



भारतीय रिजर्व बैंक Reserve Bank of India
संपदा विभाग Estate Department
बेंगलूरु Bengaluru

Notice Inviting Tender

Reserve Bank of India, Bengaluru invites e-Tender through MSTC website from eligible empanelled vendors for **Renovation of 8 Class III flats at RBI Staff Quarters, Osborne Road and RPC Layout, Bengaluru**. The e-Tender along with the detailed tender notice is available on the MSTC website at <https://www.mstcecommerce.com/eprocn> and the website of the RBI at <https://www.rbi.org.in> under the menu "Tenders".

2. All empanelled bidders must register themselves with the MSTC website to participate in the e-Tendering process.

3. The estimated cost of the work is **₹28.90 Lakh (Rupees Twenty-Eight Lakh Ninety Thousand Only)** however the actual amount may vary.

4. The schedule for the e-Tendering process is as under:

A	E-Tender No.	RBI/Bangalore Regional Office/Estate/10/26-27/ET/222
B	Mode of Tender	e-Procurement System (Online Part I - Techno-Commercial Bid and Part II - Price Bid through www.mstcecommerce.com/eprocn)
C	Date from which tender document is available to parties to download	July 20, 2026; 12.00 PM onwards
D	Pre-Bid meeting	July 27, 2026 at 11.00 AM
E	Bid start date	July 29, 2026; 10.00 AM onwards
F	Last date for submission of the tender	August 07, 2026; till 10.00 AM
G	Date of opening of Part I (Technical bid) of tender	August 07, 2026; 11:00 AM onwards

5. The Part-II i.e., price bid will be opened on the same day or at a later date as intimated by the Bank in respect of only those contractors/bidders who satisfy all criteria stipulated in Part-I. The Bank reserves the right to accept or reject any or all e-Tenders without assigning any reasons thereof.

Note: All the tenderers may please note that any amendments / corrigendum to the e-Tender, if issued in future, will only be notified on the RBI and MSTC Website as given above and will not be published in the newspaper.

Further, this notice is being published for information only and is not an open invitation to quote in this limited tender. Participation in this tender is by invitation only and is limited to the selected Procuring Entity's enlisted contractors. Unsolicited offers are liable to be ignored. However, contractors who desire to participate in such tenders in future may apply for enlistment with RBI as per procedure

Regional Director
Reserve Bank of India
Bengaluru



RESERVE BANK OF INDIA
Estate Department
Bengaluru

Tender

for

Renovation of 8 Class III flats at RBI Staff Quarters, Osborne Road and
RPC Layout, Bengaluru

Name of Tenderer: _____

Address: _____

Part - I (Techno - Commercial Bid)

	ACTIVITY	DATE
1	Date of availability of Tender in RBI Website	July 20, 2026; 12:00 PM onwards
2	Bid Start Date	July 29, 2026; 10:00 AM onwards
3	Due date for submission of Bid	August 07, 2026 till 10:00 AM
4	Date of opening of Part-I Bid	August 07, 2026; 11:00 AM onwards

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**RESERVE BANK OF INDIA
ESTATE DEPARTMENT
BENGALURU**

**Renovation of 8 Class III flats at RBI Staff Quarters, Osborne Road and
RPC Layout, Bengaluru**

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DISCLAIMER

Reserve Bank of India (RBI), Estate Department, Bengaluru, has prepared this document to give background information on the Project to the interested parties. While RBI has taken due care in the preparation of the information contained herein and believe it to be in order, neither RBI 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 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 RBI or any of its authorities or agencies or any of their respective officers, employees, agents or advisors.

RBI 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.

NOTICE INVITING TENDER

Renovation of 8 Class III flats at RBI Staff Quarters, Osborne Road and RPC Layout, Bengaluru

Reserve Bank of India, Bengaluru invites e- tenders for the captioned work from Bank's empanelled vendors/contractors under the said category of the work costing up to **50.00 Lakh**. The tendering would be done through the e-Tendering portal of MSTC Ltd (<https://www.mstcecommerce.com/eproc>). 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 8 Class III flats at RBI Staff Quarters, Osborne Road and RPC Layout, Bengaluru
b. Estimated Cost of the Work	₹28,90,000/- (Rupees Twenty-Eight Lakh and Ninety Thousand Only) inclusive of GST
c. e-Tender no	RBI/Bangalore Regional Office/Estate/10/26-27/ET/222
d. Mode of Tender	e-Procurement System (Online: Part I - Techno-Commercial Bid and Part II - Price Bid through https://www.mstcecommerce.com/eproc)
e. Earnest Money Deposit	<u>₹57,800/- (Rupees Fifty-Seven Thousand Eight hundred only) in the form of Demand Draft (DD) or Bank Guarantee (BG) issue by a Scheduled Bank (validity of BG at least up to validity of bid),</u> drawn in favor of Reserve Bank of India, Bengaluru to be delivered in physical form at Estate Department, Reserve Bank of India, 10/3/8, Nrupathunga Road, Bengaluru – 560001; OR <u>through NEFