



**NATIONAL INSTITUTE OF BANK MANAGEMENT
PUNE**

*** Tender for ***

Renovation of Multi-Purpose Hall at NIBM Campus, Pune

(Ref No. NIBM/Tender-11/2025-26 dated February 6, 2026)

2025 – 2026

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

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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	: February 6, 2026
(ii)	Pre-Bid meeting and Site Visit	: February 11, 2026 at 11:30 a.m.
(iii)	Last date for Tender Submission	: February 20, 2026 at 12:00 p.m.
(iv)	Date and time for opening of Technical Bid	: February 20, 2026 at 03:00 p.m.
(v)	Date and time for opening of Financial Bid	The 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 **January 31, 2026** 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. 50 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 **30 lakhs (Completed within timeline of Maximum 45 Days)**

OR

Two similar completed works costing each of value not less than **20 lakhs. (Completed within timeline of Maximum 30 Days each)**

2. The tenderers will have to pay the Earnest Money Deposit (**EMD**) of **Rs.70,000/- (Seventy 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 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 **11/02/2026** 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 **10/02/2026** 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/Annexure-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. 70,000/- (Rupees Seventy 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. 70,000/- (Rupees Seventy 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.

(A) Technical Score based on following criteria:

- (i) Financial Capabilities Last 3 years audited statement of accounts commencing from financial year 2022.
- (ii) Existing manpower – Administrative and Technical.
- (iii) Experience in execution of similar work – Volume of project.
- (iv) Work experience in any organization where similar nature (Rs.30 lakh or more) of work completed within given timeline. (Includes no. such works completed in similar institute)
- (v) Certificate of Appreciation/Award if any.

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

(B) Financial Score based on following criteria:

Score calculation = $50 \times (Fs = LBP / BP)$

Note: Fs = Financial score, BP = Bidder Price, LBP = Lowest Bider Price

Final Score Abstract = $0.7 \times$ Technical Score + $0.3 \times$ Financial Score

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 **3** 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 tackle 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 offs 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**. In case, the work is delayed beyond the period as above, 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 no. 3.3 below.

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 with the approval of competent authority 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 Non-completion of the work within given time schedule and bar chart submitted.
- 6.1.2 Defective work not remedied.
- 6.1.2a. 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 Renovation of Multi-Purpose Hall (MPH) at NIBM Campus, Pune.**

Ref: **Tender Notice No. NIBM/Tender-11/2025-26 dated February 6, 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
WITNESS:

M/s.

WITNESS:

- 1) _____

- 2) _____

- 1)
- 2)

ANNEXURE-III

INDEMNITY BOND

(On ₹.500/- Stamp Paper)

Renovation of Multi-Purpose Hall (MPH) at NIBM Campus, Pune.

This deed of indemnity executed at Pune at this ----- day of the month on -----
----- the year 2026, 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 -
----- 2026 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

For

FIRST PARTY

SECOND PARTY

WITNESS: -

WITNESS: -

1. _____

1.

2. _____

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)

<u>LIST OF WORK COMPLETED DURING LAST FIVE YEARS FROM THE DATE OF PUBLICATION OF TENDER NOTICE (2022-2025)</u>					
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

Renovation of Multi-Purpose Hall (MPH) 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.

Seal & Signature of Tenderer's :
Representative

Sign of NIBM
Designation:

Name of the Representative :

Name of the Firm :

Date :

Annexure- IV: BoQ / Financial / Price Bid

BoQ - Renovation of Multi-Purpose Hall, NIBM Pune.

No	Description	Units	Qty	Rate - ₹	Amount-₹
A	Breaking/Demolishing				
1	Breaking Brick Walls/Siphorex Blocks/ Stone Masonry				
	Breaking and dismantling existing brick masonry walls or Siporex (AAC) block walls or stone masonry of any thickness, it shall be carried out carefully and systematically as advised or marked on site, or as directed by the Architect/Engineer-in-Charge. The work shall include dismantling of masonry walls of any thickness, non-load-bearing, complete including plaster, finishes, and embedded fixtures, without causing damage to adjoining structures, floors, ceilings, beams, columns, services, or finished surfaces.				
	All necessary temporary supports, props, and safety arrangements shall be provided wherever required. Existing electrical conduits, plumbing lines, fire services, data cables, or any other embedded services passing through or adjacent to the wall shall be identified, disconnected, diverted, or protected as necessary in coordination with the concerned agencies.				
	Breaking shall be carried out using manual methods and light mechanical tools such as chipping hammers, cutters, or breakers. Debris arising from dismantling shall be carefully lowered, not thrown, and shall be segregated, stacked, and removed from site to out of the campus premises, an authorized dumping location as per local municipal regulations. Any thing damaged during the breaking will be either replaced or repaired at no extra cost	Sq.m	10	550.00	5,500.00
2	Breaking/ removing Windows/Ventilators				
	Breaking, dismantling, and removal of existing windows and ventilators of any type, size, and material including timber, steel, aluminium, UPVC, or composite frames, with glass panes, shutters, grills, fittings, fixtures, sealants, and fasteners shall be carried out carefully and to the extent shown on drawings or as directed by the Architect/Engineer-in-Charge.				
	The work shall include removal of frames, shutters, glass, beading, hinges, stays, handles, locks, screws, anchors, and all associated components, including cutting and breaking of surrounding plaster, masonry, or finishes as required for complete removal				

	Necessary temporary supports shall be provided during dismantling to prevent instability of adjoining masonry. Electrical, plumbing, or other services passing through or near the openings shall be identified, isolated, or protected in coordination with the concerned agencies before removal. Any thing damaged during the breaking will be either replaced or repaired at no extra cost				
	Debris arising from dismantling shall be carefully collected, stacked, and hand over the servicable material to the NIBM and unservicable material removed from site out of the campus premises to an authorized disposal location in accordance with local municipal regulations.	Sq.m	10.00	250.00	2,500.00
3	Breaking Floor Tiles/ wall tiles including plaster				
	Breaking, dismantling, and removal of existing floor tiles of any type, size, thickness, and finish including ceramic, vitrified, glazed, porcelain, stone, or similar finishes, fixed on plastered masonry, screed, or concrete surfaces, shall be carried out to the required extents as shown on drawings or as directed by the Architect/Engineer-in-Charge.				
	The work shall include removal of tiles along with backing mortar, tile adhesive, bedding, plaster, screed, and any other substrate material, complete with hacking of the base surface to receive new finishes. Care shall be taken to ensure that adjoining walls, floors, skirting, ceilings, sanitary fittings, fixtures, plumbing lines, electrical conduits, floor traps, and other embedded services are not damaged during dismantling. Anything damaged during the breaking will be either replaced or repaired at no extra cost				
	Debris generated from dismantling shall be carefully collected, segregated, and hand over the serviceable material to the NIBM and unserviceable material removed from site out of the campus premises to an authorized dumping location as per local municipal regulations.	Sq.m	120.00	130.00	15,600.00
4	Breaking/ removing Existing Doors				
	Breaking, dismantling, and removal of existing doors of any type, size, and material including timber, flush doors, panelled doors, metal doors, aluminium doors, UPVC doors, or composite doors, complete with shutters, glazed and partly glazed doors frames, architraves, holdfasts, hinges, locks, handles, door closers, stoppers, screws, fasteners, sealants, and all associated fittings, shall be carried out as shown on drawings or as directed by the Architect/Engineer-in-Charge.				

	The work shall include removal of door shutters and frames by carefully dismantling or cutting holdfasts and anchorage without causing damage to adjoining masonry, plaster, flooring, skirting, ceiling, or finished surfaces. Any breaking of surrounding plaster or masonry required for complete removal of the door frame shall be included. Anything damaged during the breaking will be either replaced or repaired at no extra cost				
	Debris arising from dismantling shall be carefully collected, stacked, and hand over the serviceable material to the NIBM and unserviceable material removed from site out of the campus premises to an authorized disposal location in accordance with local municipal regulations.	Sq.m	50.00	100.00	5,000.00
5	Breaking Existing Wall panelling/ Wall Finishes				
	Breaking, dismantling, and removal of existing wall panelling and wall finishes of any type, material, thickness, and finish including wooden panelling, MDF/HDF panels, laminate-finished panels, veneer panels, fabric-wrapped panels, gypsum boards, cement fibre boards, PVC panels, acoustic panels, wall claddings, wallpaper, textured finishes, paint finishes, or any other applied wall finish including its frame work, the work shall be carried out to the extents shown on drawings or as directed by the Architect/Engineer-in-Charge.				
	The work shall include removal of panels along with sub-frameworks, battens, cleats, aluminium channels GI channels, furring channels, fixing brackets, adhesives, screws, nails, anchors, sealants, backing boards, insulation, acoustic infill (if any), and all associated accessories. Any breaking of underlying plaster or masonry required for complete removal shall be included. Any thing damaged during the breaking will be either replaced or repaired at no extra cost				
	Debris generated from dismantling shall be carefully collected, segregated, and hand over the servicable material to the NIBM and unservisable material removed from site out of the campus premises to an authorized disposal location as per local municipal regulations.	Sq.m	110.00	100.00	11,000.00

	Please Note that the below items cost includes scaffolding or any additional facilities which are needed to work on site				
B	Civil Works				
1	PCC Levelling Coarse 1:2:4				
	Providing and laying Plain Cement Concrete PCC 1:3:6 (Cement 1: Sand 3: Coarse Aggregate 6) in levelling coarse in proper line and level, curing, etc. all complete as directed by the 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 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 leveled 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 troweled 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 coarse shouldn't be more than 50mm	Cu.m	10.00	6,000.00	60,000.00
2	Vitrified Tiles for Flooring- 1200 x 600 mm or More. basic rate Rs. 1200.00 Sqm excluding GST				

	Providing and fixing Large Vitrified Tiles/Slabs vitrified large format tiles/slabs straight edge & nano finish of specified size and thickness (typically 8-12mm thick and sizes up to (600x1200/ 800x2400mm / 800x1600mm), in approved design and shade as per manufacturer's catalogue.				
	The surface preparation shall include proper cleaning, chipping, and leveling 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 Engineer-in-Charge.				
	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 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, cutting of tile of additional services 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 Sq.m) of tiles fixed at site, excluding wastage and overlaps.				
	Basic price of Vitrified tile is Rs 1300 /- per Sqm exclusive of GST.	Sq.m	110.00	1,800.00	1,98,000.00
	Make: Kajariya, Simpolo, Johnson, Somani, RAK, etc.				
	Note: The size of the tile will selected by the architect / NIBM Engineer incharge				
3	Skirting for Vitrified Tiles - 100 mm				
	i) Providing and fixing 100mm height skirting 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 readymix mortar of required thickness in true plumb and line & level flushed with the existing wall 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 Engineer-in-Charge.				
	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.				

	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, cutting of tile of additional services and complete cleaning of the area after completion. The quoted rate shall be inclusive of all materials, wastage, lead, lift, and site handling.				
	Basic price of Vitrified tile is Rs 1300 /- per Sqm exclusive of GST				
	Note: A suitable price adjustment shall be considered based on purchased rate approved by the Institute only for net fixed measured quantity of vitrified tiles.	Rmt	55.00	300.00	16,500.00
	Make: Kajariya, Simpolo, Johnson, Somani, RAK, etc.				
4	Vitrified Tiles for Dado.				
	(i) Providing and fixing 1st quality Vitrified wall tiles of approved make and size (600x1200/ 800x2400mm / 800x1200mm), in all colour, shades of any approved size in skirting, dado, etc. over a minimum 12-15 mm thick backing coat over dash coat of plaster in Ready Mix Mortar, jointing with grey cement paste in proper line and leve including pointing in white cement mixed with pigment of matching shade, cleaning, etc. all complete as directed by the Engineer-in-Charge.				
	(ii) Providing and applying dash coat plaster with same ready mix mortar for making up the broken brick surface prior to backing plaster.				
	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, cutting of tile of additional services and complete cleaning of the area after completion. The quoted rate shall be inclusive of all materials, wastage, lead, lift, and site handling.				
	Note: The basic price of Vitrified tile is as Rs. 1200/- per sq. mt. exluding GST.				
	Note: A suitable price adjustment shall be considered based on purchased rate agreed by the NIBM only for fixed measured quantity	sq.m	15	1,400.00	21,000.00
	Make: Kajariya, Simpolo, Johnson, Somani, RAK, etc.				
5	Wooden Flooring				
	Providing, Supplying, delivery and installation of wooden laminated flooring system of approved make with tongue-and-groove joints over the prepared subfloor including all necessary underlayments, adhesives, and accessories along with the provision and installation of matching skirting to provide a seamless and professional finish, etc. as per following details:				

	i) Fixing High-quality, pre-finished laminated wooden flooring planks of thickness 10-12mm fixed together using tongue and groove joints				
	ii)The subfloor must be level, clean, dry and free of any dust or debris prior to installation. Any uneven areas shall be corrected using self-leveling compound or approved filler material				
	iii) The tongue-and-groove system will be used to lock the planks together ensuring a floating floor system. The planks will be locked securely using a tapping block and mallet to prevent gaps or misalignment.				
	iv) 50 mm high skirting matching with the design of pre laminated flooring system shall be fixed on the wall with necessary adhesive.				
	Basic price of wooden flooring is Rs 1500 /- per sqm. The basic price is exclusive of GST and inclusive of cost of transport, loading-unloading & stacking at site.				
	Note: A suitable price adjustment shall be considered based on purchased rate approved by the Bank only for net wooden laminated flooring	Sq.m	60.00	2,000.00	1,20,000.00
	Make List :- Xylos, Action Tesa, Square Foot				
6	Half Brick Wall				
	Providing and constructing brick masonry partition walls of 150mm or more thickness by using well burnt good quality locally available full-size bricks Ready Mix Mortar of approved manufacturer including providing damp proofing coarse of 150mm thick at base in PCC 1:2:4 (Cement1: Sand 2: Aggregate 4) by hatching slab base, providing intermediate stiffener course/patli of concrete with 2 nos. 8mm dia. steel rebar laterally supported by 8mm dia. steel bar pins @ 1000 mm c/c, racking the joints, curing, cleaning, etc. including providing necessary scaffolding etc. complete all as directed by the Engineer-in-Charge. The rate shall include all required shuttering/centering/all materials, tools required for completion of work.	Sq.m	10	970.00	9,700.00
7	12-15 mm thk Plaster Work including Dash Coat				
	Providing and applying 15-18 mm thick internal plaster in single coat on wall surface by using approved Ready Mix Mortar of approved make including applying a base/dash cement mortar coat to brick wall surface after applying cement slurry, providing required scaffolding, curing, etc. and finishing the plaster surface smooth to receive further finishes with punning/paint, etc. all complete as directed by the Bank's Engineer.	Sq.m	20	550.00	11,000.00

8	Pop Punning				
	Providing and applying Plaster of Paris (POP) punning on prepared wall and ceiling surfaces to obtain a smooth, even, and finished surface suitable for painting or other specified finishes, complete in all respects, as shown on drawings or as directed by the Architect/Engineer-in-Charge.				
	The surface to receive POP punning shall be clean, sound, dry, and free from dust, grease, loose plaster, oil, or any other deleterious material. Any unevenness, cracks, or defects in the base plaster shall be rectified prior to application. The substrate shall be lightly moistened where required to ensure proper adhesion.				
	POP punning shall be carried out using freshly prepared plaster of paris of approved quality, mixed in clean water to the correct consistency and applied uniformly by skilled workmen using steel trowels. The thickness of POP punning shall generally be up to 2–3 mm, applied in one or more coats as required to achieve a smooth and true surface.				
	The finished surface shall be smooth, level, and free from undulations, cracks, trowel marks, air bubbles, pinholes, or stains. Junctions with beams, columns, slabs, openings, and other surfaces shall be neatly finished with sharp, straight lines. Corners and edges shall be true and uniform.	Sq.m	350.00	60.00	21,000.00
9	Granite Work (Frames, Jambs etc) 18 mm thk edges rounded. Basic rate Rs. 2,600.00 Sqm				
	Granite stone frames for door/ window & lift door boxing frame				
	i) Providing and fixing in position one side mirror polished 16-18 mm granite slab cut to size for installing granite frame after dismantelling old plaster surface for door/ window & lift door with neat cement paste (1:4 mix) bedding in proper plumb line and level including finishing all exposed edges half round moulding with polishing of all exposed surfaces etc. all complete done in workmanship like manner as directed by the Engineer.				
	ii) For door/ window frame, it shall be laid in a stepped form as per drawing, to the entire width of the window with a projection of 12 mm on either side.				
	Basic rate of granite stone is Rs. 2, 600 /- per sq. metre excluding the GST .				
	The item will be measured in Sq.m as per the visible net area (overlapping shall not be measured twice)				
	Note: A suitable price adjustment will be considered based on purchased rate agreed by the Bank only for fixed measured quantity.	Sq.m	8.00	4,000.00	32,000.00

B	Interior Works				-
1	Fully Glazed Partitions- 12 mm thk toughened glass.				
	Providing and making aluminium-framed full-height glass partitions with toughened glass panels, of approved make and anodised in the architecturally approved shade and finish.				
	The partition framework shall comprise single groove aluminium sections of size 63.5mm x 38.1mm x 1.95mm thickness , weighing approximately not less than 1.092 Kg/m , to be fixed horizontally at top and bottom levels and vertically at the ends of each partition bay. Intermediate vertical members shall consist of double groove sections measuring 63.5mm x 38.1mm x 1.85mm thick , spaced at intervals not exceeding 1000-1500mm center-to-center , or as per site requirement. these aluminium channels will be anchored onto the RCC slab using anchor bolts				
	All aluminium sections, including straight and curved portions, shall be anodised with a minimum coating thickness of 10-15 microns, with colour and finish approved by the Architect/ Engineer-in-Charge and fixed to walls, floor, partitions using M8 A2/A4 stainless steel anchors @ 600mm c/c (EN 1999-1-1).				
	The glazing infill shall consist of 12mm thick clear toughened float glass of EN 12600 impact-rated of make Saint Gobain, Asahi Glass supplied and installed in single vertical panels, each panel having a maximum width of 1000mm - 1200mm, unless otherwise directed. The glass shall be free from waves, distortions, and scratches, with polished edges on all four sides. For curved sections, curved toughened glass panels shall be used, manufactured to exact template sizes.				
	The glass panels shall be fixed within the aluminium frame using anodised aluminium glazing clips along with EPDM rubber gaskets on both sides to ensure firm holding, thermal insulation, and sound reduction. The system shall be completely rattle-free. The joints should be filled with 2mm silicone sealant (ASTM C920) at all junctions				
	Pasting firmly a wrinkle free Razor frosted tape/film over the glazed shutters of the partitions in given pattern and design. All completely done in workmanship like manner as directed by the Engineer-in-Charge.				
	The vertical sections must be anchored to the ceiling using aluminium sections and anchor bolts to ensure a firm and strong construction				
	Measurement shall be based on the net visible area of the glass partition (Sq.m) installed, as per site dimensions, measured from frame edge to frame edge.	Sq.m	25.00	7,500.00	1,87,500.00
	Make: Glass - Saint Gobain, Asahi Glass Aluminium - Jindal				

2	Fully Glazed Double Shutter Door 12 mm thk toughened glass of maximum height of 2400mm				
	Providing and fixing a double-leaf frameless toughened glass door, made from 12 mm thick clear toughened float glass of make Saint Gobain, Asahi Glass, conforming to IS:2553 (Part 1) and EN 12600 or as per approved specifications. The glass shall be of optically true and distortion-free quality, with all edges machine-polished to achieve smooth and safe finishes. The door size, configuration, meeting line, and cut-outs for hardware shall strictly follow approved shop drawings and site measurements.				
	The double-leaf door shall consist of two glass shutters centrally fixed. The shutters shall be supported using approved top and bottom patch fittings, integrated with the aluminium partition framework. The bottom pivots shall be anchored into the floor using heavy-duty, corrosion-resistant anchor bolts, while the top patch fittings shall be fixed to the aluminium partition head member or ceiling slab, as per site conditions and approved shop drawings.				
	All patch fittings, center fittings, and accessories shall be manufactured from SS 304-grade stainless steel or aluminium alloy, finished in satin, brush, or anodized finish, as approved by the Architect. Necessary interface plates, adapter brackets, or reinforcement members within the aluminium partition framework shall be provided to ensure proper load transfer and structural stability of the door assembly.				
	A heavy-duty floor spring, with adjustable closing speed and suitable for door weights up to 100 kg per shutter, shall be provided for the active shutter(s). The floor spring shall be recessed into the floor in a pre-cut pocket, properly leveled and aligned to ensure smooth, controlled, and synchronized closing of the shutters.				
	The door shall be provided with all required hardware including patch locks, pull handles, floor pivots, center locks all in stainless steel or anodized aluminium finish. Handle design and lock type (deadlock, latch, or combination) .				
	All cut-outs for locks, pivots, handles, center fittings, or other hardware shall be machine-cut at the manufacturer's facility to ensure clean edges, dimensional accuracy, and proper fitting.				
	For integration of the door within the aluminium glazed partition, matching aluminium cover plates, trims, and junction profiles shall be provided to conceal fittings and to achieve a clean, uniform junction between the partition framework and the glass shutters. A transparent silicone sealant shall be applied at all necessary joints and interfaces to ensure a dust-free and rattle-free installation.				
	Pasting firmly a wrinkle-free Razor frosted tape / film over the glazed shutters in the specified pattern and design shall be carried out, complete in a workmanship-like manner as directed by the Engineer-in-Charge				

	Measurement for payment shall be made on the basis of the actual glass shutter area (Sq.m) installed at site, irrespective of cut-outs for fittings.	Sq.m	20.00	6,000.00	1,20,000.00
	Make: Glass - Saint Gobbain, Asahi Glass etc. Aluminium - Jindal Fittings & Fixtures - Hettich, Haffle, Dorma, Europa,Ozone, etc				
3	Fully Opaque Partition - 1.00 laminate on either side				
	Providing and fixing skeleton framework in a grid system of 600 mm x 600 mm c/c, fabricated out of extruded aluminium box sections of size 50 mm x 50 mm x 2.00 mm thickness of approved make or equivalent.				
	The perimeter members of the aluminium framework, including the top horizontal member, bottom horizontal member, and end vertical members, shall be securely fixed to the RCC ceiling slab and floor using approved anchor bolts / mechanical fasteners, as suitable for site conditions, to ensure a firm, stable, and vibration-free construction.				
	The internal grid members shall be fixed to the main framework using approved metal screws, cleat angles, and connectors, ensuring the entire framework is true in line, level, and plumb. Necessary seasoned hardwood inserts / wooden logs shall be provided at junctions, fixing points, and wherever required to achieve adequate rigidity and to receive screws and hardware. All complete as directed.				
	Providing and fixing 12 mm thick BWP or Marine ply (IS 710:2010) grade plywood of Greenply, Anchor, CenturyPly make to both sides of the aluminium skeleton framework, fixed using approved size screws at a minimum spacing of 300 mm c/c, ensuring tight fixing, proper alignment, and flush joints, complete.				
	Providing and fixing 1.0 mm thick laminate Dorby Mica, Merino, Century Laminates make and shade, pasted on both sides of the plywood using approved synthetic adhesive, pressed and finished to achieve a smooth, uniform, and blemish-free surface. Exposed edges shall be neatly finished with matching PVC Edge Banding of rehau, E3, greenlam make				
	Providing and fixing a 150 mm deep raceway at skirting level, in similar panel formation, complete with removable access panels fixed using approved mirror screws, to accommodate electrical, data, and low-voltage services.				
	The work shall include necessary cut-outs in aluminium box sections and ply for routing of electrical and data cables wherever required cut outs for various electrical fitting including but not limited to light fixtures, switch boxes etc, and provision of hardwood inserts at member junctions and fixing locations to ensure structural strength and long-term performance of the skeleton framework.				

	Net exposed area of the partition shall be measured up to the false ceiling for payment.	Sqm	35.00	3,500.00	1,22,500.00
	Makes of laminate would include : Dorby Mica, Merino, Century Ply etc.				
	Basic Price of laminate will be Rs 1500.00				
4.a	Concealed door with both side finished with laminate				
	Providing and fixing a solid flush single-leaf door of approved size and thickness, complete, as shown on drawings or as directed by the Architect / Engineer-in-Charge.				
	The door shutter shall be solid core flush type, manufactured from BWP / BWR grade plywood or blockboard core of Greenply, Anchor, CenturyPly make, bonded under high pressure with waterproof synthetic resin, and finished with plain flush surfaces on both sides. The overall shutter thickness shall be 30- 32 mm (minimum) unless otherwise specified.				
	The shutter shall be finished on both sides with 1mm thk laminate properly pressed, edge-banded, and finished to achieve a smooth, uniform, and blemish-free surface of rehau, E3, greenlam. All exposed edges shall be lipped with hardwood or finished with matching edge treatment to prevent damage and moisture ingress.				
	The door shutter shall be fixed to a seasoned hardwood frame or metal frame of approved section, already fixed in position, using approved quality stainless steel / brass / anodized aluminium hinges of adequate size and load capacity. The door shall be provided with necessary hardware such as lockset, handles, door stopper, tower bolts (where required), and accessories, all of approved make and finish, as per the architectural hardware schedule.				
	The door shall be fixed true in line, level, and plumb, ensuring smooth opening and closing operation without binding or sagging. All cut-outs for hinges, locks, handles, and other fittings shall be neatly executed, preferably machine-cut, to ensure proper alignment and durability.				
	The door shall be fixed true in line, level, and plumb, ensuring smooth opening and closing operation without binding or sagging. All cut-outs for hinges, locks, handles, and other fittings shall be neatly executed, preferably machine-cut, to ensure proper alignment and durability.				

	Necessary sealing gaps between frame and shutter shall be uniform, and any exposed joints shall be neatly finished. The work shall include all labour, fittings, fasteners, accessories, and incidentals required to complete the installation in a neat and workmanlike manner.				
		Sqm	3.00	5,000.00	15,000.00
	Makes of laminate would include : Dorby Mica, Merino, Century Ply etc.				
	Basic Price of laminate will be Rs 1500.00				
4. b	Cupboard for Electrical panel				
	The item shall consist of providing, fabricating, and installing custom-designed electrical panel cupboards or enclosures using BWP (Boiling Water Proof) grade plywood conforming to IS 710 Greenply, Anchor, CenturyPly make, complete in all respects. The main carcass and framework of the electrical panel cupboard shall be constructed from 18 mm thick IS 710 BWP plywood, forming a rigid and stable enclosure capable of housing electrical panels safely. The framework shall be securely fixed to masonry or RCC surfaces using heavy-duty mechanical fasteners such as anchor bolts or dash fasteners to ensure structural stability and vibration resistance. All joints within the carcass shall be properly aligned and firmly fixed to prevent movement or deformation over time.				
	The shutters of the electrical panel cupboard shall be fabricated from 12 mm thick IS 710 BWP plywood and shall be adequately reinforced to ensure long-term dimensional stability and resistance to warping. The external faces of the shutters shall be finished with 1.0 mm thick decorative laminate of Dorby Mica, Merino, Royale Touch make and shade, while the internal faces of the shutters and all visible internal surfaces of the cupboard shall be finished with 0.8 mm thick liner laminate. All laminate finishes shall be bonded using approved synthetic resin adhesive under uniform pressure to ensure proper adhesion and durability. The finished surfaces shall be smooth, even, and free from bubbles, wrinkles, or adhesive marks.				
	All exposed plywood edges shall be treated with a moisture-resistant preservative and finished with 2 mm thick PVC edge banding, machine-pressed for uniformity, or alternatively with matching laminate edge strips, to achieve a durable and neatly finished edge condition of rehau, E3, greenlam make. Edge finishing shall be continuous and free from sharp corners or exposed plywood.				
	Adequate ventilation shall be provided to the electrical panel enclosure by incorporating louvered vents made of powder-coated aluminium or high-grade PVC, suitable for use in electrical installations. The size, number, and location of the louvered vents shall be finalized in coordination with the Engineer.				

