



रिज़र्व बैंक स्टाफ महाविद्यालय / RESERVE BANK STAFF COLLEGE
संपदा कक्ष, चेन्नै - 600 018 / Estate Cell, Chennai - 600 018

NOTICE INVITING TENDER

Renovation of 4 Nos. of Executive Suites/VOFs at B Block, Ground and First Floor, Reserve Bank Staff College, Chennai

Reserve Bank Staff College, Chennai invites e- tenders for the captioned work from bank's empanelled vendors/contractors under the said category of the work costing up to 50 Lakhs. The tendering would be done through the e-Tendering portal of MSTC Ltd (<https://www.mstcecommerce.com/eprocn>). All interested empanelled vendors /contractors must register themselves with MSTC Ltd through the above-mentioned website to participate in the tendering process. The Schedule of e-Tender is as follows:

| | |
|---------------------------------------|--|
| a. Name of Work | Renovation of 4 Nos. of Executive Suites/VOFs at B Block, Ground and First Floor, Reserve Bank Staff College, Chennai |
| b. Estimated Cost of the Work | ₹ 49.40 lakh inclusive of GST |
| c. e-Tender no | RBI/Reserve Bank Staff College/Estate/9 /24-25/ET/848 |
| d. Mode of Tender | e-Procurement System (Online: Part I - Techno-Commercial Bid and Part II - Price Bid through www.mstcecommerce.com/eprocn) |
| e. Earnest Money Deposit (EMD) | ₹98,800/- (Rupees Ninety-eight Thousand Eight hundred only) in the form BG , in favor of Reserve Bank Staff College, Chennai to be delivered in physical form at Estate Cell, Reserve Bank Staff College, Chennai - 600018 OR |

| | |
|---|---|
| | ₹98,800/- (Rupees Ninety-eight Thousand Eight hundred only) in the form of NEFT towards Beneficiary Name: RBSC CHENNAI IFSC: RBIS0SCPA01 (5th and 10th digits are zero) Account No.: 186003001 |
| f. Date of NIT available to parties to download | January 30, 2025 from 02:00 PM |
| g. Date of Pre-Bid Meeting | At 11:00 am of February 06, 2025 at Conference Room, Ground Floor, RBSC, Chennai |
| h. Date of starting of e-Tender for submission of Techno-Commercial Bid and price Bid in MSTC Portal | February 07, 2025 from 02:00 PM |
| i. Date of closing of online e-tender for submission of Techno-Commercial Bid & Price Bid | February 20, 2025 at 02:00 PM |
| j. Date & time of opening of tender | February 20, 2025 at 03:00 PM |
| k. Transaction Fee | As charged by MSTC Ltd. |

Amendments / Corrigendum to the tender, if any, issued in future will only be notified on the RBI Website and MSTC Website as given above and will not be published in the newspaper.

January 30, 2025

**Chief General Manager/ Principal
Reserve Bank Staff College
359 Anna Salai, Teynampet
Chennai – 600 018**



रिज़र्व बैंक स्टाफ महाविद्यालय / RESERVE BANK STAFF COLLEGE
संपदा कक्ष, चेन्नै - 600 018 / Estate Cell, Chennai - 600 018
e- Tender – No. RBI/RBSC/Estate/ 9 /24-25/ET/848

For

**Renovation of 4 Nos. of Executive Suites/VOFs at B Block, Ground and
First Floor, Reserve Bank Staff College, Chennai**

Name of Tenderer: _____

Address: _____

Part - I (Techno - Commercial Bid)

| | Activity | Date |
|---|---|-------------------|
| 1 | Date of availability of Tender in RBI Website and MSTC Portal | January 30, 2025 |
| 2 | Due date for submission of Tender | February 20, 2025 |
| 3 | Date of opening of Tender | February 20, 2025 |

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**Renovation of 4 Nos. of Executive Suites/VOFs at B Block, Ground and
First Floor, Reserve Bank Staff College, Chennai**

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DISCLAIMER

Reserve Bank Staff College, Chennai, has prepared this document to give background information on the Project to the interested parties. While Reserve Bank Staff College/ Reserve Bank of India has taken due care in the preparation of the information contained herein and believe it to be in order, neither Reserve Bank of India nor any of its authorities or agencies nor any of their respective officers, employees, agents or advisors give any warranty or make any representations, express or implied as to the completeness or accuracy of the information contained in this document or any information which may be provided in association with it.

The information is not intended to be exhaustive. Interested parties are required to make their own inquiries and respondents will be required to confirm in writing that they have done so and they do not rely only on the information provided by RBI in submitting the Tender. The information is provided on the basis that it is non - binding on Reserve Bank of India or any of its authorities or agencies or any of their respective officers, employees, agents or advisors.

Reserve Bank of India reserves the right not to proceed with the Project or to change the configuration of the Project, to alter the timetable reflected in this document or to change the process or procedure to be applied. It also reserves the right to decline to discuss the matter further with any party expressing interest. No reimbursement of cost of any type will be paid to persons or entities expressing interest.

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| f. Date of NIT available to parties to download | January 30, 2025 |
| g. Date of Pre-Bid Meeting | At 11:00 am on February 06, 2025 at Conference Room, Ground Floor, RBSC, Chennai |
| h. Date of starting of e-Tender for submission of Techno-Commercial Bid and price Bid in MSTC Portal | 02:00 pm on February 07, 2025 |

| | |
|--|-------------------------------|
| i. Date of closing of online e-tender for submission of Techno-Commercial Bid & Price Bid | 02:00 pm on February 20, 2025 |
| j. Last date of submission of EMD | 02:00 pm on February 20, 2025 |
| k. Date & time of opening of tender | 03:00 pm on February 20, 2025 |
| l. Transaction Fee | As charged by MSTC Ltd. |

Amendments / Corrigendum to the tender, if any, issued in future will only be notified on the RBI Website and MSTC Website as given above and will not be published in the newspaper.

IMPORTANT INSTRUCTIONS FOR E-TENDER

This is an e-procurement event of RBI. The e- procurement Service Provider/Contractor is the MSTC Limited.

You are requested to read and understand the Notice Inviting Tender and subsequent corrigenda if any, before submitting your online tender.

Process of E-tender:

A) Registration: The process involves vendor's registration with MSTC e-procurement portal which is free of cost. Only after registration, the vendor(s) can submit his/their bids electronically. Electronic Bidding for submission of Techno-Commercial Bid as well as Price Bid over the internet will be done. The Vendor should possess Class III signing and encryption type digital certificate. Vendors are to make their own arrangement for bidding from a P.C. connected with Internet. RBI is not responsible for making such arrangement. (Bids will not be recorded without Digital Signature).

SPECIAL NOTE: THE PRICE BID AND THE COMMERCIAL BID HAS TO BE

SUBMITTED ON-LINE ONLY AT www.mstcecommerce.com/eprocn/ (Version 3)

1) Vendors are required to register themselves online with www.mstcecommerce.com/eprocn/

Register as Vendor -- Filling up details and creating own user id and password Submit. For further details, go to Download Guide / Video / Registration

Vendors will receive a system generated mail confirming their registration in their email which has been provided during filling the registration form. In case of any clarification, please contact MSTC/ RBI, (before the scheduled time of the e- tender).

Contact details:

Contact person (MSTC Ltd - During Office Hours only):

1. MSTC Helpline numbers: 044-28285049, 09499054103, 09499054101-104
2. Shri. J Damodaran – Mobile No. 9841002253
3. Shri. Shanmugam – Mobile No. 9176397264

Email - helpdesksro@mstcindia.in

Availability

9:30 AM to 5:00 PM on all working days for all Technical issues e-Tenders, System settings etc.

a) Contact person at RBSC (During 09:30 AM to 05:30 PM)

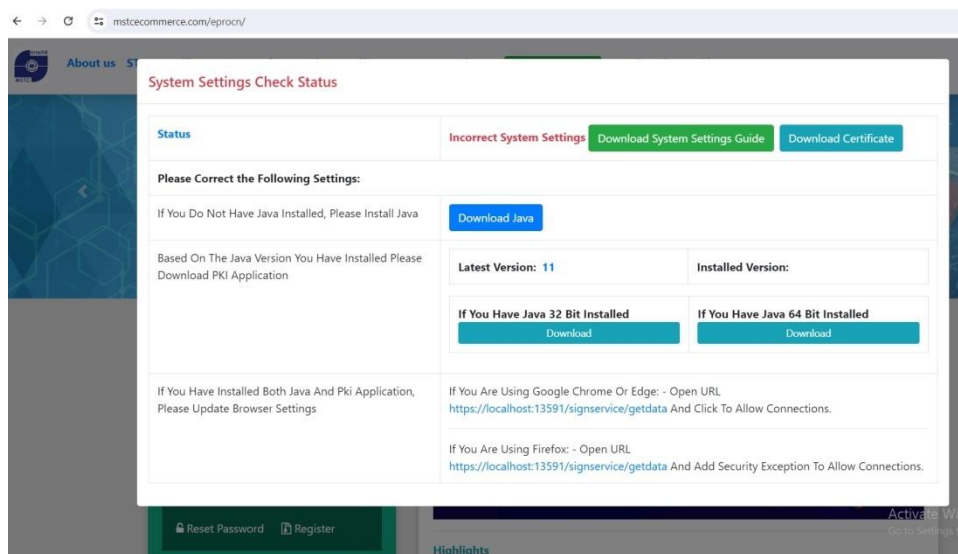
- i. Smt. Nabonita Basak (AGM, Estate cell) - 044-48659634

- ii. Shri Mohan K (Manager, Estate Cell) - 044-24302730
 - iii. Shri Arulselvan N, Assistant Manager (Technical) - 044 - 24302727
 - iv. Shri. Narendra C Bondre (Assistant Manager, Estate Cell)- 044-24302728
- e-mail: -estaterbsc@rbi.org.in

Guide.

1. **System Requirement:**

For details, vendor may refer to the **DOWNLOAD SYSTEM SETTING GUIDE** available <https://www.mstcecommerce.com/eprocn/>



2 Special Note towards Transaction fee: The vendors shall pay the transaction fee using “Transaction Fee Payment” Link against the specific tender in the “Bid Floor”/through the “Pay Transaction fee” in “Event catalog” through their login. Service Provider / Contractor / Vendor shall have the facility of making the payment either through NEFT or Online Payment. On selecting NEFT, Service Provider / Contractor / Vendor shall generate a challan by filling up a form. Service Provider / Contractor / Vendor shall remit the transaction fee amount as per the details printed on the challan without making change in the same. On selecting Online Payment, Service Provider / Contractor / Vendor shall have the provision of making payment using its Credit / Debit Card / Net Banking. Once the payment gets credited to MSTC’s designated bank account, the transaction fee shall be auto authorized.

Transaction fee is non-refundable. A vendor will not have the access to online e- tender without payment of the transaction fee.

NOTE: Bidders are advised to remit the transaction fee well in advance before the closing time of the event so as to give themselves sufficient time to submit the bid.

3. Information about tenders / corrigenda shall be sent by email only during the process till finalization of tender. Hence the vendors are required to ensure that their corporate email I.D. provided is valid and updated at the time of registration of vendor with the MSTC Ltd. Vendors

are also requested to ensure validity of their class III signing and encryption type of DSC (Digital Signature Certificate).

4. E-tender cannot be accessed after the due date and time mentioned in NIT (Notice inviting tender).

5. **Bidding in E-tender:**

Note: Vendors are instructed to use **Upload Documents** link in My menu to upload documents in document library. Multiple documents can be uploaded. Maximum size of single document for upload is 5 MB.

Once documents are uploaded in the library, vendors can attach documents through **Attach Document** link against the particular e-Tender. Please note that if the documents are not attached to any e-Tender, the same cannot be downloaded by RBI and it will be deemed that the vendor has not submitted the documents. For further assistance please follow instructions of vendor guide.

a) Bidder(s) need to submit necessary EMD, E-Tender fees (If ANY) and Transaction fee separately for the e-tender. Transaction fees if any are non-refundable. No interest will be paid on EMD. EMD of the unsuccessful bidder(s) will be refunded by RBI.

b) The process involves Electronic Bidding for submission of Techno Commercial Bid as well as Price Bid.

The bidder(s) who have submitted the above fees can only submit their Techno Commercial Bids and Price Bid through internet in MSTC website <http://www.mstcecommerce.com> → e-procurement → New Common Portal → Bid Floor Manager→ live event →Selection of the live event→ Transaction fee->Common terms->Attach Documents->Price Bid.

Please Note:The vendor after successful remittance of the transaction fees and EMD details, will get the attach documents and common terms tab enabled in their login. Post successful completion of this step, the vendors will be allowed to save the lot specific terms and submit their price bid against the lot through the portal or download and upload the excel file for submitting price bids, as the case may be. In case the attach documents and/or saving common terms step is unsuccessful, the tabs for saving lot specific terms and submitting price bid would be disabled. The status of whether the same is successful/pending would be displayed in the bid status button.

c) First the vendor needs to fill up the Commercial specification if any and save it. Then the vendor should fill up the Techno-commercial bid. After filling the Techno-Commercial Bid, bidder should click 'save' for recording their Techno-Commercial bid. Once the same is done, the Price Bid link becomes active and the same has to filled up and then bidder should click on

“save” to record their price bid. Then once both the Techno-Commercial bid & price bid has been saved, the bidder can click on the “Final Submission” button to register their bid

NOTE: - After clicking the final submission “Delete bid” option would be shown. If the vendor wants to delete the bid after final submission and re submit the bid, then he/she should click delete bid and resubmit the same and again click final submission.

d) In all cases, bidder should use their own ID and Password along with Digital Signature at the time of submission of their bid.

e) During the entire e-tender process, the bidders will remain completely anonymous to one another and also to everybody else.

f) The e-tender floor shall remain open from the pre-announced date & time and for as much duration as mentioned above.

g) All electronic bids submitted during the e-tender process shall be legally binding on the bidder. Any bid will be considered as the valid bid offered by that bidder and acceptance of the same by the Buyer will form a binding contract between Buyer and the Bidder for execution of supply/work. Such successful tenderer shall be called hereafter **SUPPLIER/CONTRACTOR**.

h) It is mandatory that all the bids are submitted with class III signing and encryption type of digital signature certificate otherwise the same will not be accepted by the system.

i) Buyer reserves the right to cancel or reject or accept or withdraw or extend the tender in full or part as the case may be without assigning any reason thereof.

j) No deviation of the terms and conditions of the e-Tender document is acceptable. Submission of bid in the e-tender floor by any bidder confirms his acceptance of terms & conditions for the e-Tender.

Unit of Measure (UOM) is indicated in the e-tender Floor. Rate to be quoted should be in Indian Rupee as per UOM indicated in the e-tender floor/tender document.

FORM OF TENDER

To

Date

The Principal,
Reserve Bank Staff College
Teynampet
Chennai – 600 018.

Madam/ Dear Sir,

Having examined the specifications, designs and Schedule of Quantities relating to the works specified in the memorandum hereinafter set out and having visited and examined the site of the works specified in the said memorandum and having acquired the requisite information relating thereto as affecting the tender, I / We hereby offer to execute the works specified in the said memorandum within the time specified at the rates mentioned in the attached Schedule of Quantities, specifications, and in accordance, in all respects, with the specifications, Designs, Drawings (if any) and instructions in writing referred to in Articles of Agreement, Special Conditions, Schedule of Quantities and General Conditions of Contract, Annexures and with such materials as are provided for, by and in all other respects in accordance with such conditions so far as they may be applicable.

MEMORANDUM

| | | |
|-----|--|---|
| (a) | Name of work | Renovation of 4 Nos. of Executive Suites/VOFs at B Block, Ground and First Floor, Reserve Bank Staff College, Chennai |
| (b) | Estimated cost | ₹49.40 lakh inclusive of GST |
| (c) | Earnest Money Deposit | ₹98,800/- (Rupees Ninety-eight Thousand Eight Hundred only) |
| (d) | Retention Money to be deducted from the bills | 5% from each bill (Maximum of 5% of contract amount) |
| (e) | Time allowed for completion of the work | 90 days which shall be reckoned from the 10th day of issue of written order to commence the work |
| (f) | Liquidated Damages for delay in completion of the work | 0.25 % of the 'Contract Amount' per week subject to a ceiling of 10% of the 'Contract Amount'. |
| (g) | Defects Liability Period | One Year from the date of 'Virtual Completion' of the work. |

I / We agree to:

4. Should this tender be accepted, I / we hereby agree to abide by and fulfil the terms and provisions of the said conditions of the contract annexed here so far as they may

be applicable or in default thereof to forfeit and pay to the Reserve Bank of India, the amount mentioned in the said conditions.

5. I / we have deposited a sum of **₹98,800/- (Rupees Ninety-eight Thousand Eight Hundred only)** as Earnest Money Deposit with the Reserve Bank of India, which amount is not to bear any interest. Should I / We fail to execute the contract when called upon to do so or after acceptance of work order, I / We do hereby agree that this sum shall be forfeited by me / us to the Reserve Bank of India.
6. I/We confirm that the tender submitted by me/us is confirming to all the terms and conditions mentioned in the tender document.
7. I/We agree that our Tender will remain valid for acceptance by the Employer for 90 days from the date of opening of Part I of the Tender and this period of validity can be extended for such period as may be mutually agreed between the Employer and us in writing. We also agree to keep the Bank Guarantee towards earnest money deposit valid during the entire period of validity of Tender.
8. I / We, do here by declare that there is no case with the Police/Court/Regulatory Authorities against me/us. Also, I/We have neither been suspended / delisted /disqualified by any organization including Reserve Bank of India/Reserve Bank Staff College for any reason nor any such proceedings are pending or contemplated. I/We also certify that neither our firm nor any of the partners are involved in any scam or disciplinary proceedings settled or pending adjudication.
9. I/We certify that all the information furnished by me/us is true to the best of my/our knowledge. I have no objection to RBI verifying any or all the information furnished in this document with the concerned authorities, if necessary.
10. I/We understand that the Employer reserves the right to accept or reject any or all the Tender either in full or in part without assigning any reason, therefore.

Signature, Name & Address of the bidder:

INSTRUCTIONS TO BIDDERS

1. E-tenders comprising Part I (Techno-Commercial Bid) and Part II (Price Bid) of the tender should be submitted in MSTC portal under RBI Portal for the work of **Renovation of 4 Nos. of Executive Suites/VOFs at B Block, Ground and First Floor, Reserve Bank Staff College, Chennai** not later than 02:00 pm on February 20, 2025. Telegraphic, Fax and E-mail tenders shall not be accepted. No tender received after 02:00 pm on February 20, 2025 shall be accepted by MSTC portal.
2. Bidders may get their doubts clarified during pre-bid meeting at Reserve Bank Staff College. Any change in mode of meeting shall be intimated to bidders in advance. The Bank discourages stipulation of any additional conditions by the tenderers. However, in case the tenderers wish to include any condition / clarification, it shall be separately uploaded in MSTC Portal in their letter head. The clarifications / conditions etc. uploaded if any will be examined and after discussions with all the tenderers, the conditions that are acceptable to the Bank will be intimated to the tenderers. No request for any change in rate or conditions after the opening of the tender will be entertained. However, decision of the Bank on acceptance of conditions put by the bidders is final and binding.
3. Bidders may choose to present for Tender Opening Event at Reserve Bank Staff College at scheduled date and time. Part I (Techno-Commercial Bid) of the tender shall be opened at **02:00 pm on February 20, 2025**. Part II (Price Bid) shall be opened on a subsequent date and time which shall be intimated to the bidders who are successfully qualified in Part I of tender.
4. All information, correspondence letters, shall be submitted in and addressed to **“The Principal, Reserve Bank Staff College, Estate Cell, Chennai”**.
5. Tenders shall remain valid for acceptance by the Bank for a period of **90 days** from the date of opening of Part I of the tender which period may be extended by mutual agreement and the tenderer shall not cancel or withdraw the tender during this period.

6. The rates quoted shall be based on the **Part-II (Price-Bid) of tender** and shall be firm and binding without any escalation whatsoever till the completion of the contract. Due to limitation in number of words in price bid in MSTC portal, full description may not be available. However, tenderer shall read all specifications/drawings/conditions from this tender document.
7. For any item, if the rate and amount do not tally with respect to the bill of quantities, then the amount arrived on the basis of quoted rates shall only be considered.
8. Digital Signatures may be used to submit the tender in token of his / their acquainted himself / themselves with the terms and conditions of this tender.
9. If any of the document is missing, the tender may be considered invalid by the Bank at its discretion. No advice of any change in rate or conditions after opening of the tender will be entertained.
10. The vendors shall pay the transaction fee vide the procedures listed in '**Guidelines for e-procurement**'. Transaction fee is non-refundable. A vendor will not have the access to online e-tender without making the payment towards transaction fee.
11. **Earnest Money Deposit** for a sum of **₹98,800/- (Rupees Ninety-eight Thousand Eight Hundred only)** shall be submitted on or before 02:00 pm on February 20, 2025. EMD of the unsuccessful bidders shall be refunded/returned without any interest. A tender which is not accompanied by EMD in the form Bank Guarantee or proof of payment of the EMD amount vide NEFT/ RTGS will not be considered.
12. The successful bidder shall also submit a Performance Bank Guarantee for 5% of the accepted Contract Value, valid for the Contract Period for due fulfilment of the contractual obligations by the contractor. The EMD paid by the successful bidder shall be released without any interest after successful execution of the contract agreement and submission of Performance Bank Security Guarantee for 5% of the accepted Contract Value as provided above.

13. The EMD shall not be accepted in any form other than the one mentioned in the tender notice. The EMD shall be forfeited in case the contractor fails to commence the work awarded to him / them within the prescribed time limit.
14. The Reserve Bank of India does not bind itself to accept, the lowest or any tender and reserve to itself the right to accept or reject any or all the tenders, either in whole or in part, without assigning any reasons for doing so. The Earnest Money will be refunded to the bidder if his tender is not accepted but without any interest. **Under no circumstance Earnest Money Deposit will be accepted in the form of fixed deposit receipt of Bank or Insurance Guarantee or cheque or Cash.**
15. On receipt of intimation from the Employer of acceptance of his / their tender, the successful bidder shall be bound to implement the contract and within fourteen days thereof the successful bidder shall sign an agreement in accordance with the draft agreement and the Schedule of Conditions but the written acceptance by the Reserve Bank of India of a tender will constitute a binding contract between the Reserve Bank of India and the person so tendering, whether such formal agreement is or is not subsequently executed.
16. In addition to the Performance Bank Guarantee for 5% of the accepted 'Contract Value' as per Clause 12 here as above, as a further security for the due fulfilment of the contract by the Contractor, 5% of the value of the work done will be deducted by the Employer from each payment and bills to be made to the Contractors towards Retention Money. This Retention Money to be deducted plus the Performance Bank Guarantee for 5% of the accepted Contract Value submitted by the successful bidder will be termed as 'Total Security Deposit'. On the Bank's Engineers issuing a certificate of Virtual Completion of the works, the Performance Bank Guarantee for 5% of the accepted 'Contract Value' will be released and balance Security Deposit, i.e., Retention Money, will be released by the Employer after successful completion of the Defect Liability Period including rectification of the defects observed during the Defects Liability Period. This amount retained by the Employer shall not bear any interest.

17. All compensation or other sums of money payable by the Contractor to the Employer under the terms of this Contract may be deducted from the Security Deposit if the amount so permits and the Contractor shall, unless such deposit has become otherwise payable, within ten days after such deduction make good in cash the amount so deducted.
18. The Contractor shall not assign the Contract. He shall not sublet any portion of the Contract except with the written consent of the Bank. In case of breach of these conditions, the Bank may serve a notice in writing on the contractor rescinding the Contract whereupon the security deposit shall stand forfeited to the Bank.
19. The Contractor shall carry out all the work strictly in accordance with Design and drawings, details, specifications and instructions of the Bank's Engineer. If in the opinion of the Bank's Engineer changes have to be made in the design and with the prior approval in writing of the Employer they desire the Contractor to carry out the same, the contractor shall carry out the same without any extra charge. The Bank's decision in such cases shall be final and shall not be open to arbitration.
20. A Schedule of Probable Quantities in respect of each work and specifications accompany these Instructions to Bidders. The Schedule of Probable Quantities is liable to alteration by omissions, deductions, or additions at the discretion of the Bank.
21. The tenderer must obtain for himself on his own responsibility and at his own expenses all the information which may be necessary for the purpose of making a tender and for entering into a contract and must examine the drawings (if any) and must inspect the site of the work and acquaint himself with all local conditions, means of access to the work, nature of the work and all matters appertaining thereto.
22. The rates quoted in the tender shall include all charges for clearing of site before commencement as well as after completion, double scaffolding, centring, boxing, staging, planking, plant and equipment, storage sheds, watching and lighting by night as well as day including Sundays and holidays, temporary lines for drawing plumbing and electricity supply arrangements (water and electricity may be made

available at the available sources within the Bank's Premises), protection of the public and safety of walls, buildings and all other erections, matters or things and the Contractor shall take down and remove any or all such centering, scaffolding, staging, etc. as occasion shall require or when ordered so to do and fully reinstate and make good all matters and things disturbed during the execution of work and to the satisfaction of the Bank. The rates quoted shall be deemed to be for the finished work to be measured at site. The rates shall also be firm and shall not be subject to exchange variations, Labor conditions, fluctuations in railway freights or any conditions whatsoever.

23. The rates for each item in Part II (Price Bid) in MSTC Portal shall be quoted inclusive of GST. Each invoice / bill shall indicate amongst other things, the contractor's PAN and GST Registration Number. The contract value will also be subject to TDS / Withholding Tax as per statutes. No claim in respect of sales tax, sales tax on works contract, excise duty, customs duty, octroi or other tax, duty or levy, service tax whether existing or in future shall be entertained by the Employer.

24. The quantities in the Schedule of Quantities approximately indicate the total extent of work but may vary to any extent and may even be omitted thus altering the aggregate value of the Contract. However, during actual execution of work, if the quantities of any of the items of work exceeds by more than 25% of the tender quantities, the quantities of such items executed, by the authority of the Bank's Engineer and with the concurrence of the employer, in excess of 25% of the tender quantity, shall be considered as an extra item of work for which the Contractors shall submit fresh rates supported by rate analysis worked on the actual cost basis plus 15% towards establishment charges, contractor's overheads and profit. The rates for all such items of work, being current ones, will not be eligible for price adjustment due to increase or decrease in prices of materials and Labor rates as per escalation formula, if any, given in the tender. If any of the items of work is omitted from the accepted tender at the sole discretion of the employer, the contractor shall not be entitled to any claim on this account.

25. Time allowed for carrying out the work as mentioned in the Memorandum shall be strictly observed by the Contractor and it shall be reckoned from the **10th day of issue of written order to commence the work.**
26. The work shall throughout the stipulated period of the contract be proceeded with all due diligence and if the Contractor fails to complete the work within the specified period, he shall be liable to pay compensation as defined in Clause 27 of the General Conditions of the Contract. The tenderer shall before commencing the work, prepare a detailed work programme which shall be approved by the employer. If the contractor fails to continue the work as per the detail work program or fails to deploy Labors as required for the smooth flow of the work, Bank reserves right to cancel the contract agreement entered into.
27. Tenders will be considered only from list of contractors empanelled by the Bank in the trades concerned.
28. 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 delays may be, including delays arising out of modifications to the work entrusted to him or in any sub-contract connected therewith or delays in awarding contracts for other trades of the project or in commencement or completion of such works or in procuring Government controlled or other building materials or in obtaining water and power connections for construction purposes or for any other reason whatsoever and the Employer shall not be liable for any claim in respect thereof. The Employer does not accept liability for any sum besides the tender amount, subject to such variations as are provided for herein.
29. The successful tenderer is bound to carry out any items of work necessary for the completion of the job even though such items are not included in the quantities and rates. Schedule of instructions in respect of such additional items and their quantities will be issued in writing by the Bank's Engineer with the prior consent in writing of the Employer.

30. The successful tenderer must co-operate with the other Contractors appointed by the Employer so that the execution of work shall proceed smoothly with the least possible delay and to the satisfaction of the Bank's Engineer
31. The Contractor must bear in mind that all the work shall be carried out strictly in accordance with the Specifications, design drawings made by the Bank and also in compliance of the requirements of the local public authorities and to the requirements of the Bank and no deviation on any account will be permitted. Quality of the work should be satisfactory to the bank as per work specifications. Contractor shall make good the bank for any low quality of work executed.
32. The successful tenderer should make his own arrangement to obtain all materials required for the work. The materials as far as procurable shall be first / premium quality conforming to relevant Indian standards.
33. The successful tenderer is bound to purchase the required materials for which the "Basic Price" has been stipulated in the item from the manufacturer approved and selected by the Bank and at the rate approved by the Bank from time to time.
34. For items where Basic price of materials is stipulated, the basic price of materials shall be taken as cost of material at dealer's ex-go-down price i.e. exclusive of GST. The sample of all such materials shall be got approved from the Bank before purchasing. The contractor should provide to the Bank for verification, all paid bills of the purchased materials for ascertaining the actual rate of purchase so as to settle the difference in cost of materials. No overhead and profit shall be considered for cost difference.
35. The tenderer shall have to use materials of the makes / manufacturers specified in the list of material of approved brand and / or manufacture contained in the e-tender clauses.
36. Electricity and water shall be provided free of cost for execution of the work at one point within the premises. Contractor shall make their own arrangements for conveying the same to the required locations. The contractor shall, however, take

care to ensure that no undue wastage of electricity & water is caused. Necessary safety measures shall be taken by the contractor to avoid any mishap. The contractor shall be penalized by the Bank if any laxity on his part is observed in this matter.

37. The Contractor shall strictly comply with the provisions in the Safety & Fire Safety Codes annexed hereto.

38. IS Code numbers wherever mentioned in the tender shall be the latest version as on the date of opening of tenders.

39. Total Security Deposit (Performance Bank Guarantee + Retention Money) of the successful tenderer will be forfeited if he / they fail to comply with any conditions of the Contract.

40. Errors, Omission and Descriptions:

In case of discrepancy between the Schedule of Quantities, specification and/or the Drawings, the following order of preference shall be observed i) Description of Schedule of Quantities ii) Particular Specification and Special Condition, if any iii) Drawings iv) General Specifications v) Indian Standard Specifications of B.I.S

41. Clarifications if any with respect to General Conditions, Special Conditions, Scope of work, specifications, design & drawings or any other matter required for submitting the tender shall be obtained from the Bank during working hours of the Bank, before submitting the tenders. Once a tender is submitted, the matter will be decided according to conditions in the tender in the absence of such authentic pre-clarification.

42. The contractor shall abide by and fulfil all requirements laid down under various provisions of Contract Labor (Regulation and Abolition) Act, 1970 and the rules framed there-under. The contractor shall submit to the Bank the maximum number of Labors to be engaged on a single day in the job. Any subsequent increase should be informed to the Bank without delay, if the number of Laborers employed for the job

are twenty or more, the contractor shall obtain the license from the Regional Labor Commissioner. The contractor should ensure payment of minimum wages to all Laborers / workmen staff employed by him and maintain record of Labors employed for the work.

I / We hereby declare that I / we have read and understood the above instructions for guidance of tenderers and accept the same.

Signature, Name & Address of the bidder:

GENERAL CONDITIONS OF CONTRACT

The Conditions Hereinbefore Referred To

1. In constructing these conditions, the specification, schedule of quantities and Contract Agreement, the following words shall have the meaning herein assigned to them except where the subject or context otherwise requires.

- a) "Employer" Shall mean the Principal, Reserve Bank Staff College, Estate Cell, Chennai and shall include its assigns and successors.
- b) "Contractor" In the case of company "Contractor shall mean _____ a company incorporated under _____ 19__/ 20__ and having its registered office at _____ and shall include its successors and assigns.
- c) "Banks Engineer" Shall means the person appointed by the Employer to act as Bank's Engineer for the purpose of the contract and named as such in the conditions. [AM (Tech)/ Manager (Tech)/ AGM (Tech)].
- d) "Site" Shall mean the site of the contract works including any building and erection thereon and any other land (inclusively) as aforesaid allotted by the Employer for the Contractor's use.
- e) "This Contract" Shall mean the Article of Agreement, the special conditions, the conditions, the Appendix, the schedule of quantities and specifications, design drawings attached hereto and duly signed.
- f) "Specifications" Means the specification of the works included in the Contract and any modification thereof or

addition thereto made or submitted by the Contractor and approved by the Engineer.

- g) "Notice in writing" Shall mean a notice in written, typed or printed or written notice" characters sent (unless delivered personally otherwise proved to have been received) by registered post to the last known private or business address or registered office of the addressee and shall be deemed to have been received when in the ordinary course of post, it would have been delivered.
- h) "Schedule of Quantities" Means the priced and completed schedule of quantities forming the part of tender.
- i) "Tender" Means The Contractor's priced offer to the Employer for the execution and completion of the works and remedying of any defects therein in accordance with the provisions of the contract, as accepted by the letter of acceptance.
- j) "Letter of acceptance" Means the formal acceptance by the employer of the tender.
- k) "Act of Insolvency" Shall mean any Act of insolvency as defined by the Presidency Town Insolvency Act, or the provincial insolvency Act or any Act amending such original Act.

l) "Net Prices"

If in arriving at the contract amount the Contractor shall have added to or deducted from the total of items in the Tender any sum, either as a percentage or otherwise, then net price of any item in their tender shall be the sum arrived at by adding to or deducting from the actual figures appearing in the Tender as the price of that the item a similar percentage or proportionate sum provided always that in determining the percentage or proportion of the sum so added or deducted by the Contractor the total amount of the any Prime Cost items and provisional sums of money shall be deducted from the total amount of the tender. The expression "net rates" or "net prices" when used with reference to the contract or account shall be held to mean rates or prices so arrived at.

m) "The works"

Shall mean '**Renovation of 4 Nos. of Executive Suites/VOFs at B Block, Ground and First Floor, Reserve Bank Staff College, Chennai**' as provided herein

Note: Words imparting persons include firms and corporations. Words imparting the singular only also include the plural and vice versa where the context requires.

2. **Scope of Contract**: The contractor shall carry out and complete the said work in every respect in accordance with this contract and with the directions of and to the satisfaction of the Bank's Engineer. The Bank's Engineer may in his absolute discretion and from time-to-time issue further drawings and/or written instructions, details, direction and explanations which are hereafter collectively referred to as "Bank's Engineer's instruction in regard to":

- a) The variations or modifications of the design, quality or works or the addition or omission or substitutions of any work.
- b) Any discrepancy in the Drawing or between the Schedule of Quantities and/or drawing and/or specifications.
- c) The removal from the site of any materials brought thereon by the contractor and the substitution of any other material therefor.
- d) The removal and/or re-execution of any works executed by the contractor.
- e) The dismissal from the works of any persons employed thereupon.
- f) The opening up for inspections of any work covered up.
- g) The amending and making good of any defects under clause 20 & 21 hereof.

The contractor shall forthwith comply with and duly execute any work comprised in such Bank's Engineer's instructions provided always that verbal instructions, directions and explanations given to the Contractor or his representative upon the works by the Bank's Engineer shall, if involving a variation, be confirmed in writing by the Contractor within seven days, such shall be deemed to be Employer's instructions within the scope of the Contract.

3. **Variations to be approved by the Employer:** The contractor shall submit a statement of variations giving quantity and rates duly supported by analysis of rates, vouchers etc. The rates on scrutiny and final acceptance by the Employer shall form a supplementary tender. Minor alterations (of the order of a few centimeters) as per site conditions may be carried out during execution with respect to the drawings. The Employer shall not be liable for payment of such variations until these statements are sanctioned by him.
4. **Drawings, Schedule of Quantities:** The Contract shall be executed in duplicate and the Bank's Engineer, the Employer and the Contractor shall be entitled to one executed copy of each for his use. The Contractor on the signing hereof shall be furnished by the Bank's Engineer free of cost one copy of each of the said Drawings (if any) and of the specification and one copy of all further Drawings (if any) issued during the progress of the works. Any further copies of such Drawings required by the Contractor shall be paid for by him. The contractor shall keep one copy of all Drawings on the works and the Bank's Engineer, or his representative shall at all reasonable times have access to the same. Before the issue of the final certificate to the Contractor he shall forthwith return to the Bank's Engineer all Drawings and Specifications.

5. **Contractor to provide everything necessary at his cost:** The contractor shall provide at his cost everything necessary for the proper execution of the work according to the intent and meaning of the drawing. Schedule of quantities and specification taken together with whether the same may or may not be particularly shown or described therein provided that the same can reasonably be inferred there from and if the contractor finds any discrepancy in the drawings or between the drawings schedule of quantities and specifications he shall immediately and in writing refer same to the Bank's Engineer who shall decide which is to be followed. Between drawings and specifications/ schedule of Quantities, schedule of quantities will prevail.
6. **Authorities, notices and patents:** The contractor shall conform to the provisions of any Act of the legislature relating to the works and to the regulations and bye-laws of any authority, and of any water, electric supply and other companies and / or authorities with whose, systems the structure is proposed to be connected, and shall, before making any variations from the drawings (if any) or Specifications that may be necessitated by so conforming, give to the Bank's Engineer written notice, specifying the variation proposed to be made and the reason for making it and apply for instruction thereon. In case the Contractor shall not within ten days receive such instructions, he shall proceed with the work conforming to the provisions, regulations, or by-laws in question, and any variation so necessitated shall be dealt with under Clause 18 thereof.

The contractor shall bring to the attention of the Employer all notices required by the said Acts, regulations or bye-laws to be given to any authority and pay to such authority or to any public office all fees that may be properly chargeable-in respect of the works and lodge the receipts with the Employer.

The Contractor shall indemnify the Employer against all claims in respect of patent rights and shall defend all actions arising from such claims and shall himself pay all royalties, license fees, damages cost and charges of all and every sort that may be legally incurred in respect thereof.

7. **Setting out of work:** The Contractor shall set out the works and shall be responsible for the true and perfect setting out of the same and for the correctness of the positions, levels, dimensions, and alignment of all parts thereof and got approved prior to

proceeding of the work. If the contractor fails in their role, any errors/defects shall be rectified at his own expense to the satisfaction of the Bank/ Employer

8. **Materials and Workmanship to conform to description:** All materials and workmanship shall so far as procurable be of the respective kinds described in the Schedule of Quantities and/or Specifications and in accordance with the Bank's Engineer's instructions, and the Contractor shall upon the request of the Bank's Engineer furnish him with all invoices, accounts, receipts and other vouchers to prove that the materials comply therewith. The Contractor shall at his own cost arrange for and/or carry out test of any materials as per relevant IS provisions through the reputed laboratories prior to use in the work.
9. **Contractor's superintendence and representative on the works:** The Contractor shall give all necessary personal superintendence during the execution of the works, and as long thereafter as the Bank's Engineer may consider necessary until the expiry of the "Defects Liability Period" stated in the Appendix hereto. The Contractor shall also during the whole time the works are in progress employ a competent, qualified and experienced Engineer who shall be constantly in attendance at the works while the men are at work. Any directions explanation, instructions or notices given by the Bank's Engineer to such representative shall be held to be given to the Contractor.
10. **Dismissal of workmen:** The Contractor shall on the request of the Bank's Engineer immediately dismiss from the works any person employed thereon by him who may, in the opinion of the Bank's Engineer, be incompetent or misconduct himself and such persons shall not be again employed on the works without the permission of the Consultant.
11. **Access to works:** The Employer, the Bank's Engineer and their respective representatives shall at all reasonable times have free access to the work and / or to the workshops, factories or other places where materials are lying or from which they are being obtained and the Contractor shall give every facility to the Employer, the Bank's Engineer and their representatives necessary for inspections and examination and test of the materials and workmanship. No person not authorized by the Employer or the Bank's Engineer except the representatives of public authorities shall be allowed on the works at any time.

12. **Assistant Manager (Tech)**: The term "Assistant Manager (Tech) shall mean the person appointed and paid by the Employer to inspect the works. The Contractor shall afford the Assistant Manager (Tech.) every facility and assistance for inspecting the works and materials and for checking and measuring time and materials.

The Assistant Manager (Tech.), or the Employer shall have power to give notice to the Contractor or to his representative of non-approval or any work or materials and such work shall be suspended, or the use of such materials shall be discontinued. The work will from time to time be examined by the Assistant Manager (Tech.) but such examination shall not in any way exonerate the Contractor from the obligation to remedy any defects, which may be found to exist at any stage of the works or after the same is completed. Subject to the limitations of this clause the Contractor shall take instructions only from the Bank's Engineer.

13. **Assignment and Subletting**: The whole of the works included in the Contract shall be executed by the Contractor and the contractor shall not directly or indirectly transfer, assign or under-let the Contract or any part share thereof or any interest therein without the prior written consent of the Employer and not undertaking shall relieve the Contractor from the full and entire responsibility of the Contract or from active superintendence of the works during their progress.

14. **Alterations, additions, omissions etc.**: No alteration, omission or variation shall vitiate this contract except instructions/ notice of Employer (through Bank's Engineer) at any time during the progress of the works to make any alterations in, or addition to, or omissions from the works or any alteration in the kind of quality of the materials to be used therein and shall give notice thereof in writing under its hand to the Contractor. The Contractor shall alter, add to, or omit from, as the case may be, in accordance with such notice, but the contractor shall not do any work extra to or make any alterations or additions to or omissions from the works or any deviation from any of the provisions of the Contract. Stipulations, specifications or Contract Drawings without the previous consent in writing of the Employer and the value of such extra alterations, additions or omission shall, in all cases, be determined by the Employer in accordance with the provisions of Clause 18 hereof, and the same shall be added to, or deducted from the Contract Amount, as the case may be accordingly.

15. **Schedule of Quantities**: The Schedule of quantities, unless otherwise stated shall be deemed to have been prepared in accordance with the Standard Method of Measurement specified in relevant IS code.

Any error in description or in quantity or in omission of items from the schedule of quantities shall not vitiate this contract but shall be rectified and the value thereof, as ascertained under Clause 17 hereof, shall be added to, or deducted from the Contract Amount (as the case may be) provided that no rectification of errors, if any, shall be allowed in the Contractor's schedule of rates.

16. **Sufficiency of Schedule of Quantities**: The Contractor shall be deemed to have satisfied himself before tendering as to the correctness and sufficiency of his tender for the works and of the prices stated in the Schedule of Quantities and/or the schedule of rates and prices which rates and prices shall cover all his obligations under the contract, and all matters and things necessary for the proper completion of the works.

17. **Measurement of works**: The Bank's Engineer may, from time to time, intimate to the contractor that he requires the works to be measured, and the Contractor shall forthwith attend or send a qualified agent to assist Assistant Manager (Tech)/ Manager (Tech) in taking such measurements and calculations and to furnish all particulars or to give all assistance required by any of them.

Should the Contractor not attend or neglect or omit to send such agent then the measurement taken by the Bank's Engineer, or a person approved by him shall be taken to be correct measurement of the works. Such measurements shall be taken in accordance with the Method of Measurements detailed in the latest relevant IS Codes of practice.

The Contractor or his Agent may at the time of measurement take such notes and measurement as he may require.

All authorized extra works, omissions and all variations made with the Bank's Engineer's instructions, subsequently conveyed in writing (with the prior approval in writing of the Employer) shall be included in such measurements.

18. **Prices for extra etc. ascertainment of:** The Contractor may, when authorized and shall, when directed, in writing by the Employer, add to, omit from or vary the works shown upon the drawings, or described in the specification, or included in the schedule of Quantities, but the contractor shall make no addition, omission or variation without such authorization or direction. A verbal authority or direction by the Bank's Engineer shall, if confirmed by them in writing within seven days, be deemed to have been given in writing.

However, during actual execution of work if the quantities of any of the items of work exceeds by more than 25% of the tender quantities, the quantities of such items executed, by the authority of the Architects of the project band with the concurrence of the employer in excess of 25 % of the tender quantity shall be considered as an extra item of work for which the contractors shall submit fresh rates supported by rate analysis worked on the actual cost basis plus 15% towards establishment charges, contractor's overhead and profit. The rates for all such items of work, being current ones, will not be eligible for price adjustment due to increase or decrease in prices of materials and Labor rates as per escalation formula, if any, given in the tender. If any of the items of work is omitted from the accepted tender at the sole discretion of the employer, the contractor shall not be entitled to any claim on this account.

No claim for an extra shall be allowed unless it shall have been executed under provisions of clause 5 hereof with the concurrence of the Employer herein mentioned.

Any such extra in herein referred to as authorized and shall be made in accordance with the following provisions.

(a) (i) The net rates or prices in the original tender shall determine the valuation of the extra work where such extra work in similar character and executed under conditions as the work priced therein.

(ii) Rates for all items, wherever possible should be derived out of the rates given in the priced Schedule of Quantities.

(b) The net prices of the original tender shall determine the value of items omitted provided if omissions vary the conditions under which any remaining items of

works are carried out, the prices for the same shall be valued under sub-clause(c) hereof.

- (c) Where the extra works are not of similar character and/or quoted under similar conditions as aforesaid or where the omissions vary the conditions under which any remaining items of works are carried out or if the amount of any omissions or additions relative the amount of the whole of the Contract works or to any part thereof shall be such that in the opinion of the Bank's engineer, the net rate or price contained in the priced Schedule of Quantities or tender or for any item of the works involves loss or expenses beyond that reasonably contemplated by the contractor or is by reason of such omission or addition rendered unreasonable or inapplicable, the Bank's Engineer shall fix such other rate or price as in the circumstances he shall think reasonable and proper, with the prior approval in writing of the Employer.
- (d) Where extra work cannot be properly measured or valued, the Contractor shall be allowed day work prices as the net rates stated in the tender or the Priced Schedule or Quantities or, if not so stated, then in accordance with the local day work rates and wages for the district provided that in either case vouchers specifying the daily time (the workmen's names) and materials employed be delivered for verification to the Bank's Engineer at or before the end of the week following that in which the work has been executed. The measurement and valuation in respect of the Contract shall be completed within the "period of final measurements".
- (e) It is further, clarified that for all such authorized extra items where rates cannot be derived from tender, the contractor shall submit rates, supported by rate analysis worked out based on CPWD schedule of rate analysis or for items not available in CPWD schedule, based on market rate with "actual cost basis", plus 15% towards establishment charges, contractor's overheads and profit. Such items will not be eligible for escalation.

19. Unfixed materials when taken into account to be the property of the Employer.

Where in any certificates (of which the Contractor has received payment) the Bank's Engineer has included the value of any unfixed materials included for and/or placed on

or adjacent to the works such materials shall become the property of the Employer and they shall not be removed except for use upon the works, without the written authority of the Employer. The Contractor shall be liable for any loss of, or damage to, such materials.

20. **Removal of improper work** : The Employer shall, during the progress of the works, have power to order in writing from time to time the removal from the works within such reasonable time or times as may be specified in the order of any materials which in the opinion of the Bank's Engineer are not in accordance with the Specifications, the substitutions of proper materials, and the removal and proper re-execution of any work executed with materials or workmanship not in accordance with the drawings (if any) & specifications or instructions and the contractor shall forthwith carry out such order at his own cost. In case of default on the part of Contractor to carry out such order, the Employer shall have the power to employ any pay other persons to carry out the same; and all expenses consequent thereon, or incidental thereto, shall be borne by the Contractor, or may be deducted by the Employer from any moneys due, or that may become due, to the Contractor.
21. **Defects after virtual completion** : Any defect, shrinkage, settlement or other fault which may appear within the "Defects Liability Period" stated in the Appendix hereto, or, if none stated them within twelve months after the virtual completion of the works, arising in the opinion of the Employer from materials of workmanship not in accordance with the contract, shall upon the direction in writing of the Employer, and within such reasonable time as shall be specified therein, be amended and made good by the Contractor, at his own cost and in case of default the Employer may employ and pay other persons to amend and make good such defects, shrinkage settlements or other faults, and all damages loss and expenses consequent thereon are incidental thereto shall be made good and borne by the Employer or may be deducted by the Employer, upon the Bank's Engineer's Certificate in writing, from any money due or that may become due to the Contractor, or the Employer may in lieu of such amending and making good by the Contractor deduct from any money due to the Contractor a sum, to be determined by the Employer equivalent to the cost of amending such work and in the event of the amount retained under clause 32 hereof being insufficient, recover the balance from the Contractor, together with any expenses the Employer may have

incurred in connection therewith. Should any defective work have been done or materials supplied by any sub-contractor employed on the works who has been nominated as provided under clause 13 and 23 hereof, the contractor shall be liable to make good in the same manner as if such work or material had been done or supplied by the Contractor and been subject to the provision of this clause and clause 2 hereof. The contractor shall remain liable under the provisions of the clause notwithstanding the signing of any certificate or the passing of any accounts by the Employer.

22. **Certificate of virtual completion and defects liability period:** The works shall not be considered as completed until the Bank's Engineer has certified in writing that they have been virtually completed. The defects liability period shall commence from the date of virtual completion.

23. **Nominated Sub-Contractor:** All Specialists, Merchants, Tradesmen and others executing any work of supplying and fixing any goods for which the prime cost prices or provisional sums are included in the Schedule of Quantities and/or Specifications who may be nominated or selected by the Employer or hereby declared to be sub-contractors employed by the contractor and are herein referred to as nominated sub-contractors.

No nominated sub-contractors shall be employed on or in connection with the works against the Contractor shall make reasonable objection are (save where the Architect and the Contractor shall otherwise agree) who will not enter into contract providing.

(a) That the nominated sub-contractor shall indemnify the contractor against the same obligation in respect of the sub-contract as the contractor is under in respect of this contract.

(b) That the nominated sub-contractor shall indemnify the contractor against claims in respect of any negligence by the sub-contractors his servants or agents or any misuse by him or them or any scaffolding or other plant, the property of the Contractor or under any Workmen's Compensation Act in force.

(c) Payment shall be made to the nominated sub-contractor within fourteen days of his receipt of the Employer's Certificate provided that before any Certificate is issued the Contractor shall upon request furnish to the Bank proof that all

nominated sub-contractors accounts included in previous certificates have been duly discharged; in default whereof, the Employer may pay the same upon a Certificate of the Bank and deduct the amount thereof from any sums due to the Contractor. The exercise of this power shall not create private of contract as between Employer and Sub-Contractor.

24. **Other persons employed by Employer:** The Employer reserves the right to use premises and any portion of the site for the execution of any work not included in this Contract which it may desire to have carried out by other persons, and the Contractor shall allow all reasonable facilities for the execution of such work but shall not be required to provide any plant or material for the execution of such work except by special arrangement with the Employer. Such work shall be carried out in such manner as not to impede the progress of the works included in the Contract and the Contractor shall not be responsible for any damage or delay which may happen to or occasioned by such work.

25. **Insurance in respect of damage to person and property:** The Contractor shall be responsible for all injury or damage to persons, animals or things and for all damage to property which may arise from any factor omission on the part of the Contractor or any Sub-Contractor or any nominated Sub-Contractor or any of their employees. The liability under this clause shall cover also, inter-alia any damages to structures, whether immediately adjacent to the works or otherwise; any damage to roads, streets, footpaths, bridges as well as damage caused to the buildings and other structures and works forming the subject matter of this contract. The contractor shall also be responsible for any damage caused to the building and other structures and works forming the subject, matter of this contract due to rain, wind, frost or other inclemency of weather. The contractor shall, indemnify and keep indemnified the Employer and hold him harmless in respect of all and any loss and expenses arising from any such injury or damage to persons or property as aforesaid and also against any claim made in respect of injury or damage, whether under any statute or otherwise and also in respect of any award or compensation or damage consequent upon such claims.

The Contractor shall, at his own expense, effect and maintain till issue of the virtual completion certificate under this contract, with an insurance company approved by the Employer, an **All Risk Policy** for Insurance for the full amount of the contract in the joint

names of the employer and the contractor (the name of the former being placed first in the policy) against all risk policy for contractors and deposit such policy or policies with the employer before commencing the works.

The Contractor shall also indemnify and keep indemnified the Employer against all claims which may be made against the Employer by any person in respect of anything which may arise in respect of the works or in consequence thereof and shall at his own expense, effect and maintain until the virtual completion of the contract, with an Insurance Company approved by the employer a policy of Insurance in the joint names of the Employer and the Contractor (name of the former being placed first in the policy) against such risk and deposit such policy or policies before commencement of the works. The minimum limit of the coverage under the policy shall be ₹2 lakh per person for any one accident or occurrence and ₹5 lakh in respect of damage to property for any one accident or occurrence subject to an overall ceiling of ₹10 lakh. The contractor shall also indemnify the employer against all claim which may be made upon the Employer, whether under the **Workmen's Compensation Act** or any other statute in force, during the currency of this contract or at Common Law in respect of any employee of the contractor or of Sub-Contractor and shall at his **own expense** effect and maintain until the virtual completion of the contract or with an Insurance Company, approved by the Employer, a policy of insurance against such risks and deposit such policy or policies with the Employer from time to time during the currency of this contract.

In default of the contractor insuring as providing above, the employer may so insure and may deduct the premiums paid from any moneys due or which may become due to the contractor.

The contractor shall be responsible for any liability which may not be covered by the Insurance Policies referred to above and also for all other damages to any person, animal or defective carrying out of this contract, whatever, may be the reasons due to which the damage shall have been caused.

The contractor shall also indemnify and keep Indemnified the Employer against all and any costs, charges or expenses arising out of any claim or proceedings relating to the works and also in respect of any of damage or compensation arising there from.

Without prejudice to the other rights of the employer against contractor in respect of such default, the employer shall be entitled to deduct from any sums payable to the contractor the amount of any damages, compensation costs, charges and other expenses paid by the employer, and which are payable the contractor under this clause.

The Contractor shall upon settlement by the insurer pursuant to a policy taken under this clause, proceed with due diligence to re-build or repair the works destroyed or damaged. In this event all the monies received from the Insurer in respect of such damage shall be paid to the Contractor and the contractor shall not be entitled to any further payment in respect of the expenditure incurred for re-building or repairing of the materials or goods destroyed or damaged.

The contractor, in case of re-building or reinstatement after damage shall be entitled to such extension of time for completion as the Bank's Engineer may deem fit, but shall, however, not be entitled to reimbursement by the employer of any shortfall or deficiency in the amount finally paid by the insurer in settlement of any claim arising as set out herein.

Without prejudice to his liability under this clause, the contractor shall also cause all nominated sub-contractors to effect, for their respective portions of the works, similar policies of insurance in accordance with the provisions of this clause and shall produce or cause to produce to the employer such policies. **The contractor shall not permit a nominated sub-contractor to commence work at the site unless the said insurance policies are submitted.** In the event of failure of the sub-contractor to take out such a policy of insurance before commencing the works at the site, the contractor shall be responsible for any claim or damage attributable to the said sub-contractor.

The Contractor shall at his own expense, arrange to effect and maintain (until the virtual completion of the contract) with an approved office, the following insurance policies in the joint name of employer and himself with the employer being first (Principal) and deposit such policy or policies with the employer from time during the currency of this contract.

a) Workmen compensation policy. b) CAR Policy c) Third party liability policy

26. **Date of commencement and completion**: The Contractor shall be allowed admittance to the site on "Date of Commencement" stated in the Appendix hereto, or each later date as may be specified by the Employer and be shall thereupon and forthwith begin the works and shall regularly proceed with and complete the same (except such painting or other decorative work as the bank may desire to delay) or before the "Date of Completion" stated in the Appendix subject nevertheless to provisions for extension of time hereinafter contained.
27. **Liquidated damages for non-completion**: If the Contractor fails to complete the works by the date stated in the Appendix or within any extended time under Clause 28 here the Contractor shall pay the Employer the sum named in the Appendix as " Liquidated Damages" for the period during which the said works shall so remain incomplete and the Employer may deduct such damages from any money due to the Contractor.
28. **Delay and extension of time**: If in the opinion of the Employer the works be delayed (a) by force majeure or (b) by reason of any exceptionally inclement weather or c) by reason of proceedings taken or threatened by or dispute with adjoining or neighboring owners or public authorities arising otherwise than through contractor's own default or (d) by the works or delays of other contractor or Tradesmen engaged or nominated by the Employer and not referred to in the schedule of quantities and/or specifications or (e) by reasons of Bank's Engineer instruction as per clause 2 hereof (f) by reason of civil commotion, local combination of workmen or strike or lockout affecting any of the building trades or (g) in consequence of the Contractor not having received in due time necessary instructions from the Bank for which he shall have specifically applied in writing or (h) from other causes which the Bank may certify as beyond the control of contractor or (I) in the event, the value of the work exceed the value of the Priced Schedule of Quantities owing to variation, the Bank may make a fair and reasonable extension of time for completion shall as soon as may be given written notice thereof to the bank but the Contractor shall nevertheless constantly use his endeavors to prevent delay and shall do all that may reasonably has required to the satisfaction of Bank to proceed with work. Decision of the bank if delay is due to force majeure or not shall be final and binding on the contractor.

29. **Contractor's failure to comply with Employer's instruction**: If the Contractor after receipt of written notice from the Employer requiring compliance within 10 days fails to comply with such further drawings and/or Bank's instructions the Employer may employ and pay other persons to execute any such work whatsoever that may be necessary to give effect thereto, and all costs incurred in connection therewith shall be recoverable from the Contractor by the Employer as a debt or may be deducted by him from any moneys due to the Contractor.

30. **Termination of Contract by the Employer**: If the Contractor being an individual or a firm commits any "act of insolvency" or shall be adjudged an insolvent or being an incorporated company shall have an order for compulsory winding up made against it or pass an effective resolution for winding up voluntarily or subject to the supervisions of the court and the Official Assignee or the Liquidator in such acts of insolvency or winding up, as the case may be, shall be unable within seven days after notice to him requiring him to do so to show the reasonable satisfaction of the Employer that he is able to carry out and fulfil the Contract and to give security therefore, if so required by the Employer.

Or if the Contractor whether an individual, first or incorporated company shall suffer execution or other process of court attaching property to be issued against the Contractor.

Or shall suffer any payment under this contract to be attached by or on behalf of any of the creditors of the Contractors.

Or shall assign to sublet this Contract without the consent in writing of the Employer first had and obtained.

Or shall charge or encumber this Contract or any payments due or which may become due to the Contractor hereunder.

Or if the Bank's Engineer shall certify in writing that the Contractor,

(i) Has abandoned the Contract, or

- (ii) Has failed to commence the works, or has without any lawful excuse under these conditions suspended the progresses of the works for fourteen days after receiving from the Bank notice to proceed or
- (iii) Has failed to proceed with the work with such due diligence and failed to make such due progress as would enable the works to be completed within the time agreed upon, or
- (iv) Has failed to remove materials from the site or to pull down and replace work for seven days receiving from the Bank written notice that the said materials or work were condemned and rejected by the Bank's Engineer under these conditions' or
- (v) Has neglected or failed persistently to observe and perform all of any of the acts, matter or things by the Contract to be observed and performed by the Contractor for seven days after written notice shall have been given to the Contractor requiring the Contractor to observe or perform the same.

Then and in any of the said cases the Employer may, notwithstanding any previous waiver, after giving seven days' notice in writing to the Contractor, determine the contract, the whole of which shall continue in force as fully as if the Contract has not been so determined, and so if the works subsequently execute had been executed by or on behalf of the Contractor. And further, the Employer by his agents or servants may enter upon and taken possession of the works and all plant, tools scaffoldings, sheds, machinery, steam and other power utensils and materials lying upon the premises or the adjoining lands or roads, and use the same as his own property or may employ the same by means of his own servants and workmen in carrying on and completing the work or by employing any other Contractor or other person or persons to complete the works, and the Contractor shall not in any way interrupt or do any act matter or thing to prevent or hinder such other contractor or other person or persons employed for completing and finishing or using the materials and plant for the works. When the works shall be completed or as soon thereafter as convenient the Bank shall give a notice in writing to the Contractor to remove his surplus materials and plant, and should the Contractor fail to do so within a period of fourteen days after receipt thereof by him, the Employer may sell the same by public auction, and give credit to the Contractor for the net amount realized. The employer shall thereafter ascertain and certify in writing under

his hand what of the said plant and materials so taken possessions or by the Employer and the expenses or loss which the Employer shall have been put to in procuring the works to be completed and the amount. If any, owing the Contractor and the amount which shall be so certified shall thereupon be paid by the Employer to the Contractor or by the Contractor to the Employer, as the case may be, and the Certificate of the Bank shall be final and conclusive between the parties.

31. **Termination of Contract by Contractor:** If this payment of the amount payable by the Employer under Certificate of the Bank's Engineer shall be in arrears and unpaid for thirty days after notice in writing requiring payment of the amount as aforesaid shall have been given by the Contractor to the Employer, or if the Employer interferes with or obstructs the issue of any such Certificate, or if the Employer shall repudiate the Contract, or if the works be stopped for three months under the order of the Architect or the Employer or by any injunction or other order of any court of Law, then and in any of the said cases the Contractor shall be in liberty to terminate the Contract by notice in writing to the Employer, and he shall be entitled to recover from the Employer, payment for all works executed and for any loss he may sustain upon any plant or materials supplied or purchased or prepared for the purpose or the Contract.

In arriving at the amount of such payment the net rates contained in the Contractor's original Tender shall be followed or where the same may not apply valuation shall be made in accordance with Clause 18 hereof.

32. **Certificates and Payments:**

a. The Contractor shall be paid by the Employer from time to time by instalments under Interim Certificates to be issued by the Bank's Engineer to the Contractor on account of the works executed when in the opinion of the Bank's Engineer, work to the approximate value named in the Appendix as 'Value of work for Interim Certificates' (or less at the reasonable discretion of the Bank's Engineer) has been executed in accordance with this Contract, subject, however, to a retention of the percentage of such value named in the Appendix hereto as 'Retention Percentage for Interim Certificates' until the total amount retained shall reach the sum named in Appendix as 'Total "Retention Money' after which time instalments shall be up to the full value of the work subsequently so executed and fixed in the building. The

Bank's Engineer may in his discretion include the Interim Certificate such amount as he may consider proper on account of materials delivered upon the site by the Contractor for use in the works. And when the works have been virtually completed and the Bank's Engineer shall have certified in writing that they have been completed, the Contractor shall be paid by the Employer in accordance with the Certificate to be issued by the Bank's Engineer the sum of money named in the Appendix as 'Instalment after Virtual Completion' being a part of the said Total Retention money. And the Contractor shall be entitled to the payment of the final balance in accordance with the Final Certificate to be issued in writing by the Bank's Engineer at the expiration of the period referred to as the 'Defect Liability Period' in the Appendix hereto from the date of Virtual Completion or as soon as after the expiration of such period as the works shall have been finally completed and all defect made good according to the true intent and meaning hereof whichever shall last happen, provided always that the issue by the Bank's Engineer of any Certificate during the progress of the works or at or after their completion shall not relieve the contractor from his liability under Clause 2 and 21, in cases of fraud, dishonesty, or fraudulent concealment relating of the works or material or to any matter dealt with in the Certificate, and in case of all defects and insufficiencies in the works or materials which a reasonable examination would not have disclosed. No certificate of the Bank's Engineer shall of itself be conclusive evidence that any works or materials to which it relates are in accordance with the Contract neither will the Contractor have a claim for any amounts which the Bank's Engineer might have certified in any interim bill and paid by the Employer, and which might subsequently be discovered as not payable and in this respect the Employer's decision shall be final and binding.

- b. The Contractor has to submit along with his all running account bills and final bill, a statement showing the details as well as the quantities of cement, steel and other building materials procured by him up to the date of the bill for verification of the same before settlement of such bills by the Bank.
- c. The Bank's Engineer shall have power to withhold any Certificate if the works or any parts thereof are not being carried out to his satisfaction.
- d. The Bank's Engineer may make any correction in any previous Certificate which shall have been issued by him.

- e. No certificate of payment shall be issued by the Bank's Engineer if the Contractor fails to insure the work and keep them insured till the issue of the Virtual Completion Certificate.
- f. Payment upon the Bank's Engineer's Certificate shall be made within the periods named in the Appendix as 'Period for honor of Certificates' after such Certificates have been delivered to the Employer.

The following terms of payment only are applicable for the work.

On account bills shall be made as under detailed item-wise measurement will be taken and payment shall be made based on completion of specific item of work basis on the quoted rate. All payment shall be subject to recovery of 5% towards Retention Money & TDS as per the statutory requirements. Contractor shall note that the interim value of work done towards payment of running bill is **₹10 lakh**.

- 33. **Delayed Payment:** Any amounts payable by the Employer to the Contractor shall, if not paid within the 'period of honoring certificates' named in the Appendix carry interest at the rate named in the Appendix as the "Rate of interest for delayed payment" from the date upon which sum ought to have been paid by the Employer until the payment subject to production of all required information/ clarifications by the contractor.
- 34. **Matters to be finally determined by Bank:** The decision, opinion, direction Certificate (except for payment) with respect to all or any of the matters under Clause 2, 4, 7, 8, 13, 17, 18, 19, 20, 21, 22, 28 (a, b, c, d, e, f) hereof (which matters are herein referred to as the expected matters) shall be final and conclusive and binding on the parties hereto and shall be without appeal. Any other decision, opinion, direction, shall be subject to the right of Arbitration and review under the Clause 35 hereof in the same way in all respects (including the provisions as to opening the reference) as if it were a decision of the Bank's Engineer.
- 35. **Settlement of disputes by Arbitration:** All disputes 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 Bank who shall state its decision in writing. Such decision may be in the form of a final certificate or otherwise. The decision of the Bank with respect to any of the excepted matters shall be final and without appeal as stated in preceding clauses. But if either, the Contractor be dissatisfied on any matter the Contractor may within 28 days after receiving notice of such decision give a written notice to the other party requiring that the matters in dispute be arbitrated upon. Such written notice shall specify the matters, which are in dispute or difference of which such written notice has been given. If both the parties agree a single arbitrator would be appointed for the purpose. In case no agreement could be reached on the appointment of single arbitrator, both the parties will nominate one person each as an arbitrator on their behalf. The two arbitrators nominated by the parties shall nominate one more person to act as third arbitrator or umpire.

The arbitrator or 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 the preceding clause, and to determine all matters to dispute which shall be submitted to arbitration and of which notice shall have been given as aforesaid.

The arbitrator or arbitrators, as the case may be, shall make his or their award within one year (or such further extended time as may be decided by him or them as the case may be with the consent of the parties) from the date of entering on the reference. In case during the arbitration proceedings the parties mutually settle or compromise their dispute or difference, on the parties filing their joint memorandum of the settlement or compromise, the arbitrator or the arbitrators as the case may be, shall make an award in terms of such settlement or compromise.

Upon any such reference, the decision on the cost incidental to the reference and award respectively shall be in the discretion of the arbitrator or arbitrators as the case may be, who may determine the amount thereof or direct the same to be taxed as between the party and party, and shall direct by whom and to whom and in what manner the same shall be borne and paid.

This submission shall be deemed to be a submission to arbitration within the meaning of the Indian Arbitration and Conciliation Act, 1996 or any statutory modification thereof. The award of the arbitrator or arbitrators, as the case may be, shall be final and binding on the parties. It is agreed that the Contractor shall not delay the carrying out of the works by reason of any such matter, question or dispute being referred to arbitration, but shall proceed with the works with all due diligence and shall until the decision of the arbitrator or arbitrators is given, abide by the decision of the Bank. No award of the arbitrator or arbitrators, as the case may be, shall relieve the Contractor of his obligations to adhere strictly to the Bank's instructions with regard to the actual carrying out of the works. The Employer and the Contractor hereby also agree that arbitration under this clause shall be a condition precedent to any right of action under the contract.

36. Right of technical scrutiny of final bill: The Employer shall have a right to cause a technical examination of the works by any of the persons or organization as appointed by the employer and the final bill of the Contractor including all supporting vouchers, abstracts, etc. If as a result of this examinations or otherwise any sum is found to have been overpaid or over certified it shall be lawful for the Employer to recover the sum from any payment due to the Contractor for this works or any other works being carried out by the contractors elsewhere under the RESERVE BANK OF INDIA.

37. Employer entitled to cover compensation paid to workmen: If, for any reason, the Employer is obliged, by virtue of the provisions of the Workmen's Compensation Act, 1923, or any statutory modification or re-enactment thereof to pay compensation to a workman employed by the Contractor in execution of the works, the Employer shall be entitled to recover from the Contractor the amount of compensation so paid, and without prejudice to the rights of the Employer under the said Act. The Employer shall be at liberty to recover such amount or any part thereof by deducting it from the security deposit or from any sum due by the Employer shall not be bound to contest any claim made against it under the said Act, except on the written request of the Contractor and upon his giving to the Employer full security to the satisfaction of the Employer for all costs for which the Employer might become liable in consequence of contesting such claim.

38. Abandonment of works: If at any time after the acceptance of the tender, the Employer shall for any reasons whatsoever not requires the whole or any part of the works to be

carried out, the Bank shall give notice in writing to the Contractor who shall have no claim to any payment of compensation or other-wise whatsoever on account of any profit or advantage which he might have derived from the execution of the whole works.

39. **Return of surplus materials:** Notwithstanding anything to the contrary contained in any or all the clauses of this Contract, where any material for the execution of the Contract is procured with the assistance of the Employer by purchase made under orders or permits or licenses issued by Government, the Contractor shall hold the said materials economically and solely for the purpose of the Contract and not dispose of them without the prior written permission of the Employer and return it to the Employer, if required by the Employer, at the price to be determined by the Bank having due regard to the conditions of the materials, the price to be determined not be exceed the purchase price thereof inclusive of GST and other such levies paid by the Contractor in respect thereof, in the event of breach of the aforesaid condition, the Contractor shall in addition to being liable to action for contravention of the terms of licenses or permit and/or criminal breach of trust, be liable to Employer for all moneys, advantages or profits resulting or which in the usual course would have resulted to his by reason of such breach.

40. **Non-Disclosure Clause:** The Contractor shall not disclose directly or indirectly any information, materials and details of the Bank's infrastructure / systems / equipment etc, which may come to the possession or knowledge of the Contractor during the course of discharging its contractual obligations in connection with this agreement, to any third party and shall at all times hold the same in strictest confidence. The Contractor shall treat the details of the contract as private and confidential, except to the extent necessary to carry out the obligations under it or to comply with applicable laws. The Contractor shall not publish, permit to be published, or disclose any particulars of the works in any trade or technical paper or elsewhere without the previous written consent of the Employer. The Contractor shall indemnify the Employer for any loss suffered by the Employer as a result of disclosure of any confidential information. Failure to observe the above shall be treated as breach of contract on the part of the Contractor and the Employer shall be entitled to claim damages and pursue legal remedies.

The Contractor shall take all appropriate actions with respect to its employees to ensure that the obligations of non-disclosure of confidential information under this Agreement is fully satisfied.

The Contractor's obligations with respect to non-disclosure and confidentiality will survive the expiry or termination of this agreement for whatever reason.

41. **Right of employer to terminate contract in the event of death of Contractor if individual:** Without prejudice to any of the rights or remedies under this Contract, if the Contractor, being an individual, dies, the Employer shall have the option of terminating the contract without incurring any liability for such termination.

(i) The contractor shall abide by and fulfill all requirements laid down under the Contract Labor (Regulation and Abolition) Act, 1970 and the rules framed there under.

(ii) The contractor should ensure payment of minimum wages to all laborers/workmen staff employed by him. Contractor should submit a certificate to the effect that, he has actually paid all the dues of all the laborers of all descriptions engaged by him for completion of the awarded job/work/project at the rate which is not less than the one prescribed under Minimum Wages Act, 1948 and he has complied with the provisions of CLRA Act with regard to providing the essential amenities to the contract laborers. Further, he may facilitate Bank's representative to verify and certify the veracity of such certificate.

42. **Sexual Harassment of women at workplace**

1. a) The contractor / agency shall be solely responsible for full compliance with the provisions of "the Sexual Harassment of women at work place (Prevention, Prohibition and Redressal) Act, 2013". In case of any complaint of sexual harassment against its employee within the premises of the Bank, the complaint will be filed before the Internal Complaints Committee constituted by the Contractor / Agency and the Contractor / Agency shall ensure appropriate action under the said Act in respect of the complaint.

- b) Any complaint of sexual harassment from any aggrieved employee of the contractor against any employee of the Bank shall be taken cognizance of by the Regional Complaint Committee constituted by the Bank.
- c) The contractor shall be responsible for any monetary relief that may need to be paid in case the incident involves the employees of the contractor, for instance any monetary relief to the Bank's employee, if sexual violence by the employee of the contractor is proved.
- d) The contractor shall be responsible for educating its employees about prevention of sexual harassment at workplace and related issues.
- e) The contractor shall provide a complete and updated list of its employees who are deployed within the Bank's premises.

I / We hereby declare that I / we have read and understood the above instructions for guidance of tenderers and accept the same.

Signature, Name & Address of the bidder:

APPENDIX HEREIN BEFORE REFERRED

| | |
|---|---|
| 1. Defects liability Period | 1 Year from the date of issue of virtual completion certificate. |
| 2. Period of final measurement | 3 months from the date of Virtual Completion of the work. |
| 3. Date of commencement | Within 10 days from the date of written order to commence the work, including the date of work order |
| 4. Date of completion | 90 days from the date of commencement |
| 5. Earnest money deposit (EMD) | All bidders shall deposit Earnest Money Deposit (EMD) equal to ₹98,800/- (Rupees Ninety-Eight Thousand Eight Hundred only) of the total estimated cost of work through NEFT/ or by a Demand Draft in favor of Reserve Bank Staff College, Chennai. |
| 29. Performance Security | Successful tenderer shall submit Performance Security in the form of Bank Guarantee for a value equal to 5% of the total Contract value in the prescribed format which shall be valid till the end of the Defect Liability Period. |
| 6. Liquidated Damages | 0.25% of the contract amount per week subject to a maximum of 10% of the total accepted contract value. |
| 7. Value of work for Interim Certificate | ₹10 lakh |
| 8. Percentage of retention money to be deducted from bills (R.M.) | 5% of the value of bill |
| 9. Total Security Deposit (SD = Retention Money + Performance Security) | Performance Security (5%) of the total contract amount + Retention Money (5%) |
| 10. Installment of Security Deposit to be refunded after virtual completion | Performance Security deposit will be released after issue of virtual completion of work and Retention Money (RM) will be released after expiry of defects liability period (DLP) including rectification of defects if any pending. |
| 11. Period of honoring interim certificate | 30 Days for Running Account bills and 60 days for Final bill. |
| 12. Period of honoring final certificate | 3 Months |
| 13. Interest for delayed payment | 3% (three percent) simple interest per annum |

Signature, Name & Address of the bidder:

SPECIAL CONDITIONS

1. The tenderer may please note that, the work has to be carried out in the normal working hours. Therefore, entire work involved shall be carried out with least disturbance to other agencies and also day-to-day cleaning of the debris / dust generated has to be done by the Contractor.
2. The entire materials for the work shall be brought to the working area through the staircase only.
3. All the materials shall be first/premium quality confirming to IS standards.
4. The tenderer shall use only approved materials as specifically stated in the Schedule of Quantities/Approved list of materials. The Bank will be at liberty to choose any brand of materials from the approved brand names in the list. Samples of any materials used in any of the works should be got approved by Bank's Engineer or his representative before proceeding with bulk purchase.
5. Wherever contractor proposes to use equivalent make (i.e., other than specified) the same shall be done after prior approval of Bank's Engineer. Any additional expenditure and time due to this shall be solely on contractor account and no claims whatsoever shall be entertained in this regard.
6. Wherever the basic price for the material is specified, the Contractor should provide to the Bank for verifications all paid bills of purchased materials for ascertaining the actual rate of purchase so as to settle the difference in cost of material. The price of materials shall be got approved from the Bank before purchasing. The adjustment in price of materials shall be made on measured quantity. The basic price for the materials shall be taken as the cost of material at dealer's ex-go-down price. No overhead charges or profit shall be considered for basic-rate adjustment.
7. No lapses from the Contractors side, which may cause damage to the property and injury to the occupants/neighbors in the opinion of the Bank's Engineer, shall be permitted.
8. Materials brought to the site shall be intimated to the Bank's Engineer immediately for inspection of quality and measurement of quantity of the materials. This quantity of the

material brought at site and consumed shall be cross checked with the actual requirement as specified in the technical specification of the work.

9. The contractor shall submit a properly planned & prepared work programme to the Bank before commencement of the work so as to enable the Bank to intimate other agencies in advance for smooth working, progress and coordination and the time schedule in the work programme should be strictly adhered to.
10. The period of completion mentioned in the tender is inclusive of monsoon period and holidays including Sundays / Saturdays falling within in the contract period. The contractors shall comply with statutory requirements to work on holidays at their own risk & cost and indemnify the Banks for any risks associated with it.
11. The work has to be carried out with least inconvenience to the staff.
12. Programme should be submitted before commencement of work so as to enable the Bank to intimate other agencies in advance for smooth working and better progress and the time schedule should be strictly adhered to.
13. No Laborers shall be permitted to stay inside the campus after working hours.
14. The Contractor should have valid Labor License from Labor commissioner wherever the number of Laborers engaged is 20 or more.
15. GST shall be included in the rates quoted by the contractor as per Schedule of Quantities (Price Bid) format in e tender. The rate quoted shall include all such taxes and levies. However, while submitting the bill/ invoice for the work the contractor shall clearly indicate the various components of GST involved in the work value.
16. The Contractor shall have the addresses and photographs of their workmen being engaged by them for the said work. The entry of workmen will be allowed inside the building only on producing the photo pass issued by the Bank & also have to subject themselves to the security restrictions imposed by the Bank.
17. Before quoting the rates, Contractor should inspect the site and understand themselves about the nature and scope of the work.

18. Any damage caused to any of Bank's property shall be made good by the Contractor at their own cost.
19. The Contractor shall carry out the work strictly in accordance with specification details and instructions of the Bank's Engineer.
20. The Contractor shall make their own arrangements for storing of their materials at site.
21. Rate quoted should include for all necessary testing of materials as required and directed by Banks Engineers.
22. Contractor should post a suitable qualified supervisor for day-to-day work.
23. The successful tender shall also be responsible for safety & security of their materials & also for ensuring fire prevention steps at all the times in working premises including their part of work.
24. Rate quoted should include for all necessary testing of materials as required and directed by Bank's engineer. The contractor shall also make arrangements to test the quality of plywood used in the work according to the relevant IS Code of practice for testing of plywood from a reputed laboratory.
25. The contractor shall furnish A-4 size, computerized sheets printed in the format of a conventional Measurement Book (MB), duly machine numbered pages and with a provision for providing an MB number. The contractors shall incorporate necessary corrections in these sheets as directed by Bank's Engineer. After making necessary correction the contractor shall submit new copies. All pages of the finalised computerised MB sheets, after due check / test check measurements shall have full signature with date of the authorised official of the contractor. The measurement sheets approved as 'final' shall be bound in the form of a MB at the cost of the Contractor and submitted to the Bank.

I / We hereby declare that I / we have read and understood the above instructions for guidance of tenderers and accept the same.

Signature, Name & Address of the bidder

SAFETY CODE

1. There shall be maintained in a readily accessible place with first aid appliances including adequate supply of sterilized dressings and cotton wool.
2. An injured person shall be taken to a public hospital without loss of time, in cases where the injury necessitates hospitalization.
3. Suitable and strong scaffolds should be provided for workmen for all work that cannot safely be done from ground.
4. No portable single ladder shall be over 8 meters in length. The width between the side rails shall not be less than 30 cm (clear) and the distance between two adjacent rungs shall not be more than 30 cm. When a ladder is used an extra mazdoor shall be engaged for holding the ladder.
5. The excavated material shall not be placed within 1.5 meters of the edge of the trench or half of the depth of trench, whichever is more. All trenches and excavations shall be provided with necessary fencing and lighting.
6. Every opening in the floor of a building or in a working platform shall be provided with suitable means to prevent the fall of persons or materials by providing suitable fencing or railing; minimum height shall be one meter.
7. No floor, roof or other part of the structure shall be so overloaded with debris of materials as to render it unsafe.
8. Workers employed on mixing and handling material such as asphalt, cement mortar or concrete and lime mortar shall be provided with protective footwear and rubber hand-gloves.
9. Those engaged in welding works shall be provided with welder's protective eye-shields and gloves.
10. i) No paint containing lead or lead products shall be used except in the forms of paste or readymade paint.
ii) Suitable face masks shall be supplied for use by the workers when the paint is applied in the form of spray or surface having lead paint dry rubbed and scrapped.
11. Overalls shall be supplied by the Contractor to the painters and adequate facilities shall be provided to enable the working painters to wash during the period of cessation of work.
12. Hoisting machines and tackle used in the works, including their attachments, anchorage and support shall be in perfect condition.

13. The ropes used in hoisting or lowering material, or a means of suspension shall be of durable quality and adequate strength and free from defects.
14. Any other safety norms to be followed for the work shall be as per relevant Standards/ Construction practices.
15. All the workers shall be provided with safety belts, safety shoes and helmets. No workmen shall be allowed to work on scaffolding without safety helmets and safety belts.

I / We hereby declare that I / we have read and understood the above instructions for guidance of tenderers and accept the same.

Signature, Name & Address of the bidder

FIRE SAFETY CODE

- i. Cutting / drilling machine and other electrically operated equipment used at site shall be plugged into correctly rated electrical outlets.
- ii. LPG used in 'oxy-acetylene' gas cutters shall be 'industrial type'.
- iii. Only ISI marked 3 pin plug and other appliances and equipment shall be used.
- iv. Electrical power cables / wires used shall not have any joints and shall be properly rated.
- v. All electrical appliances i.e., welding, drilling, cutting machine etc. shall be safely and securely earthed to prevent leakage current while in operation.
- vi. Before commencing the welding work for the first time on any day, fire section shall be informed and only after the site inspection by the Fire officers / Personnel, work shall be started.
- vii. Two buckets of water and sand shall be kept in an easily accessible area on the site.
- viii. Fire extinguishers recommended and issued by fire officers shall be kept on the site.
- ix. Used paint drums shall be stored in specified store only after closing them properly.
- x. None of the passages near lift lobby and staircases shall be used for stacking / dumping any kind of materials/waste.
- xi. None of the fire extinguishers shall be removed / shifted from its designated location.
- xii. Power supply shall be switched off from the mains when equipment is not in use.
- xiii. Wood-shavings and saw-dust generated from the work shall be collected on daily basis, removed from site and stored at the designated place in proper manner.
- xiv. Any debris generated from the work shall be collected on daily basis, removed from site and stored at the designated place in proper manner.

- xv. Battery operated emergency light / torches shall be provided by the contractor to the workmen while working beyond office hours.
- xvi. All the electrical/mechanical/electro-mechanical appliance shall be connected to sufficiently rated circuit breakers before tapping to a power source.

I / We hereby declare that I / we have read and understood the above instructions for guidance of tenderers and accept the same.

Signature, Name & Address of the bidder

Technical specifications and requirements for the work to be executed.

The scope of work covers execution, completion, and testing of the work of **‘Renovation of 4 Nos. of Executive Suites/VOFs at B Block, Ground and First Floor, Reserve Bank Staff College, Chennai’** in accordance with drawings (if any) and specifications prepared by the Bank’s Engineer and to the satisfaction of Bank’s Engineer.

Quality

Materials to be used for the work shall conform to relevant Indian / International standards as far as procurable & best quality of their respective kinds as specified herein and shall be of approved make and shall comply strictly with the tests prescribed hereinafter or where tests are not laid down, with the requirements of the latest edition of the relevant Indian / International standards approved by the Bank’s Engineer.

Inspection and testing

All materials before being used in the Works shall be subjected to inspection and testing, if so, required by the Bank’s Engineer, as provided in the Conditions of Contract and elsewhere in the Specifications. The cost of all samples required for all such tests as per relevant Standards shall be deemed to be included in the Contract rates. Cost of material testing from external laboratory, if any, directed by the Engineer shall be reimbursed by the Bank after submission of test reports and against original invoice. No materials shall be used in works unless they have first been approved by the Engineer or his / her representative. Manufacturer test certificate / Batch test reports as applicable for material concerned shall accompany the lot of material supplied at site which may be sent for testing if required by the Bank’s Engineer.

Samples

Samples of all materials proposed to be used or incorporated in the works and to be supplied by the Contractor may be called for at any time by the Engineer or his / her representative.

Independent tests

Independent tests and analysis of any of the materials, if required by the Bank’s Engineer may be made from time to time by a Testing House or Analyst

appointed by the Engineer / Employer in order to check the supplier's works tests and analysis. The frequency, the procedure for testing and acceptance criteria will be as stated in the respective I S / International Codes. The contractor shall at his / their own expenses supply and deliver to an approved Testing House or Analyst such materials, as may be directed by the Bank's Engineer. Should the result of any test be unsatisfactory to the Bank's Engineer or his / their representative, the materials represented will be rejected. The testing of material (Third Party Test), if required by the Bank's Engineer shall be carried out through a Government / Approved Laboratory and the testing charges, as per actuals shall be reimbursed by the Employer on production of vouchers / paid receipt. Wherever testing facilities are not available in India, the contractors shall submit manufacturers' batch test certificates of the batch of material(s) used in the work.

Mode of measurement

Unless otherwise specified mode of measurement shall be as per latest version of IS: 1200 In accordance with specifications (detailed in Schedule of Quantities) prepared to the satisfaction of the Bank's Engineer. The specifications shall form part of the contract, and these shall be deemed to be supplemental to the specifications and not in derogation thereof except to the extent specifically provided herein.

a. Materials and workmanship

Materials shall be of the best approved quality obtainable, and they shall comply with the respective IS specifications (for those materials covered by BIS). Samples of all materials shall be got approved before placing an order and the approved sample shall be deposited in the Bank.

The contractor under this contract binds himself / themselves to use first class materials. Quality of workmanship shall be of the highest order befitting the nature of the project. All work not up to the standard shall be summarily rejected and the Contractor will be required to dismantle the defective work and redo the work at his / their own cost and risk. The decision of the

Architect / Employer / Bank's Engineer regarding the quality / standard of workmanship shall be final and binding on the contractor.

Cement: Cement shall be Portland cement conforming to relevant IS and of grade 43.

Water: Water used for mixing and curing shall be potable clean, reasonably clear and free from objectionable quantities of silt, oils, alkalis, acids, salts so as not to weaken mortar.

Sand: Sand shall conform to IS 1542 specifications for sand for mortars and plaster.

Metal: Metal shall conform to IS 1542 specifications for Metal for concrete.

Cement mortar: For PCC/backing coat to stone shall be prepared by mixing cement and sand in specified proportion. Proportioning shall be carried out as detailed in BOQ. Cement and sand shall be thoroughly mixed, and water shall be added to it gradually. After addition of water the mix shall be mixed for a minimum of 3 minutes. The mortar mixed shall be consumed within 30 minutes of its mixing.

Tiles: The tiles shall be of approved make and shall conform to IS 15622

b. ***Dismantling works:***

- The rate shall include the cost of all labour involved and tools used in demolishing and dismantling including scaffolding. The rate shall also include all the charges for separating out and stacking the unserviceable material properly within a lead of 50 meters and the rate shall also include for temporary shoring for the safety of portions not required to be pulled down, or of adjoining property, and providing temporary enclosures or partitions, where considered necessary or, where instructed by the Engineer-in-Charge. The rate shall also include for disposing the unserviceable material, rubbish etc., out of premises.
- All materials obtained from dismantling or demolition shall be the property of the Employer unless otherwise specified and shall be kept in safe custody until they are handed over to the Engineer-in-Charge/ authorized representative.

- The demolition shall always be well planned before hand and shall generally be done in reverse order of the one in which the structure was constructed and as approved by the Engineer-in-Charge before starting the work.
- Due care shall be taken to maintain the safety measures prescribed in IS 4130.
- Necessary propping, shoring and or under pinning shall be provided to ensure the of the adjoining work or property before dismantling and demolishing is taken up and the work shall be carried out in such a way that no damage is caused to the adjoining work or property. Wherever specified, temporary enclosures or partitions and necessary scaffolding with suitable double scaffolding and proper cloth covering/ screens shall also be provided to prevent spreading of dust as directed by the Engineer-in-Charge.
- The demolition work shall be proceeded in such a way that it causes the least damage and nuisance to the adjoining structures and occupants of the building.
- Dismantling shall be done in a systematic manner. All materials which are likely to be damaged by dropping from a height or by demolishing roofs, masonry etc. shall be carefully removed first. Chisels and cutters may be used carefully as directed. The dismantled articles shall be removed manually or otherwise, lowered to the ground (and not thrown) and then properly stacked as directed by the Engineer-in-Charge.
- Where existing fixing is done by nails, screws, bolts, rivets, etc., dismantling shall be done by taking out the fixing with proper tools and not by tearing or ripping off.
- Water may be used to reduce dust while tearing down plaster from brick work.
- The contractor shall maintain/disconnect existing services, whether temporary or permanent, where required by the Engineer-in-Charge.
- No demolition work should be carried out at night especially when the

building or structure to be demolished is in an inhabited area.

c. Carefully removing the fittings and fixtures in the bathroom/ toilet:

- All the removed fittings and fixtures to be stacked in proper manner and all the usable materials to be handed over to the Engineer-in-Charge.
- All such stacked materials shall be cleared from the premises and disposed in a proper manner as and when instructed by Engineer-in-Charge.
- Temporary plugging/ providing dummies to the supply lines has to be immediately done after removal of the fixtures and fittings.

d. Waterproofing the sunken portion:

- Before the water proofing treatment, the internal plaster of ceiling and walls of WC block leaving the portion for dado/skirting should be completed. Grooving / chasing for doing the concealed work of GI/CI pipes/Electrical conduits should be completed. Cleaning the depressed/sunken portion of WC of all debris, extra mortar sticking to the vertical and horizontal surface etc. Necessary holes for 'P' trap /Nahani trap/Water escape pipe etc. should be completed.
- The water proofing treatment on such surfaces shall be done only after making proper spatter dash key.
- Fixing the 'P'/ 'S' trap in position and all other pipes work including the water escape pipe shall be fixed properly and the holes should be plugged carefully before taking up the water proofing work.
- *Cement Slurry:* Cement duly blended with water proofing compound shall be used for preparing the cement slurry. Cement slurry shall be prepared by using 2.2 kg of blended cement per sqm. area. Each time only that much quantity shall be prepared which can be covered on the surface and the surface in turn would be covered with 25 mm thick cement mortar base within half an hour. Slurry prepared and remained unused for more than half an hour shall be totally rejected. The slurry should be started from the vertical faces towards the bottom of the floor. Care should be taken to see that the slurry is applied to corners without leaving any gap.

- *Cement Mortar:* Cement mortar 1:3 (1 blended cement: 3 coarse sand) shall be prepared with cement/ water duly blended. Only that much quantity of cement mortar which can be consumed within half an hour, shall be prepared. Any cement mortar that is prepared and remains unused for more than half an hour shall not be used in the work and shall be rejected. Cement mortar shall be applied both on vertical and horizontal surfaces taking care to complete the entire depressed/ sunken portion of WC within a day so that the plaster can be done without any joint. Junctions shall be properly rounded. The surfaces of the plaster shall be left rough but finished in one plain and cured for a week. On completion of the curing period both horizontal and vertical surfaces shall be cleaned properly and gently and allowed to dry.
- *Brick Bat Coba:* Brick bat of size 40 mm downgraded out of well burnt bricks shall be used for the purpose of brick bat coba.
- The brick bats shall be properly dampened for six hours before laying.
- Brick bats shall be laid to required slope/gradient over the base coat of mortar leaving 15-25 mm gap between two bats. Cement mortar 1:4 (1 blended cement: 4 coarse sand) shall be poured over the brick bats and joints filled properly. Under no circumstances dry brick bats should be laid over the base coat.
- In case the brick bat coba is laid on the base coat immediately on initial set there will be no necessity of applying cement slurry over the base coat before laying the brick bat coba. However, if the brick bat coba is to be laid on the subsequent day, cement slurry prepared as described above shall be applied over the top surface of the base coat, then only the brick bat coba shall be laid.

Mode of measurement: Approx. dimensions of bathroom type 1 : 1.5 m x 3.5 m (2 nos) and bathroom type 2 : 1.5 m x 2.6 m (1 nos) and the entire scope of work of this item shall be considered Lumpsum per room and the rate quoted shall be considered per room for payment.

e. Groove cutting and removing the old supply and drain lines and

providing new supply and drain lines

Whenever grooves are cut for accommodating the plumbing lines, care shall be taken to make openings to the extent required only and any other services should not be tampered. The rate quoted for shall include the cost of plastering to be done to close the chases. No extra payment shall be made for the same.

f. Laying tiles for floor

- Base concrete or the RCC slab on which the tiles are to be laid shall be cleaned, wetted and mopped. The bedding for the tile shall be with cement mortar 1:4 (1 cement: 4 coarse sand) or as specified. The average thickness of the bedding shall be 20 mm or as specified while the thickness under any portion of the tiles shall not be less than 10 mm.
- Mortar shall be spread, tamped and corrected to proper levels and allowed to harden sufficiently to offer a fairly rigid cushion for the tiles to be set and to enable the mason to place wooden plank across and squat on it.
- Over this mortar bedding neat grey cement slurry of honey like consistency shall be spread at the rate of 3.3 kg of cement per square metre over an area upto one square metre. Tiles shall be soaked in water washed clean and shall be fixed in this grout one after another, each tile gently being tapped with a wooden mallet till it is properly bedded and in level with the adjoining tiles. The joints shall be kept as thin as possible and in straight lines or to suit the required pattern.
- The surface of the flooring during laying shall be frequently checked with a straight edge about 2 m long, so as to obtain a true surface with the required slope. In bath, toilet W.C. kitchen and balcony/verandah flooring, suitable tile drop or as shown in drawing will be given in addition to required slope to avoid spread of water. Further tile drop will also be provided near floor trap.
- Where full size tiles cannot be fixed these shall be cut (sawn) to the required size, and their edge rubbed smooth to ensure straight and true

joints.

- Tiles which are fixed in the floor adjoining the wall shall enter not less than 10 mm under the plaster, skirting or dado.
- After tiles have been laid surplus cement slurry shall be cleaned off.

Pointing and finishing

- The joints shall be cleaned off the grey cement slurry with wire/coir brush or trowel to a depth of 2 mm to 3 mm and all dust and loose mortar removed. Joints shall then be flush pointed with white cement added with pigment if required to match the colour of tiles. After curing, the surface shall be washed and finished clean. The finished floor shall not sound hollow when tapped with a wooden mallet.
- The same shall be rectified by redoing the laying if found to be faulty.

Mode of measurement: Length and breadth shall be measured correct to a cm before laying skirting, dado or wall plaster and the area calculated in square metre correct to two places of decimal. Where coves are used at the junctions, the length and breadth shall be measured between the lower edges of the coves. No deduction shall be made nor extra paid for voids not exceeding 0.20 square metre. Deductions for ends of dissimilar materials or other articles embedded shall not be made for areas not exceeding 0.10 square metre.

Areas, where glazed tiles or different types of decorative tiles are used will be measured separately.

g. Laying tiles - wall dado

- Average 15 mm thick plaster of cement mortar 1:3 (1 cement: 3 coarse sand) mix of as specified shall be applied and allowed to harden. The plaster shall be roughened with wire brushes or by scratching diagonal at closed intervals.
- The tiles should be soaked in water, washed clean, and a coat of cement slurry applied liberally at the back of tiles and set in the bedding mortar. The tiles shall be tamped and corrected to proper plane and lines. The

tiles shall be set in the required pattern and jointed. The joints shall be as fine as possible. Top of skirting or dado shall be truly horizontal and joints truly vertical except where otherwise indicated. Odd size/cut size of tile shall be adjusted at bottom to take care of slope of the flooring.

- Skirting and dado shall rest on the top of the flooring. Where full size tiles cannot be fixed these shall be cut (sawn) to the required size and their edges rubbed smooth. Skirting /dado shall not project from the finished “surface of wall” by more than the tile thickness, undulations if any shall be adjusted in wall.

