



Notice Inviting Bids(e-Tender)

Name of the Work: DEVELOPMENT OF RESIDENTIAL COMPLEX FOR OFFICERS OF RESERVE BANK OF INDIA (RBI)ON DESIGN & BUILD (DB) BASIS AT Plot no 233, 1/233, GOLANJI HILL ROAD, SEWRI, MUMBAI

Reserve Bank of India, Project Cell, Estate Office, Mumbai Regional Office, Mumbai invites electronic Bids (e-tender) from Empaneled Design and Build Construction in the category category RBCW-2 (₹600cr to ₹1000Cr) to submit technical and financial bids for the project as per the requirements given in Vol. 1, 2 & 3 of this document on Design and Build basis.

For more details, the bidder shall visit the E-tender portal of MSTC www.mstcecommerce.com/eprocn

1.2 Important Information

| | |
|---|---|
| e-tender No. | RBI/Mumbai Regional Office/Estate/127/25-26/ET/734 |
| Estimated cost | ₹839.00 crore |
| EMD/ Bid Security | ₹16.78 crore along with the Tender/ bid NEFT / RTGS A/C No. 04861436206 Beneficiary Name- Reserve Bank of India IFSC Code: RBIS0MBPA04 (5th & 10th letter from beginning is zero) or Bank Guarantee for the above amount in favour of Reserve Bank of India as per format |
| e-Tender Fee | As per MSTC requirement of fee for e-tender. Refer <u>Clause 2.5.5 of Vol 1</u> |
| Downloading of RFP documents | From 19.12.2025 from the e-tender portal of MSTC by eligible bidders. |
| Last date for submission of queries | up to 17:00 Hrs on 12.01.2026 by letter to the Regional Director, Reserve Bank of India, Project Cell, Estate Office, Mumbai Regional Office, Fort, Mumbai – 400001 or by email to projectcellmro@rbi.org.in |
| Pre-Bid meeting on | At 11:00 AM on 16.01.2026 at the 2 nd Floor, Estate Office, Mumbai Regional Office, RBI, Fort, Mumbai – 400001 |
| Date for Issue of addendum | Upto 6:00 PM on 23.01.2026 which will be placed on RBI tender pages and e-tender portal of MSTC. |
| Last date & time of Submission of completed Bids through e-tender | 23.02.2026 up to 2:00 PM |



| | |
|---|---|
| portal/ MSTC | |
| Date & time of opening of technical Bids | 23.02.2026 at 3:00 PM by the Office of the Regional Director, RBI, Project Cell, Estate Office, Mumbai Regional Office, Fort, Mumbai – 400001 |
| Period for submission of Performance Security | 14 calendar days from issue of Letter of Intent, shall be submitted before signing the Contract |
| Letter of Award | Letter of Award shall be issued on receipt of Performance Security |
| Period for signing of Contract Agreement | 14 calendar days from issue of Letter of Award |
| Commencement Date | 14 calendar days from issue of Letter of Award. |
| Defects Liability Period | 12 months from the date of issue of taking over certificate |
| Retention Money | at the rate of 5% of the value of bill certified |
| Liquidated Damages | ₹29.96 lakh per day for the delay subject to a maximum total of 10% of the Contract Price. |
| Performance Guarantee | 5% of the Contract Price (Value of work award) in the form of Bank Guarantee in approved format |
| Address for communication in connection with this RFP | The Regional Director, Reserve Bank of India, Project Cell, Estate Office, Mumbai Regional Office, Fort, Mumbai-400001. Landline: 022-22603305 Mob: 8976230955 Email ID: projectcellmro@rbi.org.in |
| Time for Completion of the project: | 60 (Sixty) months from the Commencement Date. |

1.3 Important Points

- 1.3.1 Bidder is a Design & Build Construction Agency empaneled by the Reserve Bank of India, Premises Department, Mumbai, on July 03, 2025, under the category “RBCW 2 (₹600 crore < estimated cost ≤ ₹1000 crore)” for “Execution of Construction Projects on Design & Build Mode” for Reserve Bank of India, Mumbai.
- 1.3.2 Bidder must have been complying with the conditions of undertaking regarding declaration of debarment by public institutions. Any bidder who have been blacklisted or debarred or suspended or their allied firm transgressed in respect of the code of integrity by any government agencies or public sector undertaking or public institution / entity in India or any other country after the submission of their Applications at the EO stage shall inform the Employer / RBI. If so, the same shall be brought to the notice of the Employer.



- 1.3.3 RFP document consists of:
- Volume 1**
 - Notice Inviting Bid
 - Instructions to Bidders (Including Annexure and forms)
 - Evaluation Process and Criteria
 - Format of Financial Bid
 - Volume 2**
 - General Conditions of Contract (GCC)
 - Special Conditions of Contract (SCC)
 - Volume 3**
 - Employers Requirements
 - Land Records of the Plots
- 1.3.4 Bidders may obtain further clarification, if any, in respect of this RFP document from the office of the Regional Director, Reserve Bank of India, Project Cell, Estate Office, Fort, Mumbai-400001.
- 1.3.5 The Bidders shall submit their Bids in two parts i.e. TECHNICAL BID and FINANCIAL BID.
- 1.3.6 All Bidders are hereby cautioned to refer Clause 2.7.2: determination of responsiveness - Vol 1 of RFP- "Instructions to Bidders" for preparing responsive bids.
- 1.3.7 Reserve Bank of India, Project Cell, Estate Office, Mumbai, reserves the right to accept or reject any or all Bids without assigning any reasons. No Bidder shall have any cause of action or claim against the RBI for rejection of his Bid.
- 1.3.8 All designs and other information submitted in response to this RFP shall be the property of Reserve Bank of India.
- 1.4 Scope of Work: Refer Volume 3 of RFP.

Scope of work described below is general. Specific scope is detailed under Vol 1, 2 & 3 of RFP.

Scope work shall include" Design, prepare drawings as per the Specification and details set forth under Vol 3 of RFP document for the Construction of Residential Flats at Sewri, Mumbai, obtain all approvals from Statutory authorities for start to complete the works and construct the buildings and related works accordingly and remedy any defects therein. Notwithstanding the Employer has provided certain information, drawings, data, etc., the scope of work shall include design, preparation of drawings, obtaining necessary approvals including statutory approvals for any part of work which are required for the necessary completion of the project." The DB Contractor shall provide Design, Engineering, Procurement & Construction services for the Residential complex, which consists of Housing for different Grades of Officers of the Reserve Bank of India. The DB Contractor shall be responsible right through the entire duration of the Project for execution of all works from the conception till commissioning and handing over of the entire Residential complexes and shall remove all defects, if any, developed during Defects Liability Period (DLP).



The site plans/CTS plans available with the Reserve Bank of India, Mumbai Regional Office, Mumbai, are attached in Volume 3 of RFP document. The data given by the Reserve Bank of India is only for information and guidance of the DB Contractor who shall verify these data and shall be responsible for the overall design adequacy of the project. RBI shall not be responsible for the technicality/accuracy of the attachments. The DB Contractor shall visit the site also to collect whatever information he may require.