 11.4 The Contractor shall not be entitled to any compensation for any loss suffered by him on account of delays in commencing or executing the work whatever the cause of delay may be, including delays arising out of modifications to the work entrusted to him or in any Sub-contracts connected therewith or delays in awarding contracts for other trades of the project or in commencement of completion of such other works or in procuring Government controlled or other building materials or for any other reason whatsoever and the NIBM shall not be liable for any claim in respect thereof. The Junior Engineer/Estate Officer does not accept liabilities for any sum besides the tender amount, subject to such variations as are provided for herein and as instructed by Junior Engineer/Estate Officer/ NIBM.
- 11.5 The contract work completion period for the tender is 60 Days as mentioned in the tender document.

12. Completion Plans/Drawings:

The contractor shall submit completion plans for Internal and External Civil, Electrical and Mechanical Services, as applicable within thirty days of the completion of the work, provided that the service plans having been issued for execution by the Engineer-in-Charge, unless the contractor, by virtue of any other provision in the contract, is required to prepare such plans. In case, the contractor fails to submit the completion plan within 10 days of completion of work or along with submission of final bill (whichever is later), he shall be liable to pay a sum **as**

decided by Institute and in this respect the decision of the Officer/NIBM shall be final and binding on the contractor.

13. SCHEDULE/BILL OF QUANTITIES:

The quantities given in the schedule of quantities are provisional and are meant to indicate the intent of the work and to provide a uniform basis for tendering. The NIBM, reserves the right to increase or decrease any of the quantities or to totally omit any item of work and the contractor shall not claim any extra or damages on these grounds.

The quality and quantity of work included in the Contract sum shall be deemed to be that which is set out in the Contract Bills which bills unless otherwise expressly stated in respect of any specified item, shall be deemed to have been prepared in accordance with the principles of the standard method of measurement of building works last before issued by the Indian Standard Institution but save as aforesaid nothing contained in the contract bills shall override, modify or affect in that which is contained in any of the clauses of this General Conditions of Contract.

14. CONTRACT DRAWINGS AND DOCUMENTS

- 14.1 After the award of the Contract, the Contractor shall be supplied two copies of all such further Specifications, Drawings and details as may be prepared by the Junior Engineer/Estate Officer / NIBM from time to time as the work proceeds and as are reasonably necessary either to explain or amplify the contract drawings or to enable the contractor to carry out and complete the work in accordance with these general conditions of contract. These Drawings/ Documents will be provided to the Contractor without any charge.
- 14.2 All Drawings, Bill of Quantities and Specifications, including copies thereof furnished to the Contractor are the property of the NIBM. They shall not be used on any other work and shall be returned to the Junior Engineer/Estate Officer and NIBM on request upon completion or termination of the contract.
- 14.3 In general, the Drawings shall indicate dimensions, positions and type of construction, the Specifications shall indicate the qualities and the methods and the Bill of Quantities shall indicate the quantum and the rate for each item of work. Any work indicated on the drawings, but not mentioned in the specification or vice-versa shall be furnished as though fully set forth in both. Work not specifically detailed, called for, marked or specified shall be the same as similar parts that are detailed, marked or specified.
- 14.4 The Contractor's work shall not deviate from the Drawings and the Specifications. The Junior Engineer / Estate Officer / NIBM representative's interpretation of these documents shall be final. Errors or inconsistencies discovered by the Contractor in the Drawings and Specifications shall be promptly brought to the attention of the Junior Engineer / Estate Officer. Local conditions, which may affect the work, shall likewise be brought to the Junior Engineer/Estate Officers' attention. If at any time, it is discovered that work is being done which is not in accordance with the Contract Drawings and Specifications, the Contractor shall correct the work immediately at his own cost. The Contractor shall not carry on work except with the knowledge of the NIBMs Officer.
- 14.5 As soon as possible after the execution of this Contract, two copies of the descriptive Schedules or other such documents necessary for use in carrying out the Work shall be supplied to the Contractor, without any charge. Provided that nothing contained in the said Specifications, Descriptive Schedules or other documents shall impose any obligations beyond those imposed by the contract document namely, the Contract Drawing, the Contract Bills, the Articles of Agreement and the General Conditions of Contract.
- 14.6 The original Contract Document shall remain in the custody of the NIBM so as to be available at all reasonable times for the inspection of the Junior Engineer/Estate Officer or of the Contractor. Immediately after the execution of the Contract Document, one copy of the Contract Document shall be supplied to the Contractor, without any charge.

15. TOLERANCE

- 15.1 The Contractor shall exercise every care to ensure that all structural matters are sufficiently plumb and true to dimensions called for on the Drawings to receive prefabricated finishing elements such as doors, windows, cabinet work, ceramic work, concrete, tiles etc. Any variations may require rectification in the structural members or may involve remaking or replacing the finishing elements, fabricated to fit into the openings or spaces, as called for on the Drawings.
- 15.2 In case of separate contract, the Contractor whose work does not conform to dimensions called for shall be liable for all the expenses which may have to be incurred for rectification or replacement as may be required by the Junior Engineer/Estate Officer for the proper installation of the finishing elements. The Junior Engineer/Estate Officers' decision in this respect shall be final and binding on the parties concerned.

16. MATERIAL AND WORKMANSHIP

- 16.1. All materials and workmanship unless otherwise specified shall be as per the relevant code of IS specifications and other applicable codes and of approved type.
- 16.2. The Contractor shall submit satisfactory evidence as to the kind and quality of material if required.
- 16.3. Where special makes or brands are called for they are mentioned as standard. Others of equal quality may be used provided approval is first obtained in writing from the Junior Engineer/Estate Officers. Unless substitutions are requested, no deviation from the specifications will be permitted.
- 16.4. The Contractor shall indicate and submit evidence in writing of those materials or articles called for in the Specification that are not obtainable for installation in the work within the time limits of the Contract.
- 16.5. All materials shall be delivered so as to ensure speedy and uninterrupted progress of the work. Such material shall be stored so as to cause no obstruction and so as to prevent overloading of any portion of the structure and the Contractor shall be entirely responsible for damage or loss by weather or other causes.
- 16.6. Within 7 days after the award of the contract the Contractor shall submit for approval of the Junior Engineer/Estate Officers a complete list of all materials he and his Sub-Contractors propose to use in the work of definite brand or make which differ in any respect from those specified, also the particular brand of any article where more than one is specified as a standard. He shall also list item not specifically mentioned in the specification but which are reasonably inferred and necessary for the completion of work.
- 16.7. Inspection: - All materials and workmanship shall be subject to inspection, examination and test by the NIBM Junior Engineer/Estate Officers and or / any inspecting authority of the NIBM at any and all times during and / or after manufacture and / or construction. The Junior Engineer/Estate Officers and or any inspecting authority of the NIBM shall have the right to reject defective material and workmanship or require its correction. Rejected workmanship shall be satisfactorily replaced with proper material without additional charge and the Contractor shall promptly segregate and remove the rejected material from the works. If the Contractor fails to proceed at once with the replacement of rejected materials and / or the correction of the defective workmanship, the NIBM shall get such work carried out on his own and charge the cost thereof to the Contractor, or may terminate the right of the Contractor to proceed further with the work.
- 16.8. The Contractor shall furnish promptly without additional charge all reasonable facilities, labour and materials necessary for the safe and convenient inspection and test that may be required by the NIBM Junior Engineer/Estate Officers and / or the inspecting authority of the NIBM. Stage-wise review of progress / expediting at Vendors' / Sub-Vendors' works shall be carried out by Purchaser / Purchaser's authorized representatives during the period of manufacture of these equipment's.

17. UNFIXED GOODS AND MATERIALS

17.1. Unfixed materials and goods intended for, delivered to and placed on or adjacent to the work shall not be removed except for use upon the work unless the Junior Engineer/Estate Officer/NIBM has consented in writing to such removal. Where the value of any such materials or goods as above been considered for payment of an advance to the Contractor, such materials and goods shall become the property of the NIBM.

18. ENGAGING TECHNICAL STAFF/QUALIFIED PERSONS

18.1. The Agency should have qualified engineer/s (either Diploma or BE in Engineering) and should have working experience of handling such jobs.

18.2. The Contractor shall constantly keep on his work during its progress one qualified and competent Works Manager acceptable to the NIBM Junior Engineer/Estate Officer (assisted by a team of Junior Engineer/Estate Officers, Supervisors and Technicians) who will be responsible for the carrying out of the works to the true meaning of Drawings, Specifications, Schedule of Quantities and Junior Engineer/Estate Officer's instructions and directions, to the satisfaction of the NIBM Junior Engineer/Estate Officer. Any directions or instructions given to him (or to his assistants) by the NIBM Junior Engineer/Estate Officer shall be deemed to have been issued to the Contractor. Attention of the Contractor is called to the importance of requesting instructions from the Junior Engineer/Estate Officer before undertaking any work where Junior Engineer/Estate Officers' directions of instructions are required. Any such work done in advance of such instructions will be liable to be removed, at no extra cost to the NIBM.

18.3. The agency will employ only those workers who are qualified and have at least two years of experience. The Agency will have to intimate the details of persons employed at Institute along with their Aadhar Card and passport size photograph.

18.4. The employees engaged by the contracting Agency should observe the discipline and should see that the decency and decorum are maintained within the course of their employment.

19. JUNIOR ENGINEER/ESTATE OFFICER/NIBMs INSTRUCTIONS

19.1. The Contractor shall forthwith comply with and duly execute any such works comprised in such instructions issued to him by the Junior Engineer/Estate Officer/ NIBM Officials in regard to any matter for which the Junior Engineer/Estate Officer is expressly empowered by these conditions to issue instructions. Provided always that verbal instructions, directions and explanations given to the Contractor (or his work representative) by the Junior Engineer/Estate Officer shall be confirmed in writing, more particularly if involving any variation.

19.2. If within seven days after receipt of a written notice from the Junior Engineer/Estate Officer, requiring compliance with an instruction the Contractor does not comply herewith, then the NIBM may employ and pay other persons to execute any work whatsoever which may be necessary to give effect to such instructions and all cost incurred with such employment shall be recoverable from the Contractor by the NIBM as a debt or may be deducted by him from any monies due or to become due to the Contractor under this Contract.

19.3. Upon receipt of the instruction issued to him by the Junior Engineer/Estate Officer, the Contractor may request the Junior Engineer/Estate Officer to specify in writing the provision of these conditions which empowers the issue of the said instruction. The Junior Engineer/Estate Officer shall forthwith comply with any such request and if the contractor shall thereafter comply with the said instruction, then the issue of the same shall have been deemed for all purposes of this contract.

19.4. All instructions issued by the Junior Engineer/Estate Officer shall be in writing with copy to the NIBM. Any instruction issued orally shall be with immediate effect, but shall be confirmed in writing by the Contractor to the Junior Engineer/Estate Officer.

Provided always,

- a. That if the Junior Engineer/Estate Officer within seven days of giving such an oral instruction shall himself confirm the same in writing and the said instruction shall take effect as from the date of the Junior Engineer/Estate Officers' confirmation.

- b. The Contractor shall afford the Junior Engineer/Estate Officer every facility and assistance for inspecting the works and materials and for checking and measuring time and materials. Neither Junior Engineer/Estate Officer nor any representative of the NIBM shall have power to set out works or to revoke, alter, enlarge or relax any requirements of the Contract or to sanction any day work, additions, alterations, deviations or omissions, or any extra work whatever except in so far as such authority may be specifically conferred by a written order of the competent authority of NIBM.
- c. The Junior Engineer/Estate Officer or any representative of the NIBM shall have power to give notice to the Contractor or to his representative of non-approval of any work or materials and such work shall be suspended or the use of such materials shall be discontinued until the decision of the Junior Engineer/Estate Officer is obtained. The works will from time to time be examined by the Junior Engineer/Estate Officer and the Junior Engineer/Estate Officer or the NIBMs representative.
- d. The Contractor shall on the request of the Junior Engineer/Estate Officer immediately dismiss from the works any person employed thereof by him who may in the opinion of the Junior Engineer/Estate Officers be incompetent or misconducts himself and such person shall not be again employed on the work without the permission of the Junior Engineer/Estate Officer.
- e. The Junior Engineer/Estate Officer shall maintain a register / memo book of all verbal instructions and changes issued at site.