	All shutters shall be mounted using heavy-duty, corrosion-resistant concealed hinges of approved make, preferably auto-closing type, capable of allowing wide-angle opening for ease of access. Locking shall be provided using industrial-grade cam locks or specialized electrical panel locks, with provision for master key compatibility where required. Handles, if provided, shall be flush-mounted or recessed D-handles to avoid projections in high-traffic areas and to enhance safety.				
	The completed electrical panel cupboard shall be perfectly aligned, true to line, level, and plumb. Shutter gaps shall be uniform and consistent, typically maintained between 2 mm and 3 mm throughout. Provision shall be made for easy removal and refitting of shutters to facilitate future electrical upgrades, maintenance, or panel replacement, without causing damage to the carcass, surrounding wall finishes, or laminate surfaces.				
	Measurement for payment shall be carried out in square meters (m ²) based on the front elevation area of the electrical panel cupboard, unless otherwise specified. The quoted rate shall be inclusive of the cost of all materials such as plywood, laminates, adhesives, louver systems, edge banding, heavy-duty hardware, and accessories, as well as labour for fabrication, installation, coordination with electrical contractors, and making good any disturbed surfaces, complete in all respects as per drawings, specifications, and directions of the Architect or Engineer-in-Charge.	Sq.m	8	5,000.00	40,000.00
5	Aluminium Ventilators				
	Providing and fixing approved quality of adjustable, lockable single glass pane ventilators in aluminum sections fixed on aluminum sub frame of approx weight 0.43 kg/m, including fixing aluminum angle 20 x 20mm fixed on bottom rail, providing approx 8mm thk float glass with edges rounded of width not less than 100 mm, all aluminum sections are to be anodised of approved colour not less than 13 microns complete.	Sqm	15.00	3,250.00	48,750.00
7	Wall Panelling				
	Providing and fixing framework using aluminium square sections approx. size 25mm x 50mm x 2mm, placed approx. 600mm c/c both ways & fixed on wall with necessary screws cleat angles and Wall plugs (Fisher UX10) for solid walls. Providing and fixing plain wooden panelling with approx. 12mm thick BWP grade (IS 303) ply of Greenply, Anchor, CenturyPly make & necessary screws, etc. as directed				
	Please note: This item is just the construction of the panelling surface the finish of the item could be any one from Item no 8.	Sqm	160.00	3,000.00	4,80,000.00
	Make: Ply- Greenply, Anchor, CenturyPly Aluminium section - Jindal				

8.a	PVC Acoustic Panels				
	Providing and fixing plain acoustic wall panels of approved make and design , having a uniform thickness as mentioned by the supplier, over existing ready wall panelling surfaces, complete, as shown on drawings or as directed by the Architect / Engineer-in-Charge.				
	Prior to fixing, the existing wall panelling shall be inspected and prepared to receive the new panels. The surface shall be firm, dry, and free from dust, grease, loose particles, or any other material that may impair proper fixing. Any surface irregularities shall be rectified to ensure an even and true substrate.				
	The PVC Fluted acoustic panel shall be fixed directly over the existing wall panelling using approved fixing methods as recommended by the manufacturer, including concealed mechanical fasteners, proprietary clip-on systems, or a combination of approved adhesive and mechanical fixing, ensuring a rigid, stable, and vibration-free installation. Fixings shall be adequately spaced to prevent sagging, rattling, or detachment under normal service conditions.				
	Panels shall be aligned true in line, level, and plumb, with joints formed neatly and uniformly. All edges, corners, and terminations at skirtings, ceilings, door frames, openings, and service penetrations shall be finished cleanly using approved matching edge trims, profiles, or shadow gaps, as directed by the Architect. Where required, joints and interfaces shall be sealed with approved flexible sealant to achieve a dust-free and finished appearance.	Sqm	70.00	2,750.00	1,92,500.00
	Make List:- Pare, Frikly				
8.b	PVC wall Fluted Panels				
	Providing and fixing PVC fluted wall panels of approved make and design, having a uniform thickness of 1 mm, over existing ready wall panelling surfaces, complete, as shown on drawings or as directed by the Architect / Engineer-in-Charge.				
	The PVC fluted panels shall be factory-manufactured decorative panels made from high-quality rigid PVC, suitable for interior wall applications. The panels shall have a uniform fluted profile, consistent thickness, smooth surface finish, and shall be free from warping, cracks, discoloration, surface defects, or manufacturing imperfections. The panels shall be moisture-resistant, termite-proof, and suitable for installation in office, commercial, or institutional interiors.				
	The 1 mm thick PVC fluted panels shall be fixed directly over the existing wall panelling using approved adhesive systems and/or concealed mechanical fixing methods as recommended by the manufacturer, ensuring a firm, rigid, and vibration-free installation. Adequate pressure shall be applied during fixing to ensure proper bonding, and fixings shall be arranged to prevent sagging, rattling, or detachment during normal use.				

	Panels shall be installed true in line, level, and plumb, with flutes aligned uniformly throughout the surface. Joints between panels shall be tight, straight, and neatly executed. All edges, terminations, and junctions at corners, skirtings, ceilings, door frames, and service openings shall be finished cleanly using approved matching edge trims, profiles, or shadow gaps, as directed by the Architect.	Sqm	55	1,500.00	82,500.00
	Make List:- Pare, Frikly				
8.c	Laminate- 1200 x 2400				
	Providing and fixing 1.00 mm thk full body laminates of approved quality and design with quality resins, fevicol, nails, etc. all complete as directed by the Engineer-in-Charge.				
	Basic price of laminate is Rs. 1500 /- per sqm metre exclusive of GST.	Sq.m	80.00	1,800.00	1,44,000.00
	Make List:- Dorby Mica, Merino, Century Laminates				
9	Back stage wall				
	Providing, fabricating, and fixing modular decorative wall panelling comprising aluminium-framed square panels, complete, as shown on drawings, elevations, visual references, or as directed by the Architect / Engineer-in-Charge.				
	The wall panelling system shall commence with a primary aluminium skeleton framework fabricated out of extruded aluminium sections of size 25 mm x 25 mm, fixed vertically and horizontally to form the base panelling grid. The framework shall be securely fixed to the existing wall / substrate using approved fasteners and anchoring systems, ensuring the entire assembly is rigid, true in line, level, and plumb.				
	The same 25 mm x 25 mm aluminium sections shall be used to project and extrude outward from the base framework to form individual square modular panels, creating a three-dimensional articulated surface as per the approved design. The aluminium sections shall be accurately cut, mitred, and joined to maintain consistent panel depth, alignment, and uniformity throughout the wall surface.				
	Each square module shall be backed with 12 mm thick BWP grade plywood, securely fixed to the aluminium framework using approved screws and fasteners, providing a stable substrate for finishes. The plywood shall be cut accurately to size, flush with the aluminium framing, and fixed without warping or gaps.				

	All exposed faces of the square panels, including the front surfaces and visible returns, shall be finished with 1.0 mm thick decorative laminate of Dorby Mica, Merino, Century Laminates make and shade, neatly pasted using approved adhesive to achieve a smooth, uniform, and blemish-free finish. Laminate edges shall be cleanly finished, aligned accurately with the aluminium framing, and properly sealed to prevent peeling or damage.				
	The aluminium framing shall be concealed or expressed as per the approved design intent, maintaining consistent joint lines and shadow gaps between adjacent panels. All joints between panels shall be uniform and precisely aligned to achieve a clean, modular visual composition.				
	Provision shall be made within the aluminium framework for integration of services, if required, including concealed routing of electrical wiring for lighting features, without disturbing the external appearance of the panelling. Any necessary cut-outs shall be neatly executed and reinforced.				
	All materials, fasteners, adhesives, and accessories used shall be of approved quality suitable for interior wall panelling applications. Adequate care shall be taken to protect adjacent finishes during execution.				
	The entire work shall be executed by skilled workmen experienced in modular aluminium panelling systems. The completed installation shall be rigid, stable, and free from rattling, visible fixings, misalignment, or surface defects, and shall be handed over complete in all respects to the satisfaction of the Architect / Engineer-in-Charge.				
	The basic price of Laminate - Rs. 1500/- per sq. metre exclusive of GSTi. A suitable price adjustment shall be considered based on the purchase rate approved by the Bank only for the net fixed measured quantity of Laminate.	Sqm	20	6,000.00	1,20,000.00
	Make: BWP Plywood - Greenply, Anchor, CenturyPly. Laminates - Dorby Mica, Merino, Century. Aluminium - Jindal.				
10. a	Trap Doors (Ply and Laminate)				
	The trap door shutter shall be fabricated out of 18 mm thick BWP grade plywood of approved make. The exposed face of the shutter shall be finished with 1.0 mm thick laminate, matching the surrounding ceiling / wall finish, properly bonded using approved exterior-grade water-resistant adhesive. The inner face shall be finished with 0.8 mm thick white balancing laminate. All exposed edges of the shutter shall be finished with approximately 6 mm thick seasoned hardwood lipping, neatly rounded and finished to ensure durability and a uniform appearance.				

	The trap door shall be fixed within a timber frame of approximate size 65 mm x 50 mm, fabricated from first-quality, kiln-seasoned teak wood (TW) or approved equivalent. The frame shall be properly shaped, grooved, and assembled with mitred joint arrangement, fixed true in line, level, and plumb. The frame shall be smooth finished on all sides, including grooves, with melamine polish or paint finish in approved colour, as per detail drawings.				
	The trap door assembly shall be suspended / hinged from the ceiling using an aluminium box section of approximate size 25 mm x 50 mm x 2 mm thickness, securely fixed to the RCC ceiling slab and integrated with the trap door shutter, ensuring safe, rigid, and vibration-free operation.				
	All timber and plywood used in the work shall be treated with approved anti-termite treatment. Approved quality GI screws, pins, fasteners, and accessories shall be used throughout. The work shall include provision and fixing of all necessary approved hardware such as hinges, stainless steel chains, Allen keys, locks (if required), and accessories, complete as per design and direction of the Engineer-in-Charge.	Sqm	5	3,000.00	15,000.00
10. b	Trap Doors (Gypsum and paint)				
	The trap door shutter shall be fabricated using a rigid internal framework and finished with 12.5 mm thick gypsum board on the exposed face, suitable for ceiling applications. The gypsum board surface shall be finished with jointing compound, putty, and smooth sanding, and finally finished with approved paint system (primer and two coats of paint) to match the surrounding ceiling finish. The rear / non-visible face shall be finished appropriately to maintain balance and stability.				
	All exposed edges of the trap door shutter shall be reinforced and neatly finished to prevent damage, chipping, or cracking during operation. The shutter shall be designed to sit flush with the surrounding ceiling surface, ensuring a seamless appearance.				
	The trap door shall be fixed within a timber frame of approximate size 65 mm x 50 mm, fabricated from first-quality, kiln-seasoned teak wood (TW) or approved equivalent, properly shaped, grooved, mitred, and fixed in true line, level, and plumb. The frame shall be finished on all sides, including grooves, with paint finish in approved colour, matching the ceiling finish, as per detail drawings.				
	The trap door assembly shall be suspended / hinged from the ceiling using an aluminium box section of approximate size 25 mm x 50 mm x 2 mm thickness, securely anchored to the RCC ceiling slab, ensuring adequate strength, rigidity, and long-term stability.				

	All timber members shall be treated with approved anti-termite treatment. Approved quality fasteners, screws, and accessories suitable for gypsum board construction shall be used. The work shall include providing and fixing of all necessary approved hardware, such as hinges, stainless steel chains, access keys, locking arrangements (if required), and other accessories, complete as per design and direction of the Engineer-in-Charge.	Sqm	5	1,800.00	9,000.00
11	Gypsum Flase Ceiling				
	Providing and fixing plain 12.5 mm thick Gypsum board (PL) false ceiling all height including providing and fixing of frame work made of special sections, power pressed from M.S. sheets and galvanized with zinc coating of 120 gms/sqm (both side inclusive) as per IS : 277 at almost 3.0 to 3.5 meter height above the existing floor finish level, suspended from the existing RCC slab approximately 0.8 to 1.2 meter below the soffit level all as per the specifications of the approved manufacturer and consisting following :				
	i) Angle cleats of size 25 mm wide x 1.6 mm thick with flanges of 27 mm and 37mm, at 1200 mm centre to centre, one flange fixed to the ceiling with dash fastener 12.5 mm dia x 50mm long with 6mm dia bolts, other flange of cleat fixed to the angle hangers (vertical suspension) of 25x10x0.50 mm of required length with nuts & bolts of required size and other end of angle hanger fixed with intermediate G.I. channels 45x15x0.9 mm running at the spacing of 1200 mm centre to centre.				
	ii) Ceiling section 0.5 mm thick bottom wedge of 80 mm with tapered flanges of 26 mm each having lips of 10.5 mm shall be fixed, 450 mm centre to centre, to G.I. intermediate channel in a perpendicular direction with connecting clips made out of 2.64 mm dia x 230 mm long G.I. wire at every junction.				
	iii) Perimeter channels 0.5 mm thick 27 mm high having flanges of 20 mm and 30 mm long, fixed to wall/partition with the help of rawl plugs at 450 mm centre, with 25mm long dry wall screws @ 230 mm interval,				
	iv) fixing of gypsum board to ceiling section and perimeter channel with the help of dry wall screws of size 3.5 x 25 mm at 230 mm c/c, including jointing and finishing to a flush finish of tapered and square edges of the board with recommended jointing compound, jointing tapes, finishing with jointing compound in 3 layers covering upto 150 mm on both sides of joint and two coats of primer suitable for board, all as per manufacturer's specification and also including the cost of making openings for light fittings, grills, diffusers, cutouts made with frame of perimeter channels suitably fixed, all complete as per drawings, specification and direction of the Engineer-in-Charge in Charge but excluding the cost of painting				