Curing and Finishing

- The joints shall be cleaned off the grey cement grout with wire/coir brush or trowel to a depth of 2 mm to 3 mm and all dust and loose mortar removed. Joints shall then be flush pointed with white cement added with pigments if required to match the colour of tiles.
- After curing, the surface shall be washed and finished clean. The finished work shall not sound hollow when tapped with a wooden mallet.
- The same shall be rectified by redoing the laying if found to be faulty.

Mode of measurement:

- Length shall be measured correct to a cm. Height shall be measured correct to a cm in the case of dado and 5 mm in the case of riser and skirting. The area shall be calculated in square metre, correct to two places of decimal. Length and height shall be measured along the finished face of the skirting or dado including curves where specials such as coves, internal and external angles and beads are used.
- Nothing extra will be paid for cutting (sawn) the tiles to sizes.
- Areas where coloured tiles or different types of decorative tiles are used will be measured separately to be paid separately as per the basic price adjustment.

Rate:

Quoted rate shall be inclusive of edge beading/ corner beading to be provided where necessary or as instructed by Engineer-in-Charge. No additional payment shall be made for the same.

h. Execute all other items of work as per the description given in the Part – II (Schedule of Quantities)

All the items of work as described in the Bill of Quantities – Part II of the tender document may be read and executed in-line with the technical specifications given at 7.6 of this tender documents.

11. MATERIALS AND WORKMANSHIP

The contractor under this contract bind himself to use first class materials. Quality of workmanship shall be of the highest order befitting the nature of the project. All work not up to the standard shall be summarily rejected and the Contractor will be required to dismantle the defective work and redo the work at his own cost and risk. The decision of Bank's Engineer regarding the quality/standard of workmanship shall be final and binding on the contractor. Work shall be as per typical details of structural repair treatment for RCC slab, column, beam, chajjah (drawing enclosed).

MATERIALS:

- a) Materials shall be of the best approved quality, and they shall comply with the respective latest IS code specified.
- b) All material shall be tested in any testing laboratory approved by the Bank's Engineer, as per the testing guidelines issued by the Employer, which can be perused by the contractor from the office results of such tests in original issued by the laboratory shall be submitted to the Bank.
- c) All materials supplied by the Employer / any other specialist firm shall be properly stored and the Contractor shall be responsible for its safe custody until they are required on the works and till the completion of work.
- d) Unless otherwise shown on the drawings or mentioned in the Schedule of Quantities or Specified Conditions, the quality of materials, workmanship, dimensions etc. shall be as specified herein under.

LIST OF MATERIALS OF APPROVED BRAND AND/OR MANUFACTURER

Note:

1. All the materials to be used in the work shall strictly conform to the detailed technical specifications under each item.
2. If the approved brands are not available in the market, equivalent material with written approval of the Bank's Engineer only shall be used in the work. Wherever the contractor proposes to use equivalent makes (i.e. other than those specified), the same shall be done with prior approval of the Bank's Engineer. In such cases, it is the responsibility of the contractor to prove, to the satisfaction of the Bank's Engineer, with necessary technical data / documents / tests reports that the equivalent materials proposed to be used in the work conform to all the technical specifications / parameters stipulated in the specifications. Any additional expenditure and time on account of this shall be solely on contractor's account and no claims whatsoever shall be entertained by the Employer in this regard.

| Sl no | Material | Make |
|--------------|--|--|
| 1 | Cement | ACC, Birla, Ultratech, L&T or approved equivalent |
| 2. | Reinforcement Steel | SAIL, Tata Steel, Rashtriyaspat Nigam Ltd (RINL), JSW Steel Ltd., Jindal Steel & Power Ltd. |
| 3. | Water Proofing for bathroom, toilet and other wet areas | Forsoc: Brush bond, Dr. Fixit: Pidifine 2 K, Sika: Nito Bond, Asian Paints: Damp Block 2K & equivalent product of BASF, CICO, Ardex Endura |
| 4. | Ceramic /Vitrified tiles | Kajaria, NITCO, RAK, H & R Johnson, AGL or approved equivalent |
| 5. | Tile fixing adhesives, water proofing compound | Bal Endura (Gold Star), Pidilite, Fosroc Nitotile, Fevimat, Laticrete or approved equivalent |
| 6. | CI pipes | Neco, HEPCO or approved equivalent |
| 7. | PVC/CPVC pipes | Supreme, Prince, FINOLEX or approved equivalent |
| 8. | G.I./ M.S Pipe | Tata, Jindal (Hisar) or approved equivalent |
| 9. | Sanitary fittings including shower enclosure, concealed flush tank etc., | Jaquar, Hindware, Parryware, Roca or approved equivalent |
| 10. | CP Brass Fittings (Normal Range) | Hindware, Jaquar, Parryware, Roca or approved equivalent |

| | | |
|-----|-------------------------------------|--|
| 11. | Glass | Saint Gobain, Asahi or approved equivalent |
| 12. | Mirror | Watertec, Navarang Atul, Modi Guard, Golden Fish or approved equivalent |
| 13 | Laminated Particle Board/ Laminates | Kitply, Greenlam, Action TESA, Century Ply, Merino, Sunmica or approved equivalent |
| 14 | Plywood/ Veneer | Kitply, Duro, Green Ply, Century, Merino, Durian, Greenlam or approved equivalent |
| 15 | S.S. Door & window Fittings | JINDAL, Dorma, Doorset, GEZE, Hettich, ENOX, Godrej |
| 16 | Carpentry fittings | Ebco, Hettich, Godrej or approved equivalent |
| 17 | UPVC Doors and windows | Fenesta, Saint-Gobain, Qute, VEKA, KOMERLING, REHAU, Aluplast, Wintech. or approved equivalent |
| 18 | Flush door Shutters | Duro, Kitply Industries (Swastik), Century, Durian, Green Ply, Jain Wood Industries |
| 19 | Paint, Primer | Asian Paint, ICI Ltd., Jenson & Nicholson or approved equivalent |
| 20. | Melamine Polish | Asian Paints Melamine Gold, Wudfin of Pidilite, Timbertone of ICI Dulux. |
| 21 | Aluminium | Jindal, Tata or approved equivalent |

Note: The contractor shall produce approved makes as the case may be for Bank's approval, before using the same in the works. Material approved by the Bank shall only be used in the work including approval of Basic rate items.

I / We hereby declare that I / we have read and understood the above instructions for guidance of tenderers and accept the same.

Signature, Name & Address of the bidder

Articles of Agreement

ARTICLES OF AGREEMENT made the _____ day of _____ between the Reserve Bank Staff College, Chennai (hereafter called "Employer") of the one part and _____ (hereinafter called "the Contractor") of the other part.

WHEREAS the Bank is desirous of carrying out the "Renovation of 4 Nos. of Executive Suites/VOFs at B Block, Ground and First Floor, Reserve Bank Staff College, Chennai" and has prepared drawing and/or Schedule of Quantities showing and describing the work to be done under the direction of Bank's Engineer.

AND WHEREAS the said specifications, the Schedule of Quantities and drawings have been signed by or on behalf of the parties hereto.

AND WHEREAS the Contractor has agreed to execute upon the subject to the Conditions set forth herein and to the Conditions set forth in the Special Conditions and in the Schedule of Quantities and Conditions of Contract (all of which are collectively hereinafter referred to as "the said Conditions") the works shown upon the said drawings and/or described in the said specification and included in the Schedule of Quantities at the respective rates therein set forth amounting to the sum as therein arrived at or such other sum as shall become payable there-under (hereinafter referred to as 'the said Contract Amount')

NOW IT IS HEREBY AGREED AS FOLLOWS:

1. In consideration of said Contract Amount to be paid at the times and in the manner set forth in the said conditions, the Contractor shall upon and subject to the said Conditions execute and complete the work shown upon the said Drawings and described in the said Drawings and described in the said Specifications and the Schedule of Quantities.
2. The Bank shall pay the Contractor the said Contract Amount, or such other sum as shall become payable, at the times and in the manner specified in the said conditions.
3. The said Conditions and Appendix thereto shall be read and construed as forming part of this agreement and the parties hereto shall respectively abide by, submit themselves

to the said Conditions and perform the agreements on their part respectively in the said Conditions contained.

4. The plans, agreement and documents mentioned herein shall form the basis of this Contract.
5. This Contract is neither a fixed Lumpsum Contract nor a Piece Work Contract but is a Contract to for the complete work to be paid for according to actual measured quantities at the rates contained in the Schedule of Rates and Probable quantities or as provided in the said Conditions.
6. The Contractor shall afford every reasonable facility for the carrying out of all works relating to civil works and other ancillary works in the manner laid down in the said Conditions, and shall make good any damages done to walls, floors etc. after the completion of such works.
7. The Bank reserves to itself the right of altering the Drawings and nature of the work by adding to or omitting any items of work or having portions of the same carried out without prejudice to this contract.
8. Time shall be considered as the essence of this Contract, and the Contractor hereby agrees to commence the work from tenth day of date of work award letter and to complete the entire work within 90 days, subject nevertheless to the provisions for extension of time in writing by such form (i.e., by way of a deed of agreement or by exchange of letters/ emails) as may be mutually decided by the parties.
9. **Non-Disclosure Clause:** The Contractor shall not disclose directly or indirectly any information, materials and details of the Bank's infrastructure / systems / equipment etc, which may come to the possession or knowledge of the Contractor during the course of discharging its contractual obligations in connection with this agreement, to any third party and shall at all times hold the same in strictest confidence. The Contractor shall treat the details of the contract as private and confidential, except to the extent necessary to carry out the obligations under it or to comply with applicable laws. The Contractor shall not publish, permit to be published, or disclose any particulars of the works in any trade or technical paper or elsewhere without the previous written consent of the Employer. The Contractor shall indemnify the Employer for any loss suffered by the Employer as a result of disclosure of any confidential information. Failure to observe the above shall be treated as breach of contract on the part of the Contractor and the Employer shall be entitled to claim damages and pursue legal remedies.

The Contractor shall take all appropriate actions with respect to its employees to ensure that the obligations of non-disclosure of confidential information under this Agreement is fully satisfied.

The Contractor's obligations with respect to non-disclosure and confidentiality will survive the expiry or termination of this agreement for whatever reason.

10. Right of employer to terminate contract in the event of death of Contractor if individual: Without prejudice to any of the rights or remedies under this Contract, if the Contractor, being an individual, dies, the Employer shall have the option of terminating the contract without incurring any liability for such termination.

(i) The contractor shall abide by and fulfill all requirements laid down under the Contract Labor (Regulation and Abolition) Act, 1970 and the rules framed there under.

(ii) The contractor should ensure payment of minimum wages to all laborers/workmen staff employed by him. Contractor should submit a certificate to the effect that, he has actually paid all the dues of all the laborers of all descriptions engaged by him for completion of the awarded job/work/project at the rate which is not less than the one prescribed under Minimum Wages Act, 1948 and he has complied with the provisions of CLRA Act with regard to providing the essential amenities to the contract laborers. Further, he may facilitate Bank's representative to verify and certify the veracity of such certificate.

11. Sexual Harassment of women at workplace

a) The contractor / agency shall be solely responsible for full compliance with the provisions of "the Sexual Harassment of women at work place (Prevention, Prohibition and Redressal) Act, 2013". In case of any complaint of sexual harassment against its employee within the premises of the Bank, the complaint will be filed before the Internal Complaints Committee constituted by the Contractor / Agency and the Contractor / Agency shall ensure appropriate action under the said Act in respect of the complaint.

b) Any complaint of sexual harassment from any aggrieved employee of the contractor against any employee of the Bank shall be taken cognizance of by the Regional Complaint Committee constituted by the Bank.

c) The contractor shall be responsible for any monetary relief that may need to be paid in case the incident involves the employees of the contractor, for instance any monetary relief to the Bank's employee, if sexual violence by the employee of the contractor is proved.

d) The contractor shall be responsible for educating its employees about prevention of sexual harassment at workplace and related issues.

e) The contractor shall provide a complete and updated list of its employees who are deployed within the Bank's premises.

12. **Delay and extension of time**: If in the opinion of the Employer the works be delayed (a) by force majeure or (b) by reason of any exceptionally inclement weather or c) by reason of proceedings taken or threatened by or dispute with adjoining or neighboring owners or public authorities arising otherwise than through contractor's own default or (d) by the works or delays of other contractor or Tradesmen engaged or nominated by the Employer and not referred to in the schedule of quantities and/or specifications or (e) by reasons of Bank's Engineer instruction as per clause 2 hereof (f) by reason of civil commotion, local combination of workmen or strike or lockout affecting any of the building trades or (g) in consequence of the Contractor not having received in due time necessary instructions from the Bank for which he shall have specifically applied in writing or (h) from other causes which the Bank may certify as beyond the control of contractor or (I) in the event, the value of the work exceed the value of the Priced Schedule of Quantities owing to variation, the Bank may make a fair and reasonable extension of time for completion shall as soon as may be given written notice thereof to the bank but the Contractor shall nevertheless constantly use his endeavors to prevent delay and shall do all that may reasonably has required to the satisfaction of Bank to proceed with work. Decision of the bank if delay is due to force majeure or not shall be final and binding on the contractor.

13. All payments by The Bank under this Contract will be made only at Chennai.

14. All disputes arising out of or in any way connected with this agreement shall be deemed to have arisen at Chennai and only Courts in Chennai shall have jurisdiction to determine the same.

15. That the several parts of this Contact have been read by the Contractor and fully understood by the Contractor.

If the contractor is a Partnership or an Individual

IN WITNESS WHEREOF The Bank and the Contractor have set their respective hands to these presents and two duplicate hereof the day and year first hereinabove written.

If the contractor is a Company

IN WITNESS WHEREOF The Bank has set its hand to these presents through its duly authorized official and the Contractor has caused its common seal to be affixed hereunto and the said two duplicate/has caused these presents and the said two duplicates hereof to be executed on its behalf, the day and year first hereinabove written.

Signature Clause

SIGNED AND DELIVERED BY THE Reserve Bank of India by the hand of Shri

(Name and designation)

in the presence of

(1)

Address

(2)

Address

Witnesses

SIGNED AND DELIVERED BY

presence of

(1)

Address

in the

If the party is a partnership firm or an individual should be signed by all or on behalf of all the partners.

(2)

Address

Witnesses

THE COMMON SEAL OF

_____ was hereunto affixed pursuant to the resolutions passed by its Board of Directors at the meeting held on _____ in the presence of

(1)

(2)

Directors, who have signed these presents in token thereof in the presence of

(1)

(2)

SIGNED AND DELIVERED BY

The Contractor by the hand of
Shri

And duly constituted attorney.

If the Contractor signs under its common seal, the signature clause should tally with sealing clause in the Articles of Association.

If the Contractor is signing by the hand of power of attorney, whether a company or individual.

**PROFORMA OF BANK GUARANTEE FOR EARNEST MONEY DEPOSIT / BID
SECURITY**

(On Non-Judicial Stamp Paper of appropriate value)

Place: _____

Date: _____

**The Principal,
Estate Cell,
Reserve Bank Staff College,
Chennai.**

Dear Sir / Madam,

**Name of Work: Renovation of 4 Nos. of Executive Suites/VOFs at B Block, Ground
and First Floor, Reserve Bank Staff College, Chennai**

WHEREAS

The Reserve Bank Staff College, having its Office at Chennai (hereinafter called the 'RBI') has invited tenders for the captioned work (Hereinafter called "the said tender") on the terms and conditions mentioned in the said tender documents.

It is one of the terms of invitation of tenders that the tenderer shall furnish a Bank Guarantee for a sum of ₹. _____ (Rupees only) as Earnest Money Deposit (EMD).

M/s. (Name of the Tenderer / Bidder) _____, (hereinafter called as 'the Tenderer / Bidder'), who are our Clients / Constituents intend to submit their tender / Bid for the said work and have requested us to furnish Bank Guarantee to RBI in respect of the said sum of Rs. (Rupees only) in respect of EMD.

NOW THIS GUARANTEE WITNESSETH

1. We _____ (Name of the Bank) do hereby agree with and undertake to RBI, their Successors, Assigns that in the event of the RBI coming to the conclusion that the Tenderer have not performed their obligations under the said conditions of the tender or have committed a breach thereof, which conclusion shall be binding on us as well as the

said Tenderer, we shall on demand by the RBI, pay without demur to the RBI, a sum of Rs. (Rupees only) or any lower amount that may be demanded by the RBI. Our guarantee shall be treated as equivalent to the Earnest Money Deposit for the due performance of the obligations of the Tenderer under the said Conditions, provided, however, that our liability against such sum shall not exceed the sum of Rs. _____(Rupees only).

2. We also agree to undertake to and confirm that the sum not exceeding Rs. ____ (Rupees _____ only) as aforesaid shall be paid by us without any demur or protest, merely on demand from the RBI on receipt of a notice in writing stating that the amount is due to them and we shall not ask for any further proof or evidence and the notice from the RBI shall be conclusive and binding on us and shall not be questioned by us in any respect or manner whatsoever. We undertake to pay the amount claimed by the RBI within a period of one week from the date of receipt of the notice as aforesaid.

3. We confirm that our obligation to the RBI under this guarantee shall be independent of the agreement or agreements or other understandings between the RBI and the Tenderer.

This guarantee shall not be revoked by us without prior consent in writing of the RBI.

We hereby further agree that:

a) Any forbearance or commission on the part of the RBI in enforcing the conditions of the said agreement or in compliance with any of the terms and conditions stipulated in the said tender and/or hereunder or granting of any time or showing of any indulgence by the RBI to the Tenderer or any other matters in connection therewith shall not discharge us in any way and our obligation under this guarantee. This guarantee shall be discharged only by the performance by the Tenderers of their obligations and in the event of their failure to do so, by payment by us of the sum not exceeding Rs. _____ (Rupees only).

b) Our liability under these presents shall not exceed the sum of Rs. _____ (Rupees _____only).

c) Our liability under this agreement shall not be affected by any infirmity or irregularity on the part of our said constituents/clients in tendering for the said work or their obligations there under or by dissolution or change in the constitution of our said constituents.

d) This guarantee shall remain in force up to _____ provided that if so desired by the RBI, this guarantee shall be renewed for a further period as may be indicated by them on the same terms and conditions as contained herein.

e) Our liability under these presents will terminate unless these presents are renewed as provided hereinabove on the _____ or on the day when our said constituents comply with their obligations, as to which a certificate in writing by the RBI alone is the conclusive proof whichever date is later. Unless a claim or suit or action is filed against us within or any extended period, all the rights of the RBI against us under this guarantee shall be forfeited and we shall be released and discharged from all our obligations and liabilities hereunder.

Yours faithfully,

For and on behalf of

Authorised Official (with seal)

NB: This guarantee will require stamp duty as applicable in the state, where it is executed and shall be signed by the official whose signature and authority shall be verified).

Proforma of Bank Guarantee for Due Fulfilment of Terms and Conditions of the Contract

Place:

Date:

The Principal,
Reserve Bank Staff College,
Estate Cell,
Chennai.

Dear Sir/Madam,

Name of work: Renovation of 4 Nos. of Executive Suites/VOFs at B Block, Ground and First Floor, Reserve Bank Staff College, Chennai

WHEREAS

Reserve Bank Staff College, having its Office at Chennai, (hereinafter called "the RBI") has awarded the Contract for the captioned work (hereinafter called the "Contract") to _____(Name of the Contractor) (hereinafter called " the said Contractor" which expression shall include its successors and assigns.