20. SUB CONTRACTOR AND CO-ORDINATION OF WORK

- 20.1. At the commencement of work, and from time to time, the Contractor shall coordinate, persons / contractor engaged on separate contracts in connection with the work and with the Junior Engineer/Estate Officer for the purpose of the co-ordination and execution of the various phases of the work.
- 20.2. Before awarding any Sub-Contract, the Contractor shall notify the NIBM Officer in writing the names of the sub-contractors proposed for the principal parts of the work and for such other parts as the Junior Engineer/Estate Officer may direct. Contractor shall not employ any sub-contractor to whom the Junior Engineer/Estate Officer may have reasonable objection. The Junior Engineer/Estate Officer, however, shall have power to obtain estimate and select other agencies to carry out any of the work as described below
- 20.3. The Contractor shall ascertain, with persons/contractor engaged on separate contracts in connection with the works, the extend of all chasing, cutting and forming of all openings, holes, grooves etc. as may be required to accommodate the various services, the routes of all services and the positions of all floor outlets, traps etc. in connection with the installation of plant and services and arrange for the construction work accordingly. The breaking and cutting of completed work must be avoided.

21. SEPARATE CONTRACTS

- 21.1. The NIBM reserves the right to engage other Contractors in connection with his work under similar general conditions. The Contractor shall afford other Contractors reasonable opportunity for the introduction and storage of their materials and execution of their work and shall properly connect and co-ordinate his work with theirs. If any part of the Contractors' or Sub-Contractor's work depends for proper execution or results upon the work of any other Contractor or Sub-Contractor, the Contractor shall inspect and promptly report to the Junior Engineer/Estate Officer any defects in such work that render it unsuitable for such proper execution and results. Failure of the Contractor to so inspect and report shall constitute an acceptance of the other Contractors' works as fit and proper for the reception of his work, except as to defects which may develop in the other Contractors' or Sub-Contractor's work. After the execution of his subsequent work the Contractor shall measure work already in place and shall at once report to the Junior Engineer/Estate Officer / NIBM of any discrepancy between the executed work and the Drawings.

22. ARBITRATOR

- 22.1. All dispute and differences of any kind whatever arising out of or in connection with the contract or the carrying out of the works (whether during the progress of the works or after their completion and whether before or after the determination, abandonment or breach of the contract) shall be referred to and settled by the Director who shall state his decision in writing. The decision of the Director with respect of any of the excepted matters (referred to under clause hereinabove) shall be final and without appeal, but if the Contractor be dissatisfied with the decision of the Director on any matter, he may refer such matters in dispute be arbitrated upon by written notice within 7 days from the decision in writing communicated to contractor.
- 22.2. Such written notice shall specify the matters which are in dispute and such dispute or difference of which such written notice has been given and no other shall be and is hereby referred to the Arbitration and final decision of a single arbitrator being Fellow of the Indian institute of Consultants. Contractor and the NIBM should agree upon single Arbitrator to be appointed. In case of disagreement as to the appointment of a single arbitrator, Arbitration will be done by a panel of two arbitrators, both being fellows of the Indian institute of Consultants one to be appointed by each party, which arbitrators shall before take upon themselves the burden of reference to appoint an umpire.
- 22.3. The Arbitrator, the arbitrators as the case may be shall have power to open up, review and revise any certificate, opinion, decision, requisition or notice save in regard to the Excepted Matters (referred to in clause hereinabove) and to determine all matters in dispute which shall be submitted to him or them and of which notice shall have been given as aforesaid.
- 22.4. Upon every or any such reference the cost of and incidental to the reference and award respectively shall be to the direction of the arbitrator or arbitrators, or the umpire as the case may be shall be final and binding on the parties.

23. MISCELLANEOUS

- 23.1. Any dispute arising out of this contract including any clarification as to the intent or interpretation of any of the provisions of these terms and conditions, the same shall be first referred to /sought from the Director, NIBM, whose decision in the matters shall be final and binding on the Agency. Any other matter relevant to but not covered in the contract shall also be decided by referring to the Director, NIBM whose decision will be final and binding on the Agency.
- 23.2. If the Dispute is not resolved through the reference made to the Director, NIBM, a reference of the same shall be made to an Arbitrator to be appointed by the Director NIBM Pune for adjudication of the same in accordance with the provisions of Arbitration & Conciliation Act-1996 and any statutory modification there under from time to time. There shall be no objection if the Arbitrator to be appointed is a Competent Officer of Institute in the discretion of the Director NIBM Pune.

.....
 Seal & Signature of the Agency

ANNEXURE-I

(Copy with Seal and Sign to be submitted)

Date:

The Director
National Institute of Bank Management
NIBM Post Office
Kondhwe Khurd
Pune 411048

Dear Sir,

Sub: Tender for Refurbishment of Reception Areas/ Lobby of Executive Hostel at NIBM Campus, Pune.

Ref: Tender Notice No. NIBM/Tender-10/2025-26 dated January 23, 2026

With respect to the Tender Notice published on NIBM Website, we hereby submit our tender in the required forms after carefully understanding all the terms and conditions of the tender/ contract as mentioned herein.

We have understood the terms and conditions and accept the same without any alterations/modifications. We agree to adhere to the requirements of work as prescribed by NIBM, Pune. We understand that NIBM is not bound to accept the lowest or any tender received by the Institute.

We declare that presently our firm is not blacklisted/ineligible for corrupt/fraudulent practices by any Central/State Government departments. All information given/declarations made in our tender are correct. We will ensure that all necessary rules & regulations of the Institute are complied with under all circumstances.

Thanking you

Yours faithfully

Signature of Authorized Person

Seal of Bidder/Agency/Firm/Company

Enclosures:

1. Technical Bid - PART – I to III along with Form I and III and Annexure-I to III
2. Financial Bid - PART – IV with Annexure – IV and V

ANNEXURE-II

(To be executed by the Contracting Agency on a Non-Judicial Stamp Paper of ₹.500/-,
as per the draft)

AGREEMENT

Agreement made at Pune on ----- between National Institute of Bank Management,
Kondhwe Khurd, NIBM P.O., Pune – 411 048 hereinafter called 'Institute' represented by the Chief
Administrative Officer, Authorized Representative, on the one part and M/s. -----
-----address -----

-----,
hereinafter called the 'Agency' (Which expression shall be deemed to include his / their
representative heirs, assigns, executors. etc.) represented by its Director Shri. -----
----- address -----

----- on the other part.

Whereas the Agency has agreed to perform all the jobs/services set forth in the tender document
and its' annexures, which shall be treated as an integral part of this agreement, upon the terms and
conditions governing the contract annexed.

In consideration of the payment to be made by the Institute, the Agency shall duly perform the work
set forth in the tender documents and its annexure and shall execute the same with great
promptness, care and diligence in a prudent manner to the satisfaction of the Institute and will carry
out the performance in accordance with the terms and conditions of contract with effect from -----
----- to ----- and will observe, fulfill and honour all the
conditions herein mentioned (which shall be deemed and taken to be part of this contract as if the
same had been fully set forth herein) and the Institute hereby agrees that if the Agency observes
and honours the said terms and conditions of the contract, the Institute will pay or cause to be paid
to the Agency for the performance, on the completion thereof, the amount due in respect thereof at
the rates accepted.

IN WITNESS WHEREOF BOTH THE PARTIES HAVE SET THEIR HAND TO THIS AGREEMENT
AT PUNE ON THE DAY, MONTH AND YEAR WRITTEN FIRST ABOVE.

WE HAVE CAREFULLY READ EACH AND EVERY WORD OF THIS AGREEMENT AND HEREBY
AGREE TO EXECUTE THE CONTRACT ACCORDINGLY.

Chief Administrative Officer
National Institute of Bank Management

M/s. _____.

WITNESS:

WITNESS:

1) _____

1)

2) _____

2)

ANNEXURE-III

INDEMNITY BOND

(On ₹.500/- Stamp Paper)

Refurbishment of Reception Areas/ Lobby of Executive Hostel at NIBM Campus, Pune.

This deed of indemnity executed at Pune at this ----- day of the month on -----
----- the year 2025, between National Institute of Bank Management registered under the Public
Trust Act having its office at the place of business at Kondhwe Khurd, Pune 411 048. (herein after
called as the "First Party") represented by Mr. -----

AND

M/s. -----, having its office and place of business at -----
----- (herein after called as the "Second Party")
represented by Mr.-----.

WHEREAS THE FIRST PARTY AND THE SECOND.PARTY have signed an agreement on -----
----- 2025 for providing -----service at NIBM to the First party
by the Second Party

AND WHEREAS the First Party wanted the second party to execute an indemnity bond in order to
indemnify the First party against all claims for compensation under the provision of any law for the
time being in force brought into force by or in respect of any workmen employed by the Second Party
while carrying out the contract and against all costs and expenditure incurred out the contract and
against all costs and expenditure incurred by the First Party in the said connection.

NOW THIS DEED OF INDEMNITY WITNESSED THAT, the Second Party hereby agrees and
undertakes to indemnify and keep indemnified the First Party / against all the claims for
compensation under the provision of any law for the time being in force brought into force by or in
respect of any of the workman employed by the Second Party in connection with execution of the
contract and against all costs and expenses incurred by the First Party in connection therewith. The
First Party Shall intimate in writing immediately any such damage, loss or costs incurred by it to the
Second Party stating the quantum thereof along with the detailed particulars or as to how and in
what circumstances the said costs, damage of loss was incurred. The First Party shall further be
entitled to deduct any loss due from the Second Party from all the money paid or payable by way of
Compensation as aforesaid and costs or expenses in connection therewith.

This indemnity bond shall be in force from _____ to _____

IN WITNESS THEREOF THE PARTIES HAVE SIGNED THE INDEMNITY BOND ON THIS ____
DAY OF _____ MONTH OF ____ YEAR.

For NIBM, Pune
FIRST PARTY

For _____
SECOND PARTY

WITNESS: -

1. _____

2. _____

WITNESS: -

1. _____

2. _____

Form I
(Technical Bid)

<u>PROFILE OF AGENCY/FIRM/COMPANY</u>		
Sr.	Particulars	Details
1.0	Name of the Agency/ Firm/Company	
1.1	Legal Status (Individual / proprietor, partnership firm, limited company, corporation, cooperative society, etc.)	
1.2	Registration Number of the Agency/ Firm/ Company	
1.3	Year of Commencement of Business	
1.4	Registered Address	
1.5	Communication Address (in Pune)	
2.0	GST Number (Submit copy of GST certificate)	
2.1	Name in which GST registration has been obtained	
3.0	PAN (Submit copy of PAN card)	
3.1	TIN Number (Enclose the copy of certificate issued by the Authorities)	
4.0	Bank Details	
4.1	- Account No	
4.2	- Name of the Account	
4.3	- Name and address of the Bank	
4.4	- IFSC of the Bank	
5.0	Name of the Authorised Contact Person	
5.1	Designation of Authorised Contact Person	
5.2	Mobile No. of the Contact Person	
5.3	Alternate Contact Number/s	
5.4	Email id of the Contact person	

Sr. No	Particulars	Details		
6.0	Statutory Registrations (Photocopies to be attached)			
6.1	Registration number of the firm (As per Shop and Establishment Act)			
6.2	Registration number under the Contract Labour Act.			
7.0	Financial Capabilities (Photocopies to be attached)			
7.1	Income Tax Acknowledgement for the last 3 years commencing from F.Y. 2022- 2025 along with gross taxable income declared in income tax returns.	<u>Gross Income</u>		
	• 2022-2023			
	• 2023-2024			
	• 2024-2025			
7.2	Last Three years audited statement of Accounts by C.A. from FY 2022-23 giving following details:			
	Particulars	22-23	23-24	24-25
7.2.1	Annual Turnover			
7.2.2	Net Profit			
7.2.3	Fixed Assets/ Investments/Cash and Bank balance including (FDRs) as at 31-03-2025. Confirmation certificate from Bank is required to be produced.			
7.2.4	Capital Accounts (closing balance as on 31- 03-2025)			
8.0	List of present and past clients, as per the Form - II. Existing manpower deployed in such services (along with letters from these firms)			
9.0	Any Special award or recognition/certificate from PSU/Govt. Bodies/Training Institutions.			
10.0	Any other relevant information			

Signature of Authorized Person with
Seal of Bidder/Agency/Firm/Company

Date:

Check List of Statutory Registrations to be submitted/uploaded along with the Tender

1. Registration number under the Shop and Establishment Act.
2. Registration number under the Contract Labour Act
3. GST – Registration Number
4. PAN Number
5. IT Returns for last 3 years along with CA-certified Annual Turnover Certificate for last 3 years

FORM – II (A)

LIST OF WORK COMPLETED DURING LAST FIVE YEARS FROM THE DATE OF PUBLICATION OF TENDER NOTICE (2022-2025)					
Sr.	Name of the Organisation/ Company	Type of Work	Work Done Cost	Period of Contract (mm/yy to mm/yy)*	Name of Person/ Reference (Contact number/ Email)
1					
2					
3					
4					
5					

**Please attach copies of Purchase/ Work Orders*

Signature of Authorized Person with
Seal of Bidder/Agency/Firm/Company

Date:

FORM – II (B)
WORK IN HAND / ONGOING WORKS/CONTRACTS

Sr ·	Name of the Organisation/ Company	Type of Work	Work Value	Period of Contract (mm/yy to mm/yy)*	Name of Person/ Reference (Contact number/ Email)
1					
2					
3					
4					
5					

**Please attach copies of Purchase/ Work Orders*

Signature of Authorized Person with
Seal of Bidder/Agency/Firm/Company

Date:

FORM – II (C)

PARTICULARS OF PERMANENT ADMINISTRATIVE AND TECHNICAL STAFF

Sr. No.	Name	Designation	Age	Academic Qualification	Service with the Firm	Details of Experience Year to Year
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						

Signature of Authorized Person with
Seal of Bidder/Agency/Firm/Company

Date:

FORM – II (D)
PARTICULARS OF TOOLS, PLANT AND MACHINERY

Sr. No.	Item	Specification	Quantity	Estimated Value	Remarks
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					

Signature of Authorized Person with
Seal of Bidder/Agency/Firm/Company

Date:

FORM – III
Pre-Bid Site Visit

Refurbishment of Reception Areas/ Lobby of Executive Hostel at NIBM Campus, Pune.

With respect to the tender published by NIBM, I / We hereby submit my / our tender in a required format.

I / We declare that I/We have visited site under consideration on / /2026, in presence of Mr.
..... Jr. Engineer / Estate Officer / NIBM Officials.

Checklist:

1. Scope of work as mentioned in tender documents aligned with the site requirement/condition
2. Availability of sites
3. Site accessibility/feasibility
4. Water and Electricity – arrangement (chargeable basis)
5. Labour site/Material yard and dumping yard provisions

I / We certify that I/We have undertaken a site visit before submitting bids and verified particulars as above.

PLACE:
DATE:

Seal & Signature of Tenderer

Annexure-IV: BoQ / Financial / Price Bid

BOQ FOR RENOVATION OF RECEPTION AREA/LOBBY OF EXECUTIVE HOSTEL, NIBM, PUNE .

GENERAL NOTES :

All furniture work shall be executed using BWP Grade Plywood.

All hardware fittings, including drawer channels, must be Soft close of (Godrej, TAG, Onxycy) or equivalent approved make.

All electrical wiring shall be executed using Polycab wires through heavy-duty PVC conduits, with complete accessories including fixing, clamping, junction boxes, and switchboards of Legrand, Anchor approved make.

All materials shall be prior approved by the Architect and the concerned Authority before installation.

All works are to be completed strictly as per the design and instructions of the Architect.

SR NO	DISCRIPTION	QUANTITY	UNIT	RATE	AMOUNT
					SUPPLY + INSTALLATION
A	CIVIL WORK				
	REMOVING / BREAKING / DISMANTLING EXISTING WORK				
1	MAIN ENTRANCE DOOR, INTERNAL STORE ROOM DOOR, WINDOW BEHIND RECEPTIONIST TABLE, STAIRCASE M.S HANDRAILING (if required), GYPSUM CEILING, ALUMINIUM CHANELLS AND ELECTRICAL WIRING, Fittings etc. All complete.				
	<p>Scope of Work Providing and carefully dismantling and removing existing MS / Aluminium / wooden doors, MS / glass windows including associated frames, shutters, grills (if any), holdfasts, anchors, and fasteners fixed in the walls, MS / glass Handrailing including associated frames, grills (if any), holdfasts, anchors, and fasteners wherever present, gypsum false ceiling along with aluminium channels, framework, suspension systems, hangers, electrical conduits, wiring, light fixtures, and fasteners. including associated frames, shutters, grills (if any), holdfasts, anchors, and fasteners fixed in the walls. The scope of work shall also include removal of any granite jambs, sills, or facings around the door opening, wherever present, by carefully chiseling and breaking them without causing damage to the surrounding masonry, plaster, or structural elements. The work also includes applying plastering and surface levelling work on the exposed faces of brick/concrete masonry where doors or windows have been dismantled. The work includes filling and patching the opening edges, leveling uneven surfaces with M5-grade Ready Mix Mortar (approved make), and applying a 10–12 mm thick plaster in two layers.</p>				
	<p>Material Handover and Disposal The servicable material will be removed carefully and handed over to the insitute and non-servicable material like broken granite, mortar, and debris etc. shall be sorted, collected, and carted away from the site to the designated municipal dumping yard or any disposal location approved by the Engineer-in-Charge. Rate shall include necessary labour, tools, scaffolding (where required), protective coverings, and transportation charges for debris disposal.</p>				

	<p>Safety & Precaution During dismantling, utmost care shall be taken to avoid damage to adjacent walls, flooring, or structural members. Necessary precautions like dust control, barricading, and protection of existing services (electrical wiring, plumbing, etc.) in the vicinity shall be ensured.</p>				
	<p>Site Protection Measures During dismantling, care shall be taken to avoid damage to adjacent walls, flooring, or structural members. Necessary precautions like dust control, barricading, and protection of existing services (electrical wiring, plumbing, etc.) in the vicinity shall be ensured.</p>	1	Job	15000	15,000.00
	<p>Note: The work shall be carried out with precision to avoid damage to existing facilities/services. Any damage caused to the existing facilities/services during the work shall be made good on emergency basis, at no extra cost.</p>				
4	BREAKING FLOORING				
	<p>Providing and carefully breaking and removing the existing flooring of any type, including but not limited to ceramic tiles, vitrified tiles, kota stone, marble, granite, IPS, or any other floor finish along with its underlying bedding mortar, screed, or cement sand layer as encountered at site. The work shall include breaking the flooring layer by layer down to the bare RCC slab or subbase level, ensuring complete removal of both the finish and the bedding mortar.</p>				
	<p>The dismantled debris including broken tiles, stones, mortar, cement layers, and loose materials shall be collected, loaded, transported, and carted away from the site to a municipal-approved dumping ground or any other location as directed by the Engineer-in-Charge. The rate shall include all labour, tools, transportation charges, dumping fees, and necessary site clearance after debris removal.</p>				
	<p>During the work, utmost care shall be taken to avoid any damage to the structural RCC slab below or to adjoining walls and services like concealed electrical, plumbing, or HVAC lines. Any accidental damage caused during demolition shall be made good at no extra cost.</p>				
	<p>Measurement shall be done on the basis of the actual surface area (Sq.m) of flooring removed and debris carted away, measured in its original finished condition prior to breaking.</p>	65	SQ M	250	16,250.00
B	CIVIL WORKS				
1	PLASTERING AND LEVELLING OF DOOR / WINDOW REMOVED FACES				
	<p>Providing and applying plastering and surface levelling work on the exposed faces of brick/concrete masonry where doors or windows have been dismantled. The work includes filling and patching the opening edges, levelling uneven surfaces with M5-grade Ready Mix Mortar (approved make), and applying a 10–12 mm thick plaster in two layers.</p>				
	<p>The surface shall be cleaned by wire-brushing and pre-wetted, followed by a 1:3 cement slurry coat with bonding agent. Necessary groove shall be cut in plaster for fixing</p>				

	granite jambs/sills as per approved drawing or instruction by Engineer-in-Charge.				
	The finished surface shall be suitable for granite fixing or paint, finished with a steel-trowel smooth or sponge-finished surface. All corners shall be made true, with a tolerance of ±3mm over a 3m straight edge. The work includes all tools, labour, material, curing (7 days), and scaffolding as required.	3.5	SQ M	550	1,925.00
	Note: This Plastering item will be considered for major plaster. And for the minor or nominal plastering item is already included in dismantling item				
2	GRANITE DOOR AND WINDOW FRAMES				
	Providing and fixing machine-cut granite of approved colour and quality for door and window frames (jambs, sill, and lintel if applicable), including edge chamfering (one side only) and mirror polishing on exposed surfaces. Granite shall be 18–20 mm thick and 10" wide & set in cement mortar 1:4 (1 cement: 4 coarse sand) over a prepared and levelled base. Shade - Jet black granite				
	The stone shall be cut to required size, edge chamfered (approx. 6 mm × 6 mm), and mirror polished on the visible face. Proper grooving in plaster (if required) shall be done before fixing. All joints shall be filled with matching colour cement-based grout. The stone shall be fixed true to line and level with uniform joints, ensuring proper bonding and alignment. The rate shall include all labour, material, edge polishing, chamfering, scaffolding, curing, cutting, grinding, and final cleaning of surface.	3.5	SQ M	4500	15,750.00
3	GRANITE FOR STAIRCASE (Trade/Riser)				
	Providing and fixing machine-cut granite of approved colour and quality for door and window frames (jambs, sill, and lintel if applicable), including edge chamfering (one side only) and mirror polishing on exposed surfaces. Granite shall be 18–20 mm thick and 10" wide & set in cement mortar 1:4 (1 cement : 4 coarse sand) over a prepared and levelled base. Shade - Marble black				
	The stone shall be cut to required size, edge chamfered, and mirror polished on the visible face. Proper grooving in plaster (if required) shall be done before fixing. All joints shall be filled with matching colour cement-based grout. The stone shall be fixed true to line and level with uniform joints, ensuring proper bonding and alignment. The rate shall include all labour, material, edge polishing, chamfering, scaffolding, curing, cutting, grinding, and final cleaning of surface.	12	SQ M	4600	55,200.00
4	LEVELLING COARSE				
	Providing and laying Plain Cement Concrete PCC 1:3:6 (Cement 1: Sand 3: Coarse Aggregate 6) in levelling course in proper line and level, curing, etc. all complete as directed by the Bank's Engineer. The cement used shall be Portland Pozzolana Cement (PPC) of 43/53 grade, while the coarse sand will be				

	clean and well-graded, free from organic impurities or excess silt, to ensure proper bonding and durability.				
	Existing RCC slab surface shall be cleaned thoroughly to remove any dust, debris, or loose particles. If the base is uneven, it will be leveled using appropriate methods to ensure a uniform thickness of the concrete layer.				
	The area will be marked out as per the required design and line & level will be established using a spirit level or laser level to ensure proper placement of the concrete mix. Care will be taken to achieve a consistent finish without deviations from the specified levels.				
	The junction boxes shall be anchored into the base before PCC is laid to ensure the junction boxes remain fixed in position. The boxes will be covered or protected during the concrete laying process to prevent any ingress of cement or sand into the openings.				
	A mechanical mixer will be used to ensure a uniform mix with proper workability and strength. Water will be added in the correct quantity to achieve the desired consistency, while preventing segregation.				
	The concrete will be poured into the prepared area, ensuring it is spread evenly and fills all corners and gaps. The mix will be levelled to the established line and level using wooden floats, steel trowels, or straight edges, depending on the surface area.				
	The concrete will be compacted using hand tools or mechanical tampers to remove any air pockets and achieve a dense, solid surface. The junction boxes will be checked during the process to ensure they remain in the correct position.				
	After compaction, the surface will be floated or trowelled to provide a smooth, even finish. Care will be taken to maintain the required line and level, especially around the junction boxes.				
	The laid concrete will be kept wet by covering it with damp hessian cloth or by sprinkling water periodically for a minimum period of 7 days to ensure proper curing and strength development.				
	The thickness of the said levelling course shouldn't be more than 75mm. Thickness would be determined as per site conditions	4	CU M	7,000.00	28,000.00
5	TILES FOR FLOORING				
	Providing and fixing Large Vitrified Tiles/Slabs vitrified large format tiles/slabs of specified size and thickness (typically 12mm thick and Sizes up to 600x1200mm / 800x1200mm or as decided by engineer in charge and architect), in approved design and shade as per manufacturer's catalogue. The tiles shall be double charged / full body vitrified slabs scratch-resistant, stain-resistant, and water-resistant finish, suitable for Flooring or as decided by engineer in charge and architect.				
	The surface preparation shall include proper cleaning, chipping, and levelling of the substrate to receive the tiles. The tiles shall be fixed over a 20-25mm thick cement mortar bed (1:4 mix) with neat cement slurry backing @ 3.3 kg/sqm including filling the joints with white cement paste admixed				