	v)Testing the strength of suspended frame work at every 3.0 x 3.0 Square area panel by hanging sand filled gunny bags of at least 75 kg.				
	The rate shall also suitably include for the following at no extra cost,				
	a) For obtaining required designs, patterns, drops, sunk-ins, etc.				
	b) For providing trap doors of required sizes and numbers preferably of 2' x 2' size at directed locations along with necessary similar G I frame work.				
	c) Providing required scaffolding as per site requirement or as instructed by Engineer-in-Charge.				
	d) Creating a suitable framework from MR ply hung from the ceiling using G.I/ Aluminium members to provide support for tracklights, hanging lights etc				
	e) Providing & fixing cove light truffe (box) of size 50mm wide & 75mm high by using new 12.5 mm thick Gyp board with required GI framing of Gyp Sera 15 x 45 x 15 x 0.9 mm Intermediate Channel at spacing of 600 mm c/c and using 25 x 25 x 0.5 mm Gyp Liner Wall Angle as 2/3 nos. of runners including finishing the surface by using Gypsum powder & filler tape etc. all done in workmanship like manner as shown in the drawing and all as directed by the Engineer-in-Charge.				
	Mode of measurements: The total provided surface area of Gyp board of false ceiling shall be measured for billing purpose.	Sqm	110	1,600.00	1,76,000.00
12	Curved false ceiling Using Flexi ply Hung from tensile wires anchored in the ceiling with anchor fastners.				
	Providing, fabricating, and fixing a custom-designed curved false ceiling system, complete, as shown on drawings, visual references, or as directed by the Architect / Engineer-in-Charge.				
	The false ceiling shall be formed using a pre-fabricated curved former, developed and finalized prior to execution to achieve uniform curvature, profile accuracy, and repeatability throughout the installation. The former shall be used to ensure consistency of shape, alignment, and finish for all ceiling modules.				
	The internal structural framework of the curved ceiling shall be constructed using extruded aluminium channels of size 25 mm x 25 mm, fixed in a grid pattern with members spaced at 600 mm c/c both horizontally and vertically, forming a rigid yet lightweight supporting skeleton. All aluminium members shall be fixed true in line, level, and curvature, using approved fasteners, cleats, and connectors, ensuring dimensional stability and long-term performance.				

<p>The curved base surface shall be formed using 6–8 mm thick flexi plywood, carefully bent and fixed over the aluminium framework to achieve the required curvature without cracking, buckling, or surface distortion. The flexi ply shall be securely fixed to the framework using approved screws and adhesives, ensuring a smooth and continuous curved surface.</p>				
<p>The exposed face of the flexi ply shall be finished with approved 1mm thk laminate, neatly pasted using exterior-grade water-resistant adhesive, pressed uniformly to achieve a smooth, blemish-free finish. All laminate joints shall be planned and executed carefully to maintain visual continuity along the curved surface.</p>				
<p>The exposed edges, fascias, and return profiles of the curved ceiling shall be finished using 12 mm thick laminate, cut, shaped, and fixed accurately to follow the curvature, providing a clean, defined edge and enhanced visual depth. Edge detailing shall be neat, consistent, and aligned throughout the length of the ceiling feature.</p>				
<p>The entire curved ceiling assembly shall be suspended from the RCC ceiling slab using high-strength tensile suspension wires / rods or approved ply support members, as specified and detailed in drawings. The suspension system shall be designed to safely carry the dead load of the ceiling and finishes, with suspension points positioned uniformly to prevent sagging, vibration, or deflection. All suspension fixings shall be securely anchored into the RCC slab using approved anchor fasteners suitable for tensile loading.</p>				
<p>Provision shall be made within the ceiling framework for integration of light fixtures, services, and access points, if required, without compromising the structural integrity or visual continuity of the curved ceiling. Cut-outs for fixtures shall be neatly executed and reinforced as necessary.</p>				
<p>All timber and plywood used shall be treated with approved anti-termite treatment, and all adhesives, fasteners, and accessories shall be of approved quality suitable for ceiling applications. Adequate expansion gaps and allowances shall be provided wherever required to account for material movement.</p>				
<p>The entire work shall be executed by skilled craftsmen experienced in curved ceiling installations, ensuring accurate geometry, smooth finishes, and safe installation practices. The completed ceiling shall be rigid, stable, and free from visible fixings, sagging, rattling, or surface imperfections.</p>	Sqm	75	2,500.00	1,87,500.00

13	Plastic Emulsion Paint				
	ACRYLIC EMULSION PAINT (FIRST QUALITY) ON ENTIRE WALL SURFACES & CEILINGS: Providing and applying TWO OR MORE COATS OF FIRST QUALITY ACRYLIC EMULSION PAINT of interior water based premium quality durable smooth emulsion paint developed using the unique tough stain repellent, Anti-bacterial, fungus guard technology having superior washability of approved manufacturer and shades (single/ multi-colour) based on the choice of the occupant and applied strictly as per manufacturer specification, having VOC within permissible limit of approved make and shade on walls over a coat of approved primer all as per manufacturer specification, including surface preparation by thorough scrapping to remove the existing paint, cleaning with wire brushes/ brooms, water jet, etc				
	to get a surface free of dust/ loose/ foreign matter to receive the primer/ putty/ paint finish. The unevenness on the surface may be removed by gently levelling the surface with very fine water proof emery paper (not less than 500 grit). The surface should be brought to proper line and level to such an extent that no undulations could be visible and all the edges and corners should be finished very sharp to look like a narrow hair line. The surface preparation work must include filling all the undulations / unevenness on the wall surface by PoP/ approved putty/ crack sealant as per manufacturer's specifications wherever required or as directed by the Engineer-in-Charge.	Sqm	340	250.00	85,000.00
	Make: Asian				
14	Aluminum Framed Members attached from the ceiling				
	Providing, fabricating, and fixing decorative aluminium framed members attached to the ceiling, complete, as shown on drawings, reflected ceiling plans, visual references, or as directed by the Architect / Engineer-in-Charge.				
	The decorative ceiling members shall be fabricated out of extruded aluminium box sections of size 50 mm x 150 mm, of approved make and thickness, suitable for ceiling applications. The members shall be straight, true, and free from twists, dents, or surface defects. All aluminium sections shall be cut, mitred, and assembled accurately to achieve the required ceiling pattern, geometry, and alignment as per the approved design.				
	The aluminium members shall be securely fixed to the RCC ceiling slab using approved mechanical fasteners, anchor bolts, hangers, or concealed fixing systems, as suitable for site conditions and structural requirements. Fixing points shall be adequately spaced to ensure a firm, rigid, and vibration-free installation without sagging or deflection. All members shall be fixed true in line, level, and plumb, maintaining uniform spacing and consistent visual rhythm throughout the ceiling.				