AND Whereas the Contractor is bound by the said contract to submit to RBI a Performance Security for a Total amount of ₹_____ (Rupees_____ only) for due fulfilment by the said contractor of the terms and conditions contained in the contract. We, _____(Name of the Bank),(hereinafter called the "Bank"), at the request of M/s_____, the contractor, do hereby undertake to pay to RBI an amount not exceeding ₹_____ as Performance Guarantee for due fulfilment of the terms and conditions of the contract.

NOW THIS GUARANTEE WITNESSETH

1. We _____ (name of the Scheduled Bank) do hereby agree with and undertake to the RBI, their successors, Assigns that in the event of the RBI coming to the conclusion that the Tenderer have not performed their obligations under the said conditions of the tender or have committed a breach thereof, which conclusion shall be

binding on us as well as the said contractor, we shall on demand by the RBI, pay without demur to the RBI a sum of ₹_____ (Rupees_____ only) or any lower amount that may be demanded by the RBI. Our guarantee shall be treated as equivalent to the Performance Guarantee amount for the due performance of the obligations of the Contractor under the said contract, provided, however, that our liability against such sum shall not exceed the sum of ₹_____ (Rupees_____ only).

2. We also agree to undertake to and conform that the sum not exceeding ₹_____ (Rupees_____ only) as aforesaid shall be paid by us without any demur or protest, merely on demand from the RBI on receipt of a notice in writing stating the amount is due to them and we shall not ask for any further proof or evidence and the notice from the RBI shall be conclusive and binding on us and shall not be questioned by us in any respect or manner whatsoever. The Bank shall pay to RBI any money so demanded notwithstanding any dispute/disputes raised by the contractor in any suit or proceedings pending before any Court, Tribunal or Arbitrator/s relating thereto and the liability under this guarantee shall be absolute and unequivocal. We undertake to pay the amount claimed by the RBI within a period of one week, from the date of receipt of the notice as aforesaid.

3. We confirm that our obligation to the RBI under this guarantee shall be independent of the agreement of agreements or other understandings between the RBI and the Tenderer.

4. This guarantee shall not be revoked by us without prior consent in writing of the RBI.

5. We hereby further agree that:

(a) Any forbearance or commission on the part of the RBI in enforcing the conditions of the said agreement or in compliance with any of the terms and conditions stipulated in the said tender and/or hereunder or granting of any time or showing of any indulgence by the RBI to the Contractor or any other matters in connection therewith shall not discharge us in any way and our obligation under this guarantee. This guarantee shall be discharged only by the performance by the Contractor of their obligations and in the event of their failure to do so, by payment by us of the sum not exceeding ₹_____ (Rupees_____ only)

- (b) Our liability under these present shall not exceed the sum of ₹_____ (Rupees _____ only)
- (c) Our liability under this agreement shall not be affected by any infirmity or irregularity on the part of our said constituents/clients or their obligations thereunder or by dissolution or change in the constitution of our said constituents.
- (d) This guarantee shall remain in force up to ____months from _____ provided that if so desired by the RBI, this guarantee shall be renewed for a further period as may be indicated by them on the same terms and conditions of our said herein.
- (e) Our liability under this presents will terminate unless these presents are renewed as provided hereinabove on the _____or on the day when our said constituents comply with their obligations, as to which a certificate in writing by the Reserve Bank of India alone is the conclusive proof whichever date is later. Unless a claim or suit or action is filed against us within _____ months from that date under clause (d) above or any extended period, all the rights of the RBI against us under this guarantee shall be forfeited and we shall be released and discharged from all-over obligations and liabilities hereunder.

In witness whereof I/We of the Bank have signed and sealed this guarantee on the ____ day of _____(Month and Year) being herewith duly authorized.

For and on behalf of

(Seal of the Scheduled Bank)

Signature of the Authorised Bank Official

(Name, designation, stamp/seal etc.)

Signed, sealed and delivered for and on behalf of the Bank by the above named in the presence of:

Witness 1

Signature

Name.....

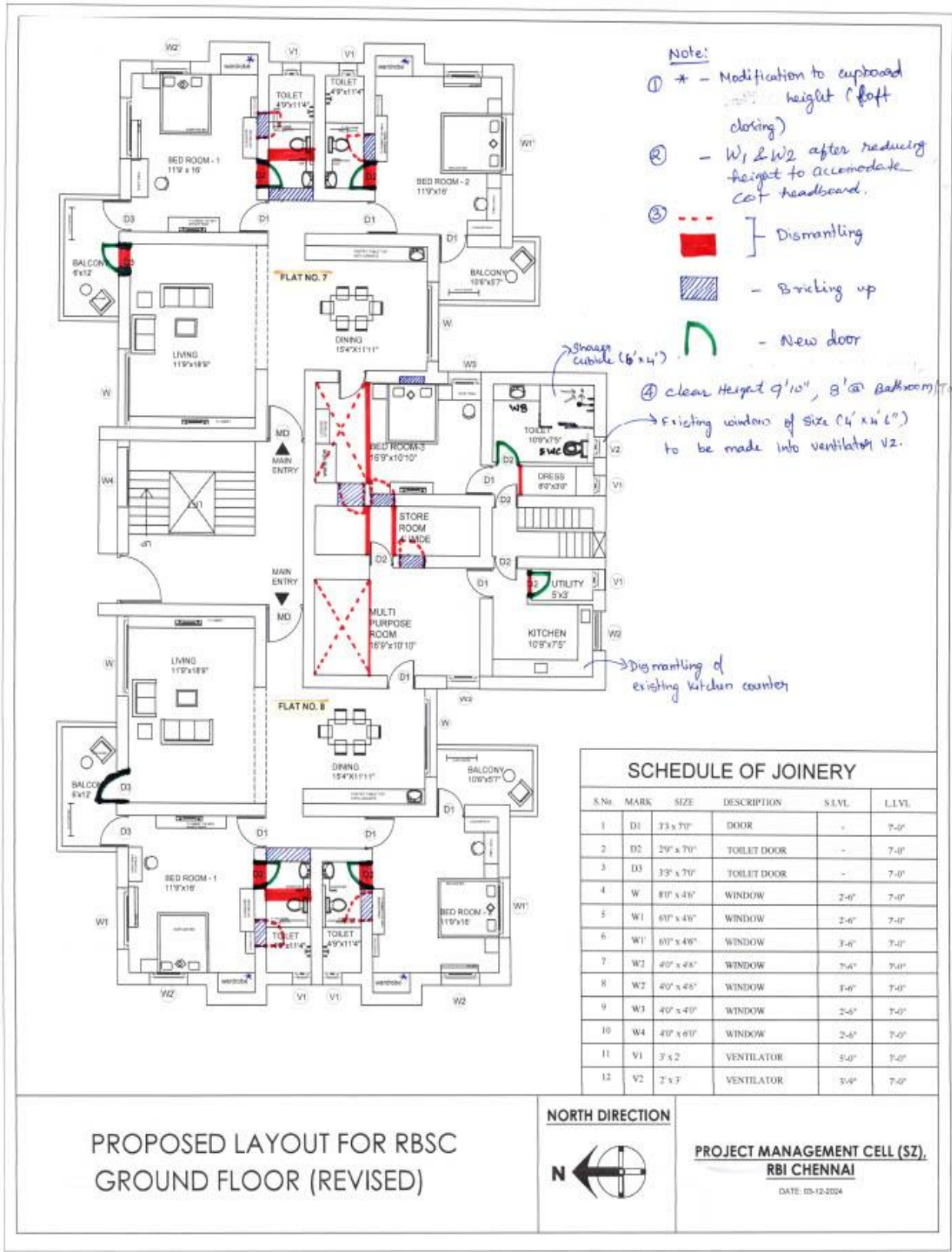
Address.....

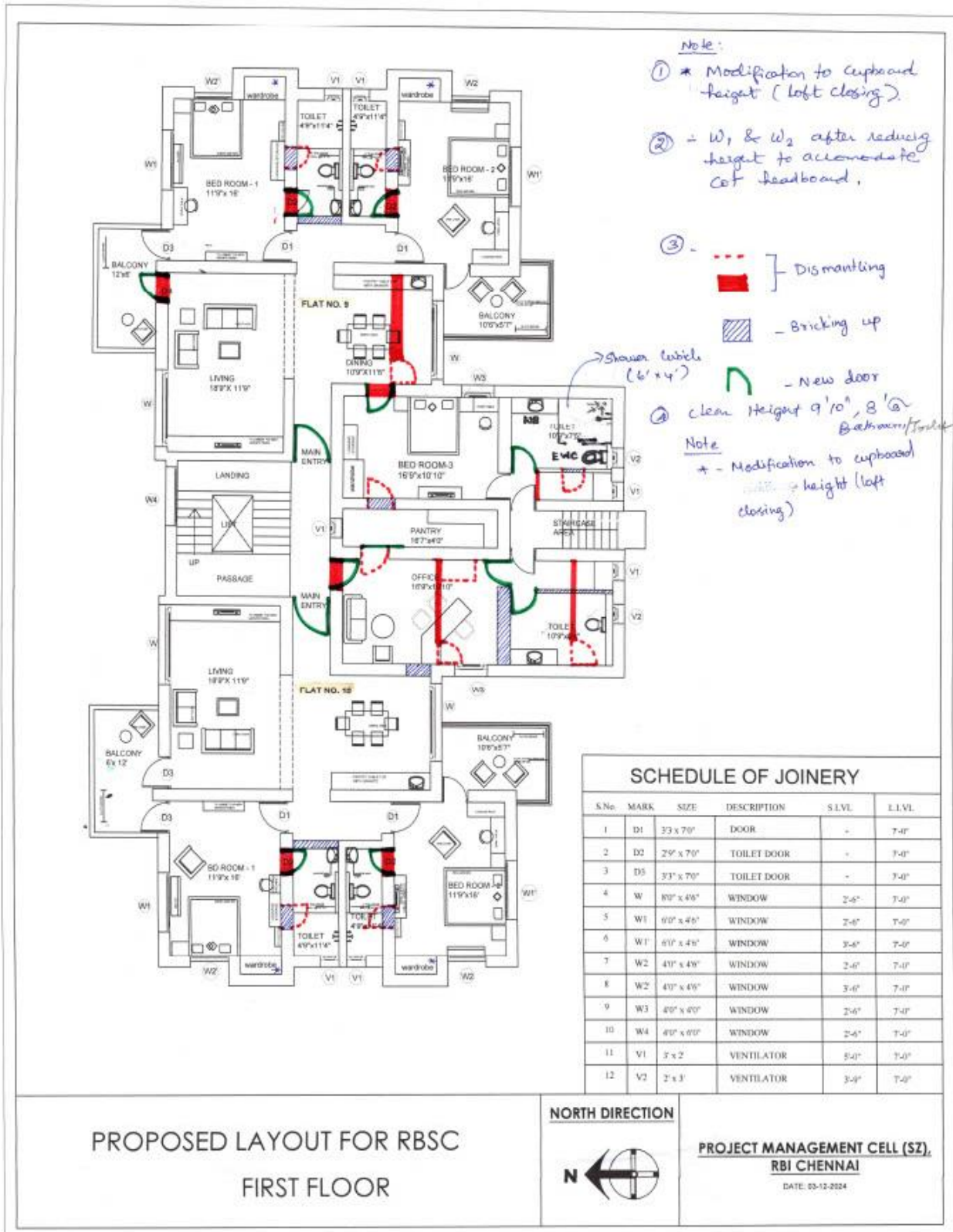
Note - This guarantee will require stamp duty as applicable in the State, where it is executed and shall be signed by the official whose signature and authority shall be verified.

Annexure IV – List of drawings

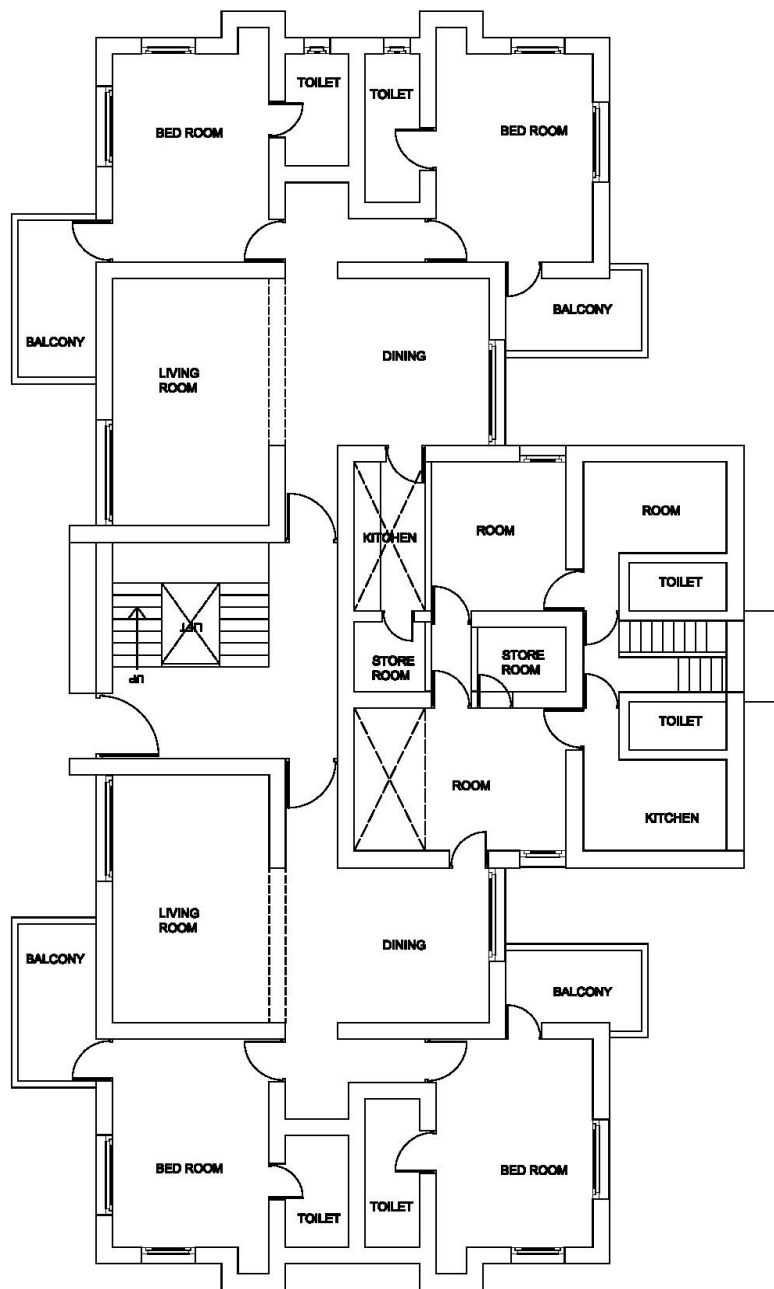
List of Tender drawings

| Dwg. No. | Date | Title: |
|----------|------------|---|
| 01 | 03.12.2024 | PROPOSED LAYOUT FOR EXECUTIVE SUITE GROUND FLOOR |
| 02 | 03.12.2024 | PROPOSED LAYOUT FOR EXECUTIVE SUITE FIRST FLOOR |
| 03 & 04 | 03.12.2024 | Existing Layout Plan, Ground & First Floor, B Block |





DWG 1



AREA : 4063 SQFT

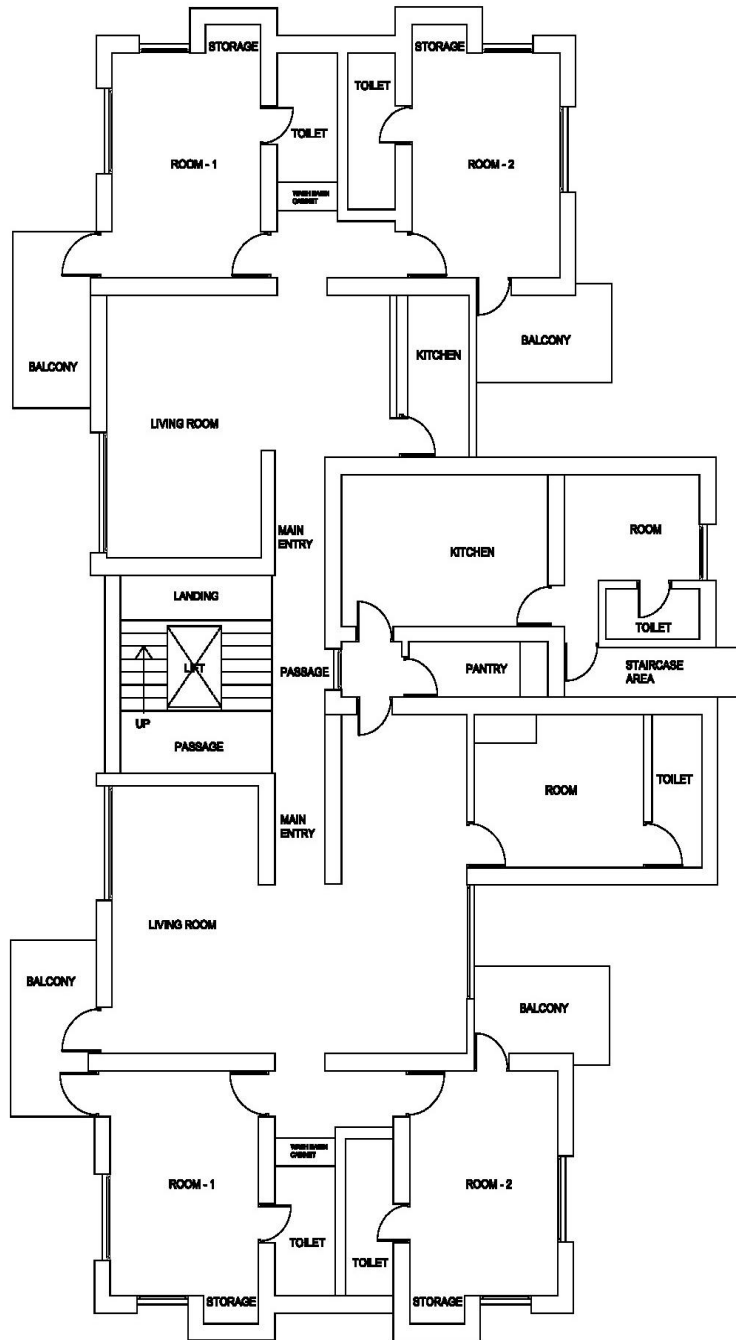
**EXISTING LAYOUT FOR RBSC
GROUND FLOOR**

NORTH DIRECTION



**RESERVE BANK STAFF
COLLEGE ,CHENNAI
ESTATE CELL
DWG No: 03 Date:03/12/2024**

DWG 2



**EXISTING LAYOUT FOR RBSC
FIRST FLOOR**

NORTH DIRECTION



**RESERVE BANK STAFF
COLLEGE ,CHENNAI
ESTATE CELL
DWG No: 04 Date:03/12/2024**

DWG 3 & 4

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रिज़र्व बैंक स्टाफ महाविद्यालय / RESERVE BANK STAFF COLLEGE

संपदा कक्ष, चेन्नै - 600 018 / Estate Cell, Chennai - 600 018

e- Tender – No. RBI/RBSC// Estate/9 /24-25/ET/848

For

**Renovation of 4 Nos. of Executive Suites/VOFs at B Block, Ground and First Floor,
Reserve Bank Staff College, Chennai**

Name of Tenderer: _____

Address:

Schedule of Quantities/ Part II (Price Bid)

| | Activity | Date |
|---|---|-------------------|
| 1 | Date of availability of Tender in RBI Website and MSTC Portal | January 30, 2025 |
| 2 | Due date for submission of Tender | February 20, 2025 |
| 3 | Date of opening of Tender | February 20, 2025 |

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**RESERVE BANK STAFF COLLEGE
ESTATE CELL
CHENNAI**

Name of work: Renovation of 4 Nos. of Executive Suites/VOFs at B Block, Ground and First Floor, Reserve Bank Staff College, Chennai

Part II - Schedule of Quantities/ Estimate

| Item No. | Description of work | Quantity | Unit | Rate (₹) | Amount (₹) |
|----------|---|----------|------|----------|------------|
| 01 | <p>CPVC Concealed water lines: Providing and fixing 15mm nominal dia. Chlorinated Polyvinyl Chloride (CPVC) pipes of approved makes shall conform to requirement of IS 15778 having thermal stability for hot & cold-water supply, including all CPVC plain & brass threaded fittings, including fixing the pipe with GI nails for holding pipes at 1m c/c or closer spacing where necessary. This includes jointing of pipes & fittings with one step CPVC solvent cement and pressure testing of joints before concealing the chases including the cost of marking, cutting & chases by cutter machine, holes by chisel or machine and making good the damages with cement mortar 1:4, etc. complete. The rate shall cost of providing suitable scaffolding, making good any damages to the external pipelines of vertical stack and closing openings if any made in Brick wall, etc. with cement plaster along with waterproofing for water seepages from external side, etc. complete as directed.</p> <p>Note: Length of pipe including specials will be</p> | 170 | m | | |

| | | | | | |
|----|--|----|------|--|--|
| | measured by centre line in running meter for payment. | | | | |
| 02 | Same as item No. 1 above, but for 20mm nominal dia. CPVC pipes. | 20 | m | | |
| 03 | Nahani trap: Supplying and fixing approved quality and make PVC Nahani / floor trap with 100mm dia. inlet/outlet mouth, 20mm water seal and long horn including providing and casting a concrete block / floor sump of overall dimensions not less than 300mm x 300mm x of variable depth, covering all around the trap with PCC 1:3:6 including manual batching & mixing, laying, spreading, levelling, consolidating, and finishing, etc. admixed with approved quality and make water proofing chemicals as per specifications, etc. complete as directed. | 18 | Each | | |
| 04 | PVC waste water lines: Providing and fixing 75mm dia. (DN) PVC (PP-R) pipes of approved makes shall conform to requirement of IS 15801, 6 kg/cm ² minimum pressure including all plain & threaded fittings, UV stabilised , anti-microbial, fusion welded or approved equivalent and fixing the pipes in proper line and level including cutting chases in the wall / floor for concealing the pipes if necessary, and connecting to external vertical stack / nearest manhole chamber (applicable for ground floor toilets/kitchen), including fixing the pipes with necessary clamps / fasteners for the vertical stack on the external side complete. The rate shall be inclusive of cutting, jointing of pipes with fittings with solvent cement of approved quality, packing the openings with waterproof cement mortar and making good the damages by necessary plastering including necessary refilling, | 40 | m | | |

| | | | | | |
|----|---|----|------|--|--|
| | <p>scaffolding, testing of joints / pipelines for leakage etc., all complete as directed by the Bank's Engineer.</p> <p>Note: Length of pipe including fittings/specials will be measured by centre line in running meter for payment.</p> | | | | |
| 05 | <p>Same as item No. 4 above for 110mm dia. (DN) PVC (PP-R) pipes.</p> | 40 | m | | |
| 06 | <p>Providing and laying water proofing treatment in sunken portion of the bathroom-cum-wc / wc (in first floor) consisting of the following.</p> <p>(i) Providing and applying two or more coats of approved make SBR based cementitious waterproof coating admixed with ordinary Portland cement to the sunken portion of entire bathroom-cum-wc etc., including verticals and side walls up to 600mm height above the floor finish level (FFL). The rate shall include preparation of surface by scrapping and cleaning the surface with wire brush, sealing of all joints, corners, junctions of pipes and masonry with SBR modified cement slurry. The rate shall include necessary curing, testing, etc., complete as directed by the Bank's Engineer.</p> <p>(ii) Providing and rendering 20mm (average thickness) plaster using approved quality and make polymer modified ready mix plaster to the sunken / floor portion of bathroom-cum-wc including verticals, side walls up to 600mm height above FFL. The rate shall include preparing the surface, curing, etc., complete as directed by the Bank's Engineer.</p> <p>(iii) Providing and laying brick bat coba using well burnt broken brick bats of 25mm to 40mm size with 50% of cement mortar 1:5 (1 cement: 5 coarse sand) admixed with approved quality and</p> | 30 | Sq.m | | |

| | | | | | |
|----|--|----|------|--|--|
| | <p>make SBR to fill the sunken floor portion of the bathroom-cum-wc / wc (average depth 450mm) including providing and laying of top layer of 75 mm thick cement concrete 1:2:4 with proper slop etc. The rate shall include necessary preparation of surface, curing, fixing pipes with additional cement concrete (1:2:4) etc., complete.</p> <p>Note: Rate shall include for all above work and payment will be made for plan area of bathroom-cum-wc / wc.</p> <p>(iv) The treated areas shall be tested by water ponding test after application and curing of waterproof coating & plaster to the sunken / floor portion and second after rendering and curing of the top layer of PCC after laying of brick bat coba) 72 hours and shall be got approved before proceeding with further works. The water proofing treatment shall be guaranteed against any seepage / leakage / dampness for a period of 5 years from the date of completion certificate issued by the Bank. The guarantee has to be furnished by the contractor in the stamp paper of appropriate value in Bank's prescribed format (Annexure I of Part - I).</p> | | | | |
| 07 | <p>Providing and laying water proofing treatment in sunken portion of the bathroom-cum-wc / wc (in ground floor) consisting of the following.</p> <p>(i) Providing and applying two or more coats of approved make SBR based cementitious waterproof coating admixed with ordinary Portland cement to the bathroom-cum-wc, wc, kitchen area in ground floor, in verticals / side walls up to 600mm height above the floor finish level (FFL).</p> <p>(ii) Providing and laying brick bat coba using well burnt broken brick bats of 25mm to 40mm size</p> | 25 | Sq.m | | |

| | | | | | |
|----|--|-----|------|--|--|
| | <p>with 50% of cement mortar 1:5 (1 cement: 5 coarse sand) admixed with approved quality and make SBR to fill the sunken floor portion of the bathroom-cum-wc / wc including providing and laying of top layer of 75 mm thick cement concrete 1:2:4 with proper slop etc. The rate shall include necessary preparation of surface, curing, fixing pipes with additional cement concrete (1:2:4) etc., complete.</p> <p>Note: Rate shall include for all above work and payment will be made for plan area of bathroom-cum-wc / wc, etc.</p> | | | | |
| 08 | <p>Ceramic tile flooring for bathroom: Providing and laying 1st. quality non-skid / matt rustic ceramic tile flooring conforming to IS: 15622 of approved make, in approved pattern, design and shade flooring in bathroom using of tiles of approximate size of 1200mm x 600mm (thickness to be specified by manufacturer) or any other approved size laid over 20 mm bed mortar CM 1:4 (1 cement : 4 coarse sand), filling the joints with epoxy tile grout of matching shade or matching shade joint filler of approved make, laid to the required slope, cutting, curing, etc., complete all as directed. Basic price of tiles is ₹750 per Sq.m excluding GST).</p> <p>Note: Shower area shall be provided with 15mm sunk for approximate size 1500mmx1500mm with a raised strip for fixing the glass sliding door and around the shower area on all sides including the provision for channel type drain (strip type).</p> | 60 | Sq.m | | |
| 09 | <p>Glazed vitrified polished tile full height wall dado for bathroom-cum-wc, wc wash basin area: Providing and fixing 1st quality glazed vitrified wall dado tiles conforming to IS 15622 of approved make, in approved pattern, design and</p> | 400 | Sq.m | | |

| | | | | | |
|----|---|-----|------|--|--|
| | <p>shade using tiles of approximate size 1200mm x 2400mm (thickness to be specified by the manufacturer) or any other approved size to wall dado in bath room, pantry area of approved make fixed with 3mm thick chemical based tile adhesive of approved make all in line, level and plumb, filling the joints with epoxy tile grout of matching shade or cement joint filler chemical of approved make, curing, including finishing corners with pvc matching beadings, etc., complete all as directed. The rate shall include preparation of back surface by plastering (if required/levelling) the same with CM 1:3 (1 Cement: 3 Sand) up to required thickness making rough to have required bonding and receive tiles including bonding coat of approved make and as per manufacturer specification. Basic price of tiles is ₹1200 per Sq.m. excluding GST.</p> <p>Note: Including finish at EWC concealed tank, counter area, wall as per site condition.</p> | | | | |
| 10 | <p>Vitrified tiles flooring:</p> <p>(i) Providing and laying full body / double charged Vitrified polished tiles in floors using tiles of size 1800mm x 1200mm (thickness to be specified by the manufacturer) or any other approved size with water absorption less than 0.08% and conforming to IS 15622 of approved make / brand in all colours and shades laid over 20mm or more thickness cement mortar 1:4 (1 cement: 4 coarse sand) including grey cement slurry @3.3 Kg/Sq. m, grouting the joints with white cement mixed with matching pigments in all shapes and patterns. Rate shall include for proving and fixing same tile approved/contrast colour rectangular strips / borders of size 100mm to 150mm wide as per layout drawings / as directed in hall, dining,</p> | 470 | Sq.m | | |

| | | | | | |
|----|--|-----|-----------------|--|--|
| | and bedrooms, including wastages, tools and tackles, curing, cleaning and protecting the flooring work with bubble/gypsum sheet and removing the wastage after painting works, etc. complete as directed. Basic price of tiles is ₹1000 per Sq.m excluding GST. | | | | |
| 11 | Providing and fixing vitrified tile skirting of 150mm height using tiles of same size of flooring as per item No. 10 above fixed with 3mm thick adhesive of approved make in line and level with flooring using cement mortar backing 1:3 (1 cement: 3 coarse sand) of 20mm or more thick plaster including carefully removing additional plaster, preparation of surface, cement grouting mixed with pigment, including wastages, etc. complete as directed. Basic price of tiles is ₹1000 per Sq.m excluding GST. | 380 | m | | |
| 12 | Providing and laying 1st. quality outdoor heavy duty matt finished Vitrified tiles of size 600mm x 600mm size or any other approved size, make and shade / design for balcony floor, etc., laid on average 20mm or more thick cement mortar 1:4 (1 cement: 4 coarse sand) bedding after carrying out necessary surface preparation in all shapes and patterns including grouting the joints with white cement mixed with matching pigment, cleaning, curing, etc. all complete as directed. Basic price of tiles is ₹750 per Sq.m excluding GST). | 50 | Sq.m | | |
| 13 | Providing and fixing 18mm thick size jet black polished granite slab wash basin counter of approximate size 1000mm x 600mm, for placing counter top type wash basin and pillar cock including sandwiched pieces & bull nosing on all the exposed edges and curve at corners along with, fascia piece 100mm high skirting above | 11 | Each Counter | | |

| | | | | | |
|----|---|----|------|--|--|
| | counter, 100mm heigh, hole for tap, groove for placing wash basin / tap, including providing & fixing same granite 2 sandwiched slabs vertical supports, groove and bull nosing, etc. complete as per drawing and as directed. Basic price of granite slab is ₹2500 per Sq.m excluding GST. | | | | |
| 14 | <p>Bedroom/Balcony/Staircase/Pantry doors:</p> <p>(i) Providing and fixing ISI marked flush door shutters conforming to IS 2202 (Part1) core of block board construction with frame of 1st class hard wood and well-matched teak 3 ply veneering with vertical grains or cross bands (3.5mm thick teak face veneers on both faces) of shutters 30mm thick including ISI marked high quality approved stainless butt hinges with necessary screws, hardwares etc., complete as per drawing and site dimensions.</p> <p>(ii) Providing and fixing approved make and shade 3.5mm thick teak wood veneer on both the faces of the shutter with approved pattern grooves including teak wood flat edge beading, hardwares, surface preparation, adhesives.</p> <p>(iii) Providing and applying 3.5mm thick teak wood veneer on exposed surface of existing wooden door frame after thorough scraping and removing of old paint/polish including surface preparation, adhesive, etc. necessary repair to the frame using teak wood piece/fillets, complete.</p> <p>(iv) Providing applying two or more coats of melamine spray polishing on complete surface of the door frame and shutters including surface preparation & primer, finishing the grooves, edges, etc., complete.</p> <p>Note: For all the works under this item, finished shutter size only shall be measured for payment. Locks, tower bolts, etc. fittings will be measured</p> | 54 | Sq.m | | |

| | | | | | |
|----|--|----|------|--|--|
| | under separate item. | | | | |
| 15 | Bathroom/WC shutters: Same as item No 14 above but with one side of shutter finish is veneer and melamine spray polish and other side of shutter finish is with 2 or more coats of synthetic enamel paint over a coat of primer for bathroom shutters, etc. complete. | 20 | Sq.m | | |
| 16 | <p>Main Entrance / Office Room doors:</p> <p>(i) Providing and fixing ISI marked flush door shutters conforming to IS 2202 (Part1) core of block board construction with frame of 1st class hard wood and well-matched teak 3 ply veneering with vertical grains or cross bands (3.5mm thick teak face veneers on both faces) of shutters 30mm thick including ISI marked high quality approved stainless butt hinges with necessary screws, hardwares, etc., complete as per drawing and site dimensions.</p> <p>(ii) Providing and fixing approved make and shade 3.5mm thick teak wood veneer on both the faces of the shutter with approved pattern decorative grooves including teak wood flat edge beading, hardwares, surface preparation, adhesives.</p> <p>(iii) Providing and fixing panelling consist of 12mm thick BWP grade ply of 200mm wide finished with 3.5mm thick approved shade teak wood veneer on all round the frame exterior including necessary hardware, adhesives, etc. complete.</p> <p>(iv) Providing applying two or more coats of melamine spray polishing on complete surface of the door frame and shutters including surface preparation & primer, finishing the grooves, edges, etc., complete.</p> <p>Note: For all the works under this item external panelling, finished shutter size only shall be measured for payment. Locks, tower bolts, etc.</p> | 12 | Sq.m | | |

| | | | | | |
|----|--|----|----------|--|--|
| | fittings will be measured under separate item. | | | | |
| 17 | <p>Main entrance / Office Room doors fittings: Providing and fixing premium quality Godrej make 7 levers with keys in triplicate mortise door lock to the new door including 300mm length handles-2 Nos, Brass finished heavy duty tower bolt of 250mm long - 1 No., and 150mm long heavy-duty door stopper - 1No. including peep holes of approved quality, etc. complete as directed. Basic price for one set of these fittings for each door ₹ 5500 excluding GST.</p> | 5 | Each Set | | |
| 18 | <p>Bedroom / Balcony / Bathroom doors: Providing and fixing approved make premium quality hardware fittings with necessary concealed wood screws to the doors consist of (i) Brass finish heavy duty Tower Bolt of 250 mm long - 1 No., and 150mm long - 1No (ii) Heavy duty door stopper (iii) Premium quality Godrej or approved make mortise lock with 2 way smooth handles with triplicate keys, etc. complete as directed. Basic price for one set of these fittings for each door ₹ 4000 excluding GST.</p> | 40 | Each Set | | |
| 19 | <p>Counter-top wash basin and mixer: (i) Providing and fixing the counter-top wash basin of approved make, including waste coupling, bottle trap, all necessary accessories / fittings. etc., complete as directed. Basic price of counter-top basin alongwith accessories is ₹5000 each set excluding GST. (ii) Providing and fixing the long body single liver basin mixer of approved make including all necessary accessories/ fittings (extension if any) making necessary holes in granite slab, etc., all complete as directed. Basic price of basin mixer alongwith accessories is ₹2500 each set excluding GST).</p> | 11 | Each Set | | |

| | | | | | |
|----|---|----|----------|--|--|
| 20 | <p>EWC and concealed cistern:</p> <p>(i) Providing and fixing concealed cistern of wall mount (single piece) dual flush 6/3 litres capacity of approved make including L-frame with bolts / rawl plugs, clamps and concrete grouting, connecting pipe, CP finish circular flush control plate with complete set of accessories, trap, etc. all complete as directed. Basic price of concealed cistern alongwith accessories is ₹8000 each set excluding GST.</p> <p>(ii) Providing and fixing approved make rim less wall hung EWC of approved size or colour fixing to concealed (single piece) cistern along with seat cover, hinges with all necessary accessories, all complete as directed. Basic price of EWC is ₹10000 each set excluding GST.</p> <p>(iii) Providing and fixing approved make health faucet with 8mm dia. 1.2m long flexible tube with hook. Basic price of health faucet is ₹1500 each set excluding GST, including all labour, tools, etc., complete as directed.</p> | 11 | Each Set | | |
| 21 | <p>Bath shower and hand mixer, etc.:</p> <p>(i) Providing and fixing Single lever high flow bath and shower mixer (concealed body) wall mounted with button spout (composite one body piece) of approved make with all accessories. Basic price of bath and shower mixer alongwith accessories is ₹6000 excluding GST.</p> <p>(ii) Providing and fixing of Single / multi flow hand shower with flexible tube set of approved make and model with all the necessary accessories and CP holder complete. Basic price of hand shower is ₹ 3000 each excluding GST.</p> <p>(iii) Providing and fixing of C.P brass shower arm of approved make of any size with flange etc., complete. Basic price of shoer arm is ₹1000</p> | 10 | Each Set | | |

| | | | | | |
|----|--|------|----------|--|--|
| | <p>each excluding GST.</p> <p>(iv) Providing and fixing C.P. brass approved make, model shower rose. Basic price of shower rose is ₹2000 each excluding GST, including all labour, tools, etc., complete as directed.</p> | | | | |
| 22 | <p>Angular and Concealed stop cock: Providing and fixing (i) CP finished angular stop cock of approved make including all necessary accessories (extension if any etc., All complete as directed. Basic price of angular stop cock is ₹1000 each excluding GST.</p> <p>(ii) Concealed type C.P. brass angle stop cock of 15mm with flange of approved make, model, etc., complete. Basic price of concealed stop cock is ₹1000 each excluding GST.</p> | 30 | Each Set | | |
| 23 | <p>Providing and fixing C.P. drain channel / Grating, heavy duty of approved make and size for the width of shower cubical area complete all as directed. Basic price of drain channel is ₹1600 each excluding GST.</p> | 10 | Each | | |
| 24 | <p>Premium quality Interior acrylic emulsion paint:</p> <p>(i) Providing and repainting the entire interior area of flats as per the specifications consist of preparation of surface by thoroughly scrapping the loose / peeled of paint, filling holes / cracks with approved make white cement wall putty.</p> <p>(ii) Providing and applying POP punning of average 3mm thick for walls, beams, columns, slabs, etc.to give entire smooth surface including applying approved make primer.</p> <p>(iii) Providing and applying two or more coats of premium acrylic emulsion paint of approved brand and colour to the interior surfaces of walls, beams, ceiling, columns, shelves etc., including</p> | 1340 | Sq.m | | |

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|--|---|--|--|--|------------------|
| | scaffolding/ladder, cleaning and washing the floor, etc., complete as directed. | | | | |
| | | | | | Total (₹) |

Note: Rates for all the items should be quoted inclusive of GST.