	with matching colour pigment, curing, cleaning, etc. complete all as per manufacturer's specifications and as directed by the Bank's Engineer.				
	Care shall be taken to ensure level and alignment with tight and even joint gaps (typically 2mm or as directed). Special handling techniques, lifting tools (such as suction pads), and site-cutting with water-cooled cutting machines shall be used for accurate installation without damage.				
	The tiles should be laid as per the drawing, this includes Designer tile of size 600mm x 600mm and highlighter tile border as shown in drawing.				
	The rate shall include the cost of supply of tiles, loading, unloading, site transportation, surface preparation, mortar or adhesive laying, laying tiles, joint grouting, edge finishing, labour, tools, equipment, scaffolding if required, and complete cleaning of the area after completion. The quoted rate shall be inclusive of all materials, wastage, lead, lift, and site handling.				
	The contractor shall take utmost care to prevent edge chipping and cracking during handling and installation Mode of measurement shall be based on the net laid area (in Sqm) of tiles fixed at site, excluding wastage and overlaps.				
	Make - Varmora, RAK Ceramic, Kajaria, Johnson	64	SQ M	2,000.00	1,28,000.00
6	SKIRTING				
	i) Providing and fixing 75 -100 mm height skirting (flush to the wall) cut out from The tile selected for the flooring, fully vitrified tiles of approved make in all colour and shade, laid over a backing of Ready-mix mortar of required thickness in true plumb and line & set with grey cement paste including filling joints with white cement paste admixed with matching pigment, machine grinding and buffing of the exposed edges / sharp corners, curing, cleaning, etc. all complete as directed by the Bank's Engineer.				
	The rate shall also include repairs to old damaged wall plaster due to difference in height of the existing skirting and new skirting) and finishing to match with the adjacent surface.				
	Note: A suitable price adjustment shall be considered based on purchased rate approved by the Bank only for net fixed measured quantity of vitrified tiles.	64	RMT	400.00	25,600.00
C	INTERIOR WORK				
1	MAIN ENTRANCE DOOR, INTERNAL STORE ROOM DOOR				
	Wooden Flush Door with Vertical Glass Panel Finish: Both side Laminated finish in dark wood grain Glass Panel: clear toughened glass (10–12 mm thick) Hinges: Brass / SS hinges, 3 per door leaf Door frame as required Floor / Door Stopper: As required Handel - Single leaf Optional: Magnetic latch or soft-close hinges Laminate brands - marino/greenlam/real touch				

	Height: 2100 mm (or as per site requirement) Width: 1000 mm (or as per site requirement) Thickness: 35 mm				
	The shutter shall be mounted on the frame using three heavy-duty stainless-steel butt hinges (minimum 100mm size) or other specified hardware. Hardware fixing shall be done with self-tapping screws for the doors and wood screws for the Teakwood/Salwood frame to ensure proper holding strength.				
	Provision for hardware, Europa - locks, handles, and stoppers etc shall be made.				
	The fixing of the doors shall be done using appropriate anchor fasteners, stainless steel screws, or expansion bolts, ensuring a secure mechanical hold. Suitable packing with neoprene pads, rubber shims, or equivalent. All around the periphery of the frame, weatherproof silicone sealant shall be applied.				
	The rate shall include the supply of door all necessary hardware fixing allowances, glass, site transportation, labour, edge finishing, anti-termite treatment for the frame, and complete installation.	2	Nos	15000	30,000.00
	Or				
	Refurbishment of Existing door with provision of both side laminates				
	Finish: Both side Laminated finish in dark wood grain Glass Panel: clear toughened glass (10–12 mm thick) Hinges: Brass / SS hinges, 3 per door leaf Floor / Door Stopper: As required Handel - Single leaf Optional: Magnetic latch or soft-close hinges Laminate brands - marino/greenlam/real touch				
	The shutter shall be mounted on the frame using three heavy-duty stainless-steel butt hinges (minimum 100mm size) or other specified hardware. Hardware fixing shall be done with self-tapping screws for the doors and wood screws for the Teakwood/Salwood frame to ensure proper holding strength.				
	Provision for hardware, Europa - locks, handles, and stoppers etc shall be made.				
	The fixing of the doors shall be done using appropriate anchor fasteners, stainless steel screws, or expansion bolts, ensuring a secure mechanical hold. Suitable packing with neoprene pads, rubber shims, or equivalent. All around the periphery of the frame, weatherproof silicone sealant shall be applied.				
	The rate shall include the supply of laminates and all necessary hardware fixing allowances, site transportation, labour, edge finishing, and complete installation.	5.5	Sqm	3500	19,250.00

2	CASEMENT ALUMINIUM WINDOW				
	<p>Providing and fixing aluminium window unit which shall comprise a combination of an operable casement shutter on the top and a fixed glazed panel at the bottom and top-hung - centrally external pivoted & seamlessly integrated into a single frame. designed for installation onto pre-installed granite frames around the window opening. The window frame shall be made from extruded aluminium sections with a frame complete in all respects as per drawing and design. complete in all respects as per drawing and design.</p> <p>Approximate Size - 965mm x 2300 mm & guage of aluminium should not be more than 16.</p>				
	<p>The aluminium profiles shall be factory-finished with a powder coating which shall meet qualicoat 2 standards in a satin, textured, as selected and approved by the Architect, with a minimum coating thickness of 60 to 80 microns</p>				
	<p>The windows shall be suitable for top-hung opening configuration, as per the approved drawings. ensuring smooth and stable operation over time. The shutters shall accommodate glazing ranging from 10-12mm thickness, suitable for laminated tempered glass. The fixed panel at the bottom shall be integrated within the same structural frame, using matching aluminium profiles for uniformity.</p>				
	<p>Corners of the frame and shutter profiles shall be mitre cut at 45 degrees and joined using concealed corner connectors.</p>				
	<p>The fixing of the aluminium window frame onto the granite frame shall be done using appropriate anchor fasteners, stainless steel screws, or expansion bolts, ensuring a secure mechanical hold. Suitable packing with neoprene pads, rubber shims, or equivalent non-corrosive materials shall be provided between the aluminium frame and granite surface to prevent direct contact and allow for thermal expansion, preventing stress cracks in granite. All around the periphery of the frame, weatherproof silicone sealant shall be applied between aluminium and granite to prevent water ingress.</p>				
	<p>Hardware for the window shall include multi-point locking systems and friction stay or butt hinges (as per opening type) of approved make such as Dorma, Ozone, Hafele, or equivalent. Lever Handles powder-coated or anodized to match the window finish.</p>				
	<p>The scope shall also include site measurement, fabrication, transportation, installation, alignment, and cleaning, leaving the window fully operational and free from scratches or damage. Protective tape or film shall be retained on visible aluminium surfaces until final handover.</p>				
	<p>The quoted rate shall include the cost of all materials (profiles, glass, hardware, gaskets, fasteners, sealants), fixing, labour, tools, site installation, and necessary consumables.</p>	2	NOS	9000	18,000.00
2.2	<p>Aluminium Fixed Window near staircase (Approximate size - 0.8m 0.8m) including all the necessary fittings.</p>	1	NOS	3000	3,000.00

3	GYPSUM BOARD PLAIN CEILING				
	<p>Supplying, installing, and finishing 12.5mm thick plain gypsum board false ceiling, suspended from structural slab using a concealed GI framework system as per approved design and technical specifications. The work shall include necessary framework, hangers, perimeter supports, finishing materials, and all accessories for a complete and finished installation. complete in all respects as per drawing and design.</p>				
	<p>G.I. main runners made from M.S. sheet zinc-coated (120 gsm) of size 25mm x 15mm x 0.9mm or approved make, spaced at 1200mm c/c and suspended from ceiling slab using GI suspenders of 4mm dia with adjustable fasteners.</p>				
	<p>Perimeter channels (27mm height) shall be fixed to walls using rawl plugs and screws at 450mm c/c with appropriate clearance and alignment.</p>				
	<p>Suspension strength check by hanging test panels of 75kg over 3'x3' grid.</p>				
	<p>Suspending galvanised iron intermediate channels of size 45mm and 0.9mm thick with two flanges of 15mm each from the soffitat 1200mm centers with steel galvanised iron hanger of width 25 mm x 0.5 mm fasteners, ceiling section of 0.5 mm thickness having curved wedge of 51.5mm and two flanges of 26mm each with lips of 10.5mm fixed to the intermediate channel with the help of connecting clips and in direction perpendicular to the intermediate channel at 450mm centers, 12.5mm dry walls screws at 230mm centers;fixing screws mechanically either with screw driver or drilling machine with suitable attachment etc. complete. (Note: Ceiling as per Architectural drawing and design of any shapes)</p>				

	<p>Providing and fixing in position Gyproc Gypsum Board False Ceiling With 12.5mm Thick Gypsum Boards, screwed /fixed to the under structure of suspended G.I. Grid constructed and suspended from the main ceiling consisting of ceiling sections of size 25x50mm maximum center to center distance of 600 millimetre perimeter channel and intermediate channels at maximum center to center distance 1200 millimetre galvanized grid should be fixed to reinforced cement concrete slab. The gypsum board should be fixed to galvanized iron grid with necessary screws. The boards should be taped and filled from under side to give smooth, seamless ceiling. The rate should include necessary additional ceiling sections and intermediate channels. Additional intermediate channels should be fixed to strap hangers for additional support to prevent strapping at every 1200 millimetre item to be completed in all respect including necessary sleeves for ducts finishing of joints cutouts, painting including labour, material, lifts etc. all complete. (Note: Ceiling is as per Architectural drawing and design of any shapes)</p>				
	<p>Rate shall also cover:a) Provision for design elements, grooves, and cut-outsb) Cut-outs for lights, AC vents, etc.c) Providing extra support with GI frame for larger fixturesd) Minor adjustments for ceiling levels and alignment with services.</p>				
	Make - Gyproc	23.23	SQ M	1850	42,975.50
4	CEILING WOODEN TEXTURED PAINT				
	<p>Providing and applying decorative textured paint on gypsum ceiling surfaces, including surface preparation, primer, texture coat, and final protective finish, complete as per approved sample and manufacturer's recommendations.</p>				
	<p>Texture pattern: As approved (sand swirl / rustic / knockdown / brushed / combed finish)</p>				
	<p>Ensure gypsum ceiling surface is dry, smooth, and free from dust, oil, or loose particles Fill joints and screw holes with jointing compound and finish with fine sanding Apply one coat of acrylic wall primer suitable for gypsum surfaces</p>				
	<p>Apply texture compound using steel trowel / roller / brush as per approved texture design Allow texture coat to dry fully as per manufacturer's guidelines Apply one or two coats of water-based acrylic paint / clear sealer to achieve uniform colour and durability</p>				