	The exposed faces of the aluminium members shall be finished with approved PVC laminate, neatly pasted using manufacturer-recommended adhesive systems to achieve a smooth, uniform, and blemish-free finish. All joints, edges, and corners shall be finished cleanly, with laminate edges properly sealed and wrapped to prevent peeling, moisture ingress, or visible gaps. The laminate finish shall match the approved shade and texture scheme.				
	The work shall include necessary cut-outs, recesses, and provisions within the aluminium members for installation of light fixtures, spotlights, linear lights, wiring, conduits, and associated electrical services, wherever required. All cut-outs shall be neatly executed and reinforced as necessary to maintain the strength and finish of the members. Coordination with electrical works shall be ensured so that wiring and fixtures are concealed and integrated seamlessly within the ceiling design.				
	All fasteners, screws, adhesives, and accessories used shall be of approved quality and suitable for ceiling installations. Adequate provision shall be made for thermal expansion and maintenance access wherever required.				
	The entire work shall be carried out by skilled workmen experienced in decorative ceiling installations. Proper protection shall be provided to adjacent ceiling surfaces, finishes, and fixtures during execution. Upon completion, the installed aluminium ceiling members shall be rigid, stable, properly aligned, and free from rattling, sharp edges, visible fixings, or surface imperfections.	R.mt	0	1,800.00	-
15	Pelmets				
	Providing and fixing pelmet made entirely from 12mm thick BWP grade plywood, box-shaped and suitable for housing roller blinds or curtain tracks. The pelmet shall have a minimum internal depth of 125mm and total projection of 150–175mm, fabricated using screw-fixed plywood sections joined at corners with adhesive and concealed wooden cleats for rigidity.				
	The pelmet shall be directly fixed onto masonry walls or ceiling slabs using stainless steel screws and rawl plugs at 450mm c/c. Visible surfaces including the front, soffit, and returns shall be finished with 1.0mm thick laminate of approved make and shade, bonded using Fevicol SH or equivalent. Edges shall be sealed using matching laminate strips or 1mm PVC edge banding.				
	The rate shall include all materials, laminate, adhesives, cleats, labour, fasteners, and finishing, complete in all respects as per Architect's direction.	Rmt	35	1,000.00	35,000.00

19	Roller Blinds				
	Providing and fixing manual chain-operated roller blinds with pelmet 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.	Sqm	55	1,800.00	99,000.00
	Make List: - Vista/ D'Décor				
	Total of Civil Works =				26,88,050.00

BILL OF QUANTITIES FOR ELECTRICAL AND ALLIED WORKS

S.N	PARTICULARS	QTY	UNIT	RATE	AMOUNT (Rs.)
A	INTERNAL LIGHTING & POWER WIRING				
1	Supply & Installation of concealed / open point wiring using 600v grade 3 x 1.5 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).				
1.1	Primary light points including the cost of 6A switch.(Approx. Avg.Length - 16-18 mtr)	35	Nos	2,632.00	92,120.00
1.2	Secondary light points looped from the above point.(Avg.Length - 5-8 mtr)	65	Nos	850.00	55,250.00
1.3	Exhaust fan point consisting of 6A socket near fan and switch on light switch board	0	Nos	675.00	0.00
2	Supply & installation of 6 amp 3 pin socket & 6A Switch with plate (Raw / UPS Power)	35	Nos	650.00	22,750.00
3	Supply & installation of 6/16A switch socket with Plate.(Raw / UPS Power)	30	Nos	1,025.00	30,750.00
4	Supply & installation of 6/16A socket & 32A DP Switch with Plate.(For AC)	6	Nos	1,550.00	9,300.00
5	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)	500	Rmt	195.00	97,500.00
6	Supply & laying of power circuit wiring from DB for UPS / Raw power plug points on workstations / table for computers using 3 x 2.5 Sqmm FRLS PVC 1.1KV grade copper flexible wires pulled through already laid floor raceways and taken upto table top using HMS PVC or flexible conduits run within wooden/metal partitions. Length of the conduit from Junction box upto partition/wall to the Switch board / DB shall be included in the circuit.	100	Rmt	155.00	15,500.00
7	Supply and laying of HMS PVC conduit which includes 2x4+1x2.5 sqmm FRLS PVC 1.1KV grade copper wire with points from power D.B. , earthing the earth terminal of the socket outlet wiring, accessories, hardware etc.(For AC Power Points)	210	Rmt	225.00	47,250.00

8	Supply and installation of 12 module Flush mounting Floor box (300 x 300 mm) including 16A Switch -1 Nos, 6A Socket - 3 Nos, Cat 6 Port -1 No, HDMI Port- 1 No. Blank Plate - 3 Nos with required hardware & accessories.(Make - Legrand/ Schneider / Honeywell)	4	Nos	9,500.00	38,000.00
9	Supply & laying of Cat - 6 UTP cable through already laid raceways conduits. Length of the conduit from Junction box, already laying conduits upto partition/wall to the Switch board shall be included in the cabling.	150	Rmt	58.00	8,700.00
	TOTAL of SECTION (A)				4,17,120.00
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	150 x 38 x 1.6mm thick Aluminium Raceways (Two compartment of 100mm and 50mm each)	100	Mtrs	850.00	85,000.00
1.2	25 mm heavy gauge PVC conduit to be laid in floor as required as per the above mentioned specifications. (Make- Precision)	75	Mtrs	60.00	4,500.00
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 (300mm x 300mm x 50mm x 1.6 mm thick)	11	Nos	950.00	10,450.00
	TOTAL of SECTION (B)				99,950.00
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 Fixtures from any make as required.				

1	Track Light				
1.1	Supply & Installation of concealed 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/ Hybec / Lafit or equivalent make as approved by client / architect / consultant.)	40	Rmt	2,675.00	1,07,000.00
1.2	Supply & Installation of minimum 21 W LED diffuser Light fixture (100 lumens per watt) alongwith light for magnetic tracks. (Hills-Model No.HL-MRL-21D CCT / Hybec / Lafit or equivalent make as approved by client / architect / consultant.) - Length should not be less than 600mm	25	Nos	3,250.00	81,250.00
2	LED Type Light fixture suitable for Modular / Plain Ceiling				
2.1	Supply & Installation of minimum 15W LED Down light fixture (100 lumens per watt) along with light flush / Surface mounted Light fixture. (CGL/ PHILIPS / WIPRO or equivalent make as approved by client / architect / consultant.)	40	Nos	1,350.00	54,000.00
2.2	Supply & Installation of minimum 12-15W LED COB Light (Spot Light) fixture (100 lumens per watt) along with light flush / Surface mounted Light fixture. (CGL/ PHILIPS / WIPRO or equivalent make as approved by client / architect / consultant.)	32	Nos	1,150.00	36,800.00
	TOTAL of SECTION (C)				2,79,050.00
	TOTAL of SECTION A + B + C				7,96,120.00
	Grand Total Civil & Electrical Allied work (Excluding GST)				34,84,170.00

• **COST ABSTRACT:**

Sl. No.	Name of component	Estimated cost (Excl. GST)	Percentage above or below the Estimated Cost (+/-)	% in Figures	GST Cost 18%	Total Cost
1	CIVIL WORK	26,88,050.00				
2	Electrical and Allied Works	7,96,120.00				
	Grand Total	34,84,170.00				

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