	Uniform texture pattern with no cracks, patches, or uneven thickness Shade and texture to be approved by client/consultant prior to execution				
	All materials shall be of approved make and shade Mock-up / sample area to be approved before full execution Scaffolding, safety, and protection of adjacent surfaces included Rate to include all labour, materials, tools, and finishing complete				
	Make: Asian Paints (Apex / Royale Play / Texture Series), Berger (Illusions Texture), Dulux, or equivalent approved brand	23.23	SQ M	1000	23,230.00
5	WALL PANELLING				
5.1	12 MM THICK PLYWOOD PANELLING				
	Providing and fixing Aluminium Tube of size 1" x 1.5", for wall panelling framework to avoid direct contact of moisture on plywood, including cutting, welding, fixing in position with all necessary accessories and supports, complete in all respects as per design and drawing.				
	SS matte finish / powder-coated as per design				
	Proper alignment using spirit level and spacer clips				
	Cutting, welding/jointing (if needed), finishing				
	Labour, consumables, and complete installation				
	Size: 1" x 1.5" (25mm x 38mm) Thickness: Min. 1.2 mm Finish: Natural Aluminium material - Aluminium Application: Behind ply/laminate on walls Fixing Type: Screwed to wall / wood frame				
	Rate is considered based on one plywood sheet of size 8' x 4', applying 10 ft tubes (3 Nos.) for each 32 sq.ft area, making a grid of 4' x 4'				
	Make - Jindal, JSW, TATA				
	Providing and fixing 12 mm thick BWP (Boiling Water Proof) grade of IS standard (Greenply/Century or equivalent), securely fixed over a pre-installed aluminum tubular framework made of aluminum sections. Plywood shall form the rigid and moisture-resistant. Includes all necessary fasteners, adhesives, and surface preparation.				
	12mm BWP grade plywood (ISI marked) Sainik 710				
	Galvanized fasteners, SS screws, rawl plugs, etc				
	Cutting, aligning, fixing plywood to framework				
	All tools, labour, consumables, scaffolding if required				
	Fixing: With adhesive (Fevicol SH or equivalent) + SS screws Alignment: Vertically/horizontally aligned, checked with spirit level and plumb Finish: Smooth and firm for lamination or painting				

	Supplying and fixing 1.0 mm thick Decorative laminates of approved shade, texture, and finish over plywood/MDF surfaces using Realtouch, Marino or equivalent approved brand. Laminates to be factory-cut, machine hot-pressed, and finished with edge banding or lipping on all exposed sides.				
	Make - Real Touch, Marino, Greenlam.	43.00	SQ M	4000	1,72,000.00
	All work completed as per the specifications and direction of the engineer incharge and architect Upto required height approx. 7m				
6	FURNITURE				
6.1	RECEPTION TABLE				
	Front curved portion to be designed as per approved drawings with precise radius and clean alignment. Size - Length - 2700mm ,Width 600mm ,Height- 790 mm				
	<ul style="list-style-type: none"> All visible edges to be machine-finished with proper edge banding to ensure durability and neat appearance. 				
	<ul style="list-style-type: none"> Internal framework to be designed to accommodate wiring, light fittings, and maintenance access. 				
	<ul style="list-style-type: none"> Provision for concealed LED strip lighting on the front side, including aluminium profile and diffuser, lighting make/model as approved. 				
	<ul style="list-style-type: none"> Electrical conduits and wiring inside the table to be concealed neatly; power supply point. 				
	<ul style="list-style-type: none"> Front side to be finished with Flexible fluted MDF panel, Duco paint finish (colour as approved), including provision for integrated lighting on the front face, complete in all respects as per design and approval. 				
	The Receptions table shall be constructed in a half oval shape, custom-built as per the approved drawings and design specifications. The core structure of the table shall be formed using 22mm thick BWP grade plywood, ensuring strength, moisture resistance, and long-term dimensional stability. The framework shall define the full geometry of the fan shape and accommodate the modesty panel, top surface, and all internal supports seamlessly.				
	Using 12mm thick BWP grade plywood, precisely cut and fixed flush into the frame. Its external surface shall be finished with 1mm thick laminate of approved make and grain. The laminate shall be applied using adhesives				
	The table top shall be formed using 25mm thick BWP plywood, shaped as per half oval shape profile of the table, and finished on the top surface with Acrylic/ HG laminate of approved shade and texture. The laminate shall be bonded using synthetic resin adhesive and pressed evenly for bubble-free adhesion. All edges of the laminate top shall be sealed with machine-applied PVC edge banding 1.5 mm thick, matching or contrasting as per design approval.				
	<ul style="list-style-type: none"> 2 drawer to be provided with smooth soft-close telescopic channels, proper locking arrangement (if required), and matching finish. Open / closed storage shelves to be provided below drawer for functional storage, made of matching plywood/MDF with proper support and finish. 				

	<ul style="list-style-type: none"> • Drawer and shelves layout to be as per approved shop drawings and site requirements. 				
	An additional perimeter ply band of 18mm thickness and 50mm width shall be fixed continuously along the edges of the tabletop to enhance the visual depth and structure. This ply band shall be edge-banded on all visible sides using machine-applied PVC edge banding. The ply band shall be seamlessly integrated with the tabletop, aligned flush, and neatly joined at corners.				
	All joinery shall be executed using synthetic resin adhesive, screws, and concealed fasteners. Anti-termite treatment shall be applied to all wood and ply components prior to assembly. Provisions for wire management cut-outs, switch plates, or grommets shall be incorporated as per the electrical and IT layout.				
	Hardware Make: Hettich / Onxy / Ebco Laminate Make : Real Touch, Marino, Greenlam.	1	NOS	50000	50,000.00
	OR				
	Refurbishment of existing Reception table set				
	Removing of existing laminates of existing reception table and finished with both side new 1.0 mm thick brown decorative laminate (as per approved shade and brand) including knobs/handles, and Godrej / Dorset lock . All Complete in all respects as per design and instructions of the engineer incharge and architect.				
	<ul style="list-style-type: none"> • All visible edges to be machine-finished with proper edge banding to ensure durability and neat appearance. 				
	<ul style="list-style-type: none"> • Internal framework to be designed to accommodate wiring, light fittings, and maintenance access. 				
	<ul style="list-style-type: none"> • Provision for concealed LED strip lighting on the front side, including aluminium profile and diffuser, lighting make/model as approved. 				
	<ul style="list-style-type: none"> • Electrical conduits and wiring inside the table to be concealed neatly; power supply point. 				
	<ul style="list-style-type: none"> • Front side to be finished with Flexible fluted MDF panel, Duco paint finish (colour as approved), including provision for integrated lighting on the front face, complete in all respects as per design and approval. 				
	The table top shall be finished on the top surface with Acrylic/ HG laminate of approved shade and texture. The laminate shall be bonded using synthetic resin adhesive and pressed evenly for bubble-free adhesion. All edges of the laminate top shall be sealed with machine-applied PVC edge banding 1.5 mm thick , matching or contrasting as per design approval.				
	<ul style="list-style-type: none"> • 2 drawer to be provided with smooth soft-close telescopic channels, proper locking arrangement (if required), and matching finish. • Open / closed storage shelves to be provided below drawer for functional storage, made of matching plywood/MDF with proper support and finish. • Drawer and shelves layout to be as per approved shop drawings and site requirements. 				

	An additional perimeter ply band of 18mm thickness and 50mm width shall be fixed continuously along the edges of the tabletop to enhance the visual depth and structure. This ply band shall be edge-banded on all visible sides using machine-applied PVC edge banding. The ply band shall be seamlessly integrated with the tabletop, aligned flush, and neatly joined at corners.				
	All joinery shall be executed using synthetic resin adhesive, screws, and concealed fasteners. Anti-termite treatment shall be applied to all wood and ply components prior to assembly. Provisions for wire management cut-outs, switch plates, or grommets shall be incorporated as per the electrical and IT layout.				
	Remaining all the specifications are same as above item.				
	Hardware Make: Hettich / Onxy / Ebco				
	Laminate Make : Real Touch, Marino, Greenlam	1	NOS	20000	20,000.00
6.2	STORAGE BELOW STAIRCASE PLATFORM				
	Removing and refixing of existing laminate of storage below staircase and finished with 1.0 mm thick brown decorative laminate (as per approved shade and brand). knobs/handles, and Godrej / Dorset lock . All internal surfaces to be finished with 1 mm off-white laminate Complete in all respects as per design and instructions of the engineer incharge and architect.				
	Material: 18mm BWP grade plywood Internal Depth 800mm				
	Finish: 1mm laminate				
	Internal finish: White laminate 4 shefs / 2 drawers				
	Smooth operation using 12" soft-close/Auto hinges shutters				
	Cabinet shutters: Soft-close hinges / push-latch type Accessories: Handles (optional), adhesives, edge banding, screws				
	Drawer Channel Size: 12-inch (300mm) Type: Soft-close, telescopic / under-mount Load Capacity: 30–40 kg minimum Installation: Levelled & aligned with accurate drilling				
	Note: For Measurement - Only front side net visible area will be measured.	2.5	SQ M	3000	7,500.00
	Make: Hettich / Onxy / Ebco				
6.3	KEY SHELF UNIT BACK TO RECEPTION				
	Half shelf Below 900mm with , 2 drawers,and shelf below with partitions, shutter to be made of 18 mm thick BWP grade plywood, finished background internal sheet MCM Cladding , Shade - Travertine Red finish. , fixed using approved quality adhesive. Front shutters to be made of Clear glass with aluminium / MS slim profile framing, complete with locking system accessible from the front side. Total Size - 900mm x 2300mm				

	Providing and fixing key holders inside the glass shelf, made of approved material, including all required supports, fixings, and accessories. Adequate provision shall be made to accommodate 120 numbers of keys, complete in all respects as per drawings and directions of the authority.				
	Provision for concealed internal LED lighting inside the unit, including aluminium profile and diffuser, with warm white light for clear visibility of keys				
	Hooks to be provided inside the unit for hanging keys, made of SS / powder-coated metal, evenly spaced and properly aligned.				
	Glass shutters to be provided with handles and soft-closing arrangement as required.				
	Lower portion up to approximately 3 ft height to be provided with drawers and storage shelves for keeping registers, accessories, and related items.				
	2 Drawers to be provided with smooth soft-close Hettich telescopic channels and locking arrangement.				
	Provide 4-shutter unit below drawer, including internal shelf and lock provision				
	Handles and knobs to be of approved make and design, selected by the Authority / Architect.				
	Unit to be properly aligned, levelled, and securely fixed to wall/floor to ensure stability and safety.				
	All materials, finishes, hardware, lighting make, and colours to be finalized and approved by the Architect / Client.				
	Laminate Make - Real Touch, Marino, Greenlam.	2.3	SQ M	8000	18,400.00
6.4	CENTRE TABLE (TEAPOY)				
	Product Dimensions 60D x 120W x 46.5H Centimeters Frame Material Mango Wood Colour Provincial Teak Shape Oval				
	Top Material Type Ceramic Product Care Instructions Dust regularly, keep away from heat and moisture, use coasters, and clean spills immediately to preserve your solid wood furniture's beauty.Dust regularly, keep away from heat and moisture, use coasters, and clean spills immediately to preserve your solid wood furniture's beauty.				
	Ceramic Tile Top for Easy Maintenance: Features a sleek, durable ceramic tile top that is easy to clean and resistant to stains, making it perfect for daily use in living rooms or lounges.				
	Spacious Surface & Storage: Offers a generous surface area for drinks, decor, books, or snacks, and may include additional lower storage space for added functionality.				
	Table to be structurally stable, wobble-free, and suitable for regular use.				
	Make - The Attic Product Name - Solid Wood Centre Table with Ceramic Top, Tobacco Brown Finish	0	NOS	18500	-

6.5	RECEPTIONIST CHAIR				
	Providing and supplying a Medium Back Chair which provides. The chair features a full-height backrest constructed from durable nylon, ergonomically shaped and upholstered in breathable, high-resilience knitted mesh fabric.				
	The seat base is made from moulded polypropylene and fitted with high-density polyurethane foam. The entire seating unit is supported by a heavy-duty five-star nylon pedestal, fitted with dual-wheel castors for effortless mobility on various surfaces. The chair also features a 360-degree swivel mechanism				
	The chair's ergonomic movement is facilitated through a knee-tilt synchro mechanism that maintains a natural, proportional recline between the seat and back. It offers a multi-position tilt lock function that allows the user to secure the chair in multiple reclining angles for different working postures. The seat height is adjustable through a class-4 pneumatic gas lift, allowing for a smooth and sturdy vertical range of approximately 100 mm.				
	To further enhance ergonomic precision, the armrests are height adjustable and designed with durable plastic pads to support forearms and elbows during typing and desk work. The chair optionally comes with an adjustable cushioned headrest to support the neck and upper back.				
	Make - Godrej (sally mid black)	1	NOS	8500	8,500.00
6.6	SOFA 3 SEATER & 2 SEATER				
	Providing and supplying a 3 seater Sofa & 2 seater Sofa. Crafted with a robust internal frame made from seasoned pinewood and engineered plywood, the structure ensures long-term dimensional stability and resistance to warping or termite damage.				
	Providing high-resilience polyurethane foam cushioning layered to provide a soft-yet-supportive experience. The seat base is integrated with a system of support springs that evenly distribute weight, prevent sagging over time, and enhance durability. The backrest is ergonomically curved and upholstered with premium-quality knitted fabric in a rich dark grey tone.				
	Also providing synthetic leather finish on the armrests and base frame. This leatherette not only adds a refined dual-tone aesthetic but also offers resistance to wear and ease of cleaning. All upholstery is stitched with precision and reinforced at the seams to maintain visual consistency and structural integrity.	0	NOS	35000	-
6.7	NOTICE BOARD				
	Notice board to be provided as per approved design, size, and location. Size - 780mm x 1200mm				
	Front surface to be finished with fabric / pin-up cloth / textured laminate (brown or approved shade), suitable for pinning notices.				

	Surface to be suitable for fixing notices using pins / magnets / clips as required.				
	Corners to be neatly finished with rounded / mitered edges for safety and clean appearance.				
	Board to be securely fixed to wall with concealed fasteners, maintaining proper alignment & level.				
	All materials, finishes, colour, and size to be approved by the Architect / Authority prior to installation.	1	NOS	4000	4,000.00
6.8	Roller BLINDS with pelmet				
	Providing and fixing manual chain-operated roller blinds made from high-performance polyester fabric with acrylic or PVC coating, suitable for interior use and as approved by the Architect. The fabric shall be of 100% polyester composition, with UV-resistant, fade-proof, and stain-resistant properties, ensuring long-term colour stability and ease of maintenance.				
	The roller mechanism shall consist of a precision-engineered aluminium tube of minimum 32mm to 38mm diameter, with sufficient thickness to prevent deflection or bending over wide spans. The roller tube shall house a smooth-running spring-loaded or chain-driven mechanism with built-in clutch control to hold the blind at any desired height.				
	The operating system shall be a durable polyester or PVC bead chain (looped system). The chain mechanism shall have internal locking clutches to allow the blind to stop securely at any position without creeping. The chain colour shall match or complement the fabric and roller finish, as approved by the Architect.				
	The top assembly brackets shall be made of galvanized steel or powder-coated aluminium, fixed firmly to the wall, soffit, or window lintel or plywood pelmet as per site conditions. Fixing shall be done using appropriate anchor fasteners (like nylon wall plugs with screws or self-drilling fasteners for plywood surfaces) to ensure secure mounting. The system shall allow for easy removal and reinstallation during maintenance without damage to the blind or structure.				
	Bottom of the blind shall be weighted using an extruded aluminium bottom bar, enclosed within a fabric pocket or with an exposed powder-coated finish as per design intent. The bottom bar shall prevent curling and ensure smooth, wrinkle-free operation.				
	The rate shall include the cost of all materials, fabric, roller tubes, operating mechanism, fasteners, labour for site installation, transportation, and all accessories necessary for complete installation.				
	Measurement for payment shall be made based on the actual finished area covered by the fabric (in Sq.m) , as per site installation.				
	Make: J Décor, D- Décor, Vista, Marvel etc or as decided by engineer incharge and architect.	6	SQ M	1600	9,600.00
6.9	CERAMIC FLOWER POT				
	Ceramic pot to be provided as per approved design, shape, and size. Size - Height 300mm , Diameter- 250-300mm				

	Pot made of high-quality fired ceramic, uniform in thickness and free from cracks, chips, or surface defects.				
	Surface finish to be matte / Horizontal lining textured (colour and pattern as approved by the Architect / Authority).				
	Pot to be suitable for indoor decorative use and compatible with live or artificial plants.				
	Base to be stable and properly balanced to prevent tilting.				
	Drainage hole to be provided at the bottom (if used with natural plants), with suitable tray below pot .				
	Pot colour, finish, and size to be finalized and approved by the Architect / Authority before installation.	2	NOS	3000	6,000.00
7	HAND RAILINGS				
7.1	M.S PU COATED HANDRAILING				
	Providing and fixing Mild Steel (MS) hand railing comprising vertical posts and handrail members fabricated from MS square / rectangular hollow sections of approved size and thickness.				
	All MS members shall be factory-fabricated, welded, ground smooth, and free from sharp edges.				
	The railing shall be fixed firmly to the staircase tread / side slab using MS base plates with anchor fasteners or as per approved detail, ensuring proper alignment, rigidity, and safety.				
	After fabrication, the entire railing shall be surface-prepared by cleaning, de-rusting, and applying one coat of epoxy / zinc-rich primer, followed by two coats of high-quality Polyurethane (PU) paint of approved shade and finish (matt / satin / gloss as specified).The finish shall be uniform, durable, corrosion-resistant, and suitable for internal application.				
	The hand railing height, spacing, profile, and overall design shall be as per approved drawings, site conditions, and relevant safety norms. The rate shall include materials, fabrication, welding, fixing, finishing, scaffolding, and all incidental works, complete in all respects.				
	Providing and fixing side-mounted parallel bars fabricated from Mild Steel (MS) round rectangular/ square hollow sections of approved size and thickness, aligned parallel to the staircase slope as per design.	7.00	MTR	7500	52500
	All work completed as per the Specifications & Drawings and as decided by engineer incharge and Architect.				
7.2	GLASS HAND RAILING				
	Providing and fixing Glass Hand Railing system comprising toughened				
	The glass panels shall be fixed using MS / SS posts, clamps, spigots, or base-mounted channel system made of SS Grade 304 (internal) / SS Grade 316 (external) or MS as approved. All metal components shall have brush / mirror finish or PU-coated finish, as specified.				

	Handrail on top shall be provided in SS / MS / wooden profile, firmly fixed and properly aligned. The entire system shall be designed to ensure structural stability, safety, and durability, complying with relevant safety norms and building codes.				
	All joints, edges, and corners shall be smooth and neatly finished. Glass edges shall be machine-polished. The railing height, glass size, fixing detail, and spacing shall be as per approved drawings and site requirements.	8.00	RMT	5000	40000
	All work completed as per the Specifications & Drawings and as decided by engineer incharge and Architect.				
	Total (Civil Work) =				8,10,680.50

8	ELECTRICAL Work				
A	INTERNAL LIGHTING & POWER WIRING				
1	Supply & Installation of concealed / open point wiring using 600v grade 3 x 4 sq.mm copper conductor FRLS PVC insulated wires (with proper R,Y,B color code) pulled through HMS PVC conduits laid support from ceiling, concealed over false ceiling or on wall in case of an open ceiling with required PVC accessories from the relevant SB and switch plate, switches, etc. as approved by the consultant. Each circuit feeding not more than 8 points OR 800 watts as per following configuration. (Note - All the wires/cables connected in light fixtures by mechanical connectors only).				
	Fixing, and testing modular Electrical Points such as TV points, AC points, switchboards, charging points, internet/LAN points, etc., including wiring, back boxes, faceplates, conduits, and terminations, as per approved interior layout, Locations, and architectural drawings.				
	Modular switch boxes (metallic/plastic) with suitable plate covers, clamps, bends, saddles, tees, junction boxes, bends, and inspection boxes to be provided and installed.				
	Switches, sockets, and MCBs shall be of approved make (e.g., Legrand,polyacab)				
	All conduit junctions to be sealed and electrically continuous.				
	Wiring shall be properly looped and tested with insulation tester.				
	Workmanship shall ensure neat routing, proper fixing, and minimum bends for safety and serviceability. The scope shall include all on-site works, including installation of magnetic tracks, fixing of magnetic track lights, complete electrical connections of all magnetic track lighting systems, installation and connection of all wall-mounted light fixtures, and replacement/modification of all wiring in the lobby area, complete in all respects and ready for operation.				
	Make: 1 - Wire - Polycab 2 - Switchboards & Accessories - Legrand				
2	Supply & installation of 6 amp 3 pin socket & 6A Switch with plate (Raw / UPS Power)	10	Nos	650	6,500.00
3	Supply & installation of 6/16A switch socket with Plate. (Raw / UPS Power)	10	Nos	1025	10,250.00
4	Supply and laying of HMS PVC conduit which includes 3 x 2.5 sq.mm. FRLS PVC 1.1KV grade copper flexible wires with points from lighting D.B. to individual switch box with accessories, hardware etc.(Lighting / UPS / Raw Power Circuit units Points Circuit)	200	Rmt	180	36,000.00
8	Supply & Installation of TV socket outlet point including approved make modular switchboard / in the existing switch board including all the necessary hardware & accessories, etc.	2	Nos	575	1,150.00
9	Supply & laying of RG-6 TV cable with MMS PVC conduit including all necessary hardware, accessories, etc.	60	Rmt	93	5,580.00
10	Supply and laying of HDMI Cable (10 Meter set).	2	Nos	2300	4,600.00
	TOTAL of SECTION (A)				64,080.00

B TRENCHING / FLOOR -RACEWAYS					
1	Supply and laying Raceways / Conduits (for under floor trenches) on existing flooring. Raceways / conduits shall be fixed to the flooring with GI clamps for finished levels as per the site conditions or through partitions with all accessories. The depth of the trenches shall be at least 2 inches from the finished floor level or upto RCC of the slab.				
1.1	80 x 38 x 1.6mm thick Aluminium Raceways	15	Mtrs	545	8,175.00
1.2	25 mm heavy guage PVC conduit t.o be laid in floor as required as per the above mentioned specifications. (Make-Precision)	100	Mtrs	60	6,000.00
2	Supply & Installation of GI floor junction boxes with 2mm thick Stainless Steel top cover for above raceways, of following sizes.				
2.1	Junction Box of size (200mm x 200mm x 50mm x 1.6 mm thick)	2	Nos	950	1,900.00
2.2	Junction Box of size (250mm x 250mm x 50mm x 1.6mm thick)	1	Nos	1250	1,250.00
2.3	Junction Box of size (300mm x 300mm x 50mm x 1.6mm thick)	1	Nos	1500	1,500.00
TOTAL of SECTION (B)					18,825.00
C LIGHTING FIXTURES					
	Supply & Installation of lighting fixtures with lamps as per the details below including necessary hardware such as clamps, nuts, bolts, nails, screws and suspension rods as required for fixing the fixtures in position as directed by architect / consultant / client.				
	Note :- All Light Fixtures, Fans, Exhaust Fans & other fittings samples shall be approved by the Client / Architect / Consultant before placing order to the Light Fixture Vendor / Supplier. All Light Fixtures shall be of Philips / Wipro / CGL make only unless & otherwise other makes are specified. Client / Architect / Consultant reserves right to approve / select final Light Fitxtures from any make as required.				
1	Magnetic Track Light				
1.1	Supply & Installation of conceled magnetic track light in the ceiling with jointer, connector, end cap, power supply strip including all necessary hardware & accessories required for the installation. (Hills Model No.HL-MRL-TRM / LAFIT make as approved by client / architect / consultant.)	36	Rmt	2275	81,900.00
1.2	Supply & Installation of miniumu 14 W LED diffuser Light fixture (100 lumens per watt) alongwith light for magnetic tracks. (Hills-Model No.HL-MRL-14D CCT or equivalent make as approved by client / architect / consultant.)	27	Nos	2340	63,180.00
3	Cove / Indirect Lighting / Decorative Lighting				
3.1	Supply & Installation of single color (warm white 2800k light / any other approved color) Indoor type flexible LED strip light minimum 7 watt per meter & minimum 600 lumens per meter including required rated driver / power supply as approved by the architect / consultant / client along with all necessary hardware & accessories, etc. complete as required (PHILIPS / WIPRO / Lafit / Hybec make as approved by client / architect / consultant).	20	Rmt	415	8,300.00

3.2	Supply & Installation of Aluminium Profile patti with cover minimum size 15-20mm width with necessary hardware & accessories.	25	Rmt	325	8,125.00
3.4	Supply & Installation of minimum 20-22W (100 lumens per watt) (4') LED PVC Tubelight fixture with necessary hardware & accessories.. (Bajaj /CG / Wipro / Philips make)	1	Nos	450	450.00
5	Decorative Lighting (For All Indoor Areas)				
5.1	Supply & Installation of Decorative type Wall mounted 10-15W Picture Light fixture (LED type preferably). Basic cost of the fitting including lamp shall be Rs.3500/- . The fitting shall be wall mounted at the required height including all necessary hardware & accessories, etc. complete as required, directed & approved by the Architect / Client / Consultant. (For Wall Picture at Directors Cabin)	2	Nos	4350	8,700.00
6	LED LINEAR HANGING PROFILE LIGHT - ABOVE RECEPTION TABLE				
	Supplying, fixing, and testing - Built-In High-Quality Power LED driver with High Power Factor >0.97 (True Rated Power Consumption), Tubelight. Shade - white light shade , 8ft length, 72W Weight: 1.5 Kg				
	5 Ft high-grade adjustable hanging SS wire included				
	Aluminum profile light black body				
	Intense Lighting Performance Elegant and Unique Design - can be hung from the ceiling with the help of suspenders No harmful UV/IR radiation, surge protection min 2kV, overvoltage protection up to 360V Slim construction for wider applications, long life LED light source				
	5 Years Warranty				
	Make - Harhold Model Name - Linear Hanging Profile Light - 2438mm Length	1	NOS	14000	14,000.00
7	WALL LAMP				
	Supplying, fixing, and testing Decorative Wall-Mounted Lamps on the bed back panel or wall, complete with compatible warm LED , concealed wiring, and mounting hardware, as per approved design, location, and electrical layout. Shade - Warm white Size - 600mm length Body Colour - Black				
	Fixture supply as per approved design/style Fixing to wall with proper anchoring Connection to nearest junction box with Polycab wire All required hardware: wall plugs, fasteners, screws, washers, etc. Testing and commissioning to ensure functionality				
	Make - Harhold Model Name - Luminedge Wall Light - 600mm length	2	NOS	4000	8,000.00

8	CEILING SURFACE LIGHTS				
	Supplying, fixing, and testing of 12 Watt Round-Shaped Concealed LED downlights in the ceiling, of Philips make or equivalent approved, in natural white (4000K–4500K) light tone, complete with all drivers, fixing accessories, cutting of ceiling, wiring termination, and installation, as per layout and design.				
	Wattage: 12 Watts Body: Thermoplastic/metal housing with powder-coated finish Lumen output: Minimum 1000 lumens Shade - 3 In One. Voltage: 220–240V AC Frequency: 50–60Hz Power Factor: >0.90 Efficiency: Minimum 85% Warranty: Minimum 2 years from manufacturer				
	All fixing materials such as clips, clamps, screws, and adhesives to be included				
	Testing and commissioning of the light fixture to ensure proper working				
	All labour, materials, fittings, wiring up to 1.5m, driver installation, fixing hardware, and commissioning complete in all respects.				
	Make: Philips Model no - Philips Full Glow LED Round Surface light	4	NOS	800	3,200.00
9	WALL FAN				
	Supplying, fixing, and testing of Renesa Wall Fan Body colour- White Atomberg Renesa 400mm Wall Mount Fan 5-star rated Silent BLDC Stand Fan 6 Speeds 35W Remote with Oscillation, Timer, Sleep				
	Low noise operation, 6 speed control with timer and sleep mode, 30° manual tilt and 90° oscillation controlled by button and remote. Front grill, Rear grill, Motor assembly, Blade, Remote, Batteries. Assembly process manual Remote and feather touch button				
	Fixing to wall with proper anchoring Connection to nearest junction box with Polycab wire All required hardware: wall plugs, fasteners, screws, washers, etc. Testing and commissioning to ensure functionality				
	Make: Atomberge Model no - Atomberg Renesa 400mm Wall Mount Fan	3	NOS	4500	13,500.00
10	INSTITUTE LOGO				
	Providing and fixing back-lit logo signage as per approved design and artwork. The logo shall be made of laser-cut acrylic sheet (minimum 3–5 mm thick) or high-quality vinyl graphics mounted on a suitable acrylic / ACP / MS backing plate, as approved. Size - 400mm x 600mm				

	The face shall be finished with acrylic colour / vinyl wrap matching the approved logo colours. Back-lighting shall be provided using energy-efficient LED modules with uniform light distribution, housed within the logo or backing panel, ensuring no hotspots or shadow marks.				
	The LED system shall include drivers, wiring, connectors, and proper heat dissipation, complete with concealed electrical connections.				
	The logo shall be stud-mounted / stand-off mounted on the wall to create a halo back-lit effect, with adequate spacing from the wall.				
	All edges shall be smooth and neatly finished.				
	Workmanship shall ensure proper alignment, level fixing, and clean installation. The rate shall include fabrication, LED lighting, fixing accessories, electrical connections, testing, and commissioning, complete in all respects.	1	NOS	8500	8,500.00
11	SS LETTERS FOR HOSTEL NAME				
	Providing and fixing Stainless Steel (SS) Name Plate made out of SS Grade 304, with 1mm thick laser-cut letters as per approved font and size.				
	Total 15 letters with height - 115mm				
	The letters shall have a brushed / hairline / mirror finish (as approved by the Engineer/Architect).				
	The letters shall be fixed on the wall using concealed SS studs, spacers, or adhesive to ensure a clean and durable installation.				
	All edges shall be smooth and properly finished.				
	The overall look shall be neat, elegant, and weather-resistant, suitable for external as well as internal application.				
	Confirm the hostel naming letters with the authority.				
	The design, size, letter thickness, and fixing method shall be as per approved sample and drawing.	15.00	NOS	800	12,000.00
	TOTAL of SECTION (C)				2,29,855.00
D	DATA NETWORKING				
1	Supply and installation of 6U 550-500 CKD Wall Mount Network Rack with all accessories, Make: Netrack	1	Nos	5000	5,000.00
2	SITC of Gigabit Managed Ethernet Switch, 8 Port GE, Ext PS, 2x1GE Combo, Make: D-Link;	1	Nos	11000	11,000.00
3	SITC of 1000 Base-LX SFP Transceiver, Make: Cisco; Model: Cisco SFP model - MGBLX1 or compactable with D-link	2	Nos	1500	3,000.00
4	SITC of UPS - 600VA, Make: Zebronic/ Intex or Equivalent	1	Nos	3000	3,000.00
5	Supply and installation of Termination Box-12 core fully loaded (including Fiber splicing of all core), Make: Commscope or Equivalent	1	Nos	8000	8,000.00
6	6 Core Multi-Mode Armoured Fiber Optic (OFC) Cablez Make: R&M/ Finolex/ KEI/ Molex or Equivalent	80	Mtrs	100	8,000.00

7	I/O Box Combo Set, Single Port Face Plate, 1 Keystone Jack, Gang Box and wall mount box with design to install multiple Ethernet connections in a wall or other installation surfaces and I/O termination etc. complete. Make: R&M/ D-link/ Finolex/ Molex/USHA martin	4	Nos	350	1,400.00
8	Supply, laying and fixing etc.of 23 AWG CAT 6 LAN Cable including casing/pvc conduits and capping including saddling etc. as per the requirement of the institute, Make: R&M/ Finolex/ KEI/ Molex or Equivalent	150	Mtrs	75	11,250.00
9	SITC of LC-LC MM Duplex Fibre patch cord of 1 Metre. Make - R&M/ CommScope/ Molex or Equivalent.	2	Nos	350	700.00
10	Supply and laying of 1" HDPE Pipe as per requirement of the institute and Engineer in charge. Including excavation up to depth of 600 mm in soft and hard soil strata.	80	Mtrs	350	28,000.00
	TOTAL of SECTION (D)				79,350.00
	TOTAL (ELECTRICAL WORK)=				3,92,110.00
TOTAL (CIVIL + ELECTRICAL WORK) =					12,02,790.50
GST 18%					2,16,502.29
TOTAL COST					14,19,292.79

• **COST ABSTRACT:**

Sl. No.	Name of component	Estimated cost (Incl. GST)	Percentage above or below the Estimated Cost (+/-)	% in Figures	Total Cost (Incl. GST)
1	CIVIL WORK	9,56,602.99			
2	Electrical and Allied Works	4,62,689.80			
	Grand Total	14,19,292.79			

Seal & Signature of Tenderer

ANNEXURE - V
DECLARATION

With respect to the tender published by NIBM, I / We hereby submit my / our tender in a required format.

I / We have adhered to the requirements prescribed by NIBM Pune. I / We have carefully gone through the guidelines / terms and conditions and I / We accept the same without any alternations / modifications.

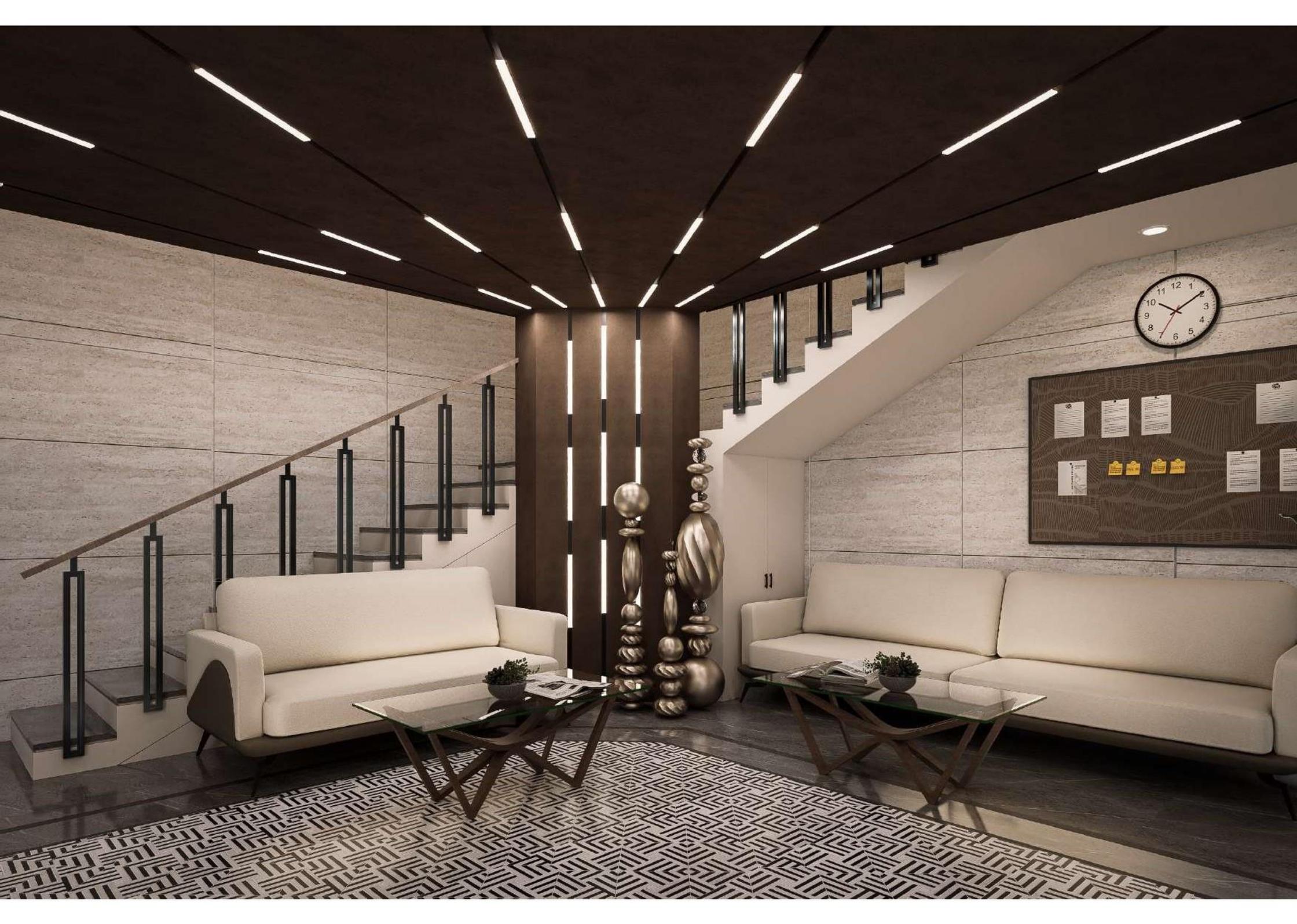
I/We agree to notify the NIBM of any changes in the foregoing particulars as and when they occur and to verify and confirm. I/We understand and agree that the Director, National Institute of Bank Management has the right as he may decide, not to open Financial Bid tender in any particular case and also to suspend, remove or blacklist my/our name from NIBM's list of contractors in the event of my/our furnishing false particulars in the Technical Bid form or submitting non-bonafide tenders or for technical or other delinquency in regard to which the decision of Director, NIBM shall be final and conclusive.

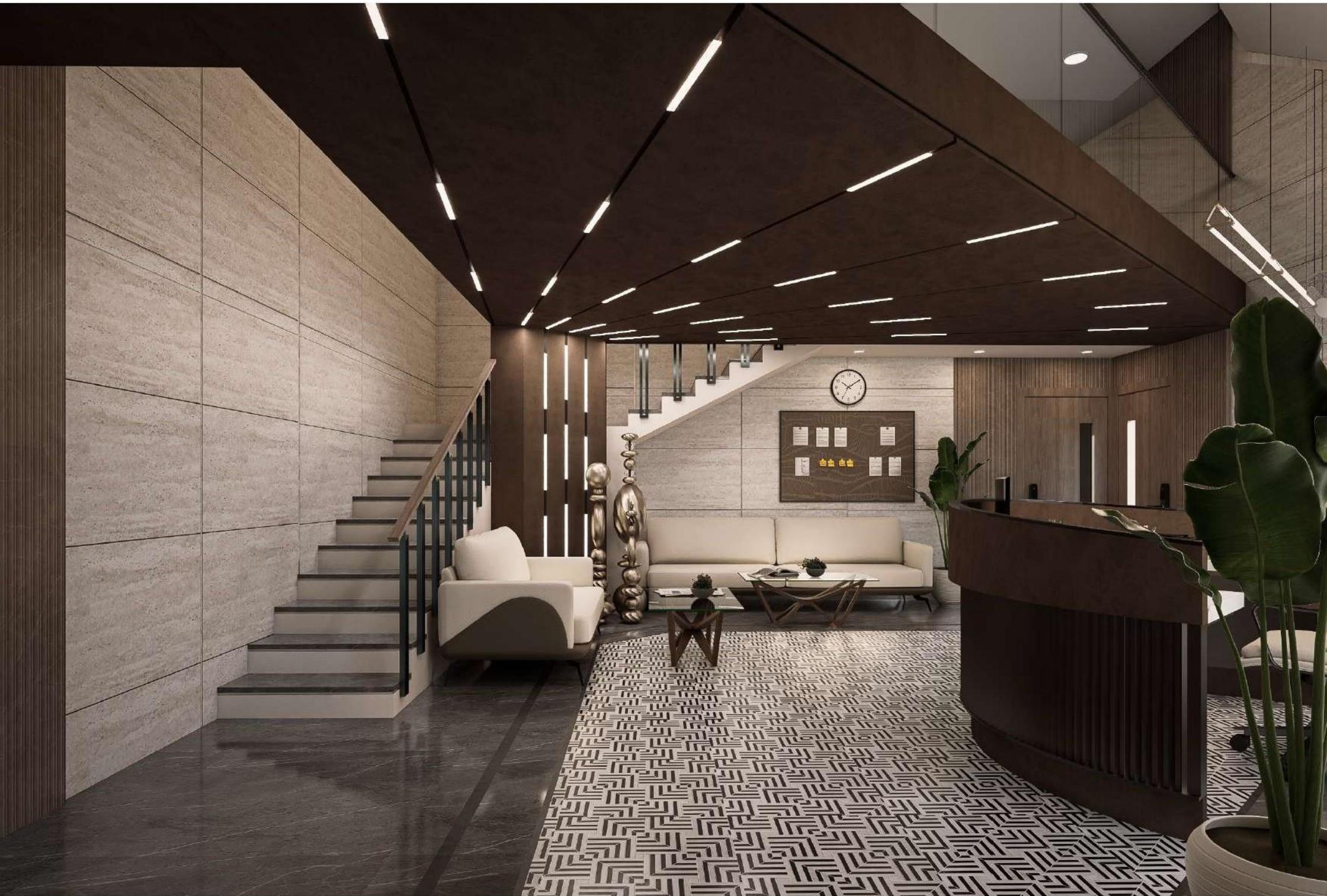
I/We certify that the particulars furnished in the Technical bid forms are correct and that should it be found that I/We have given a false certificate or that if I/We fail to notify the fact of my/our subsequent amalgamation with another contractor or firm, the National Institute of Bank Management may disqualify my/our name from the opening Financial bid.

PLACE:
DATE:

Seal & Signature of Tenderer

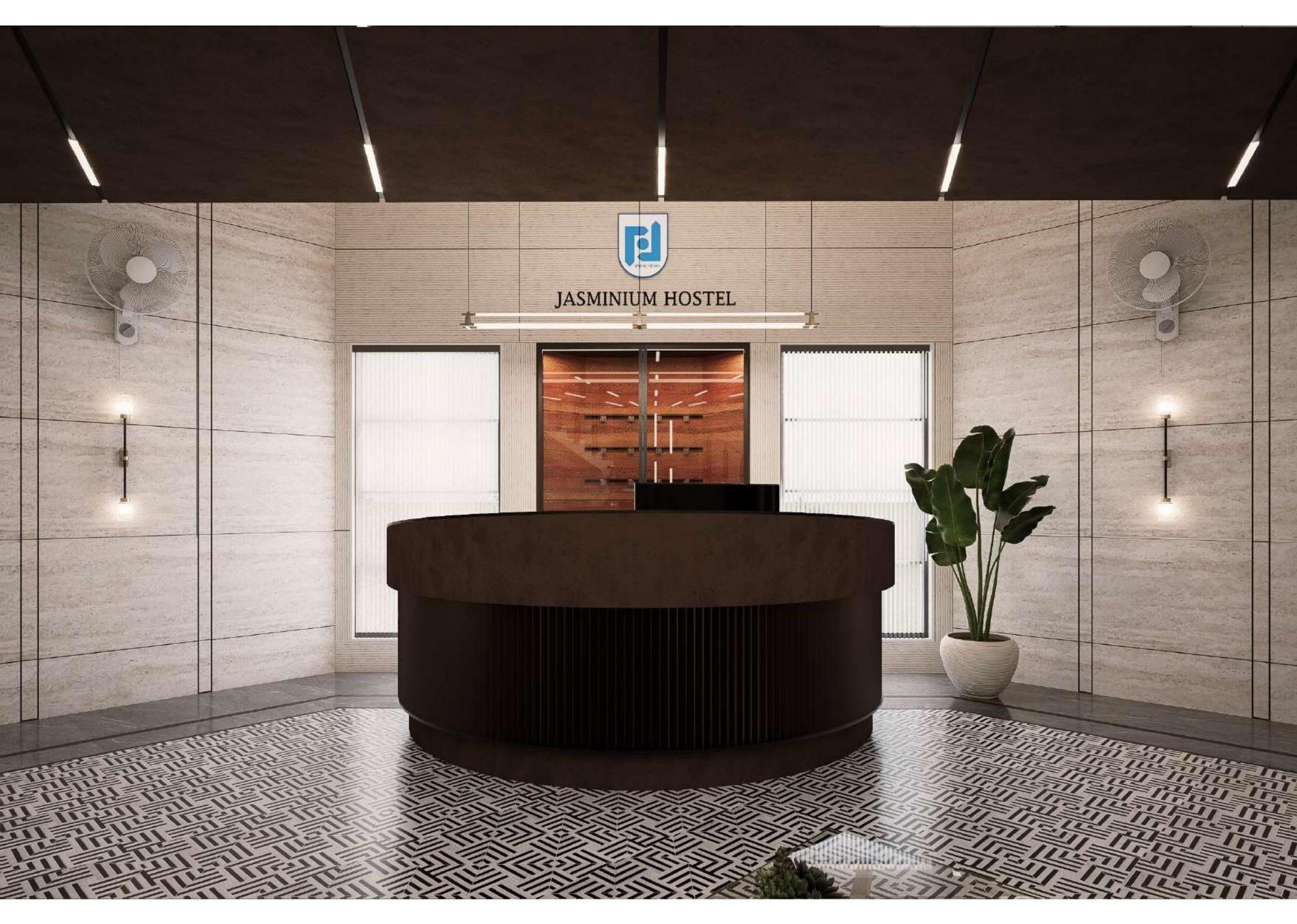


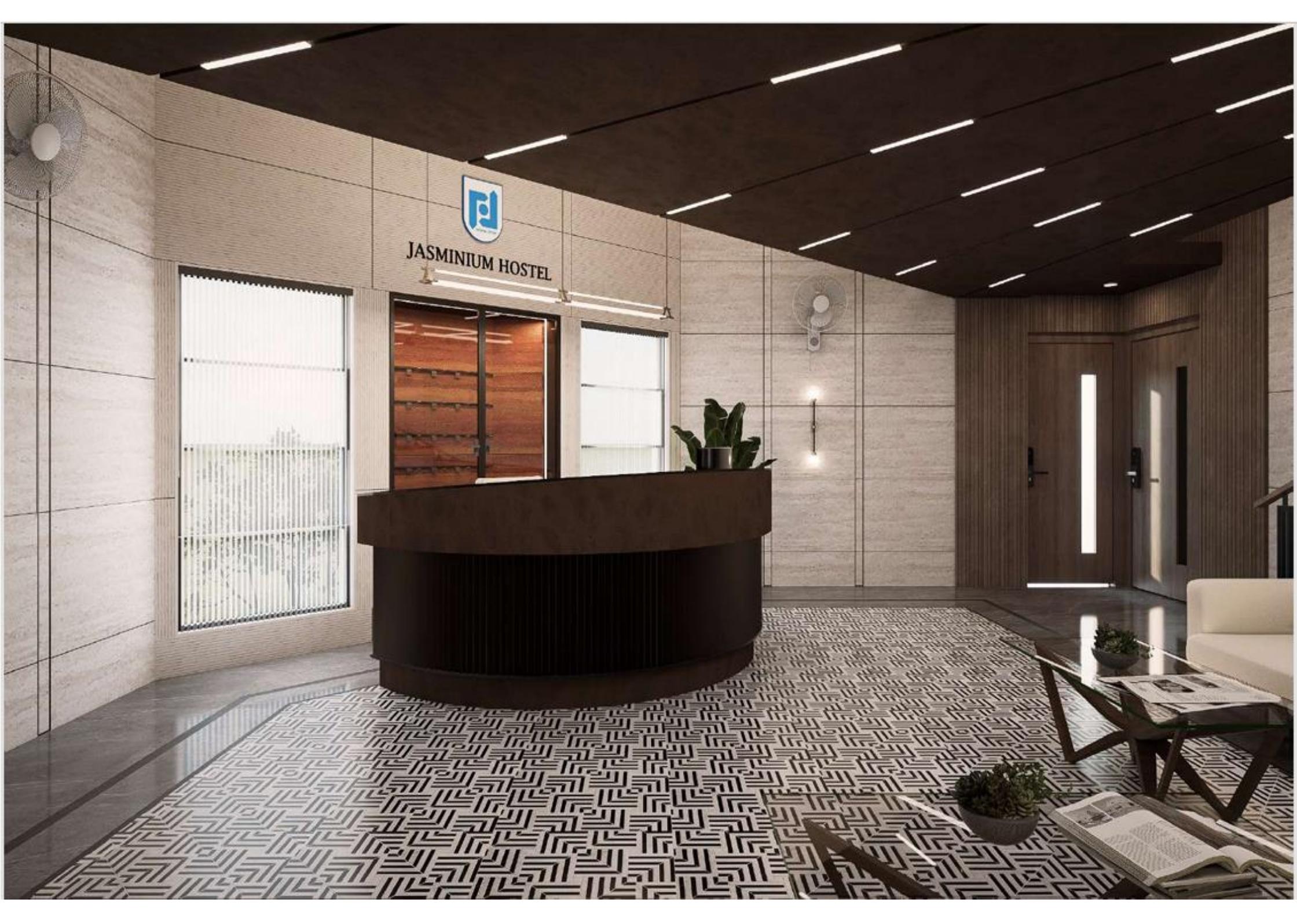






JASMINIUM HOSTEL





JASMINIUM HOSTEL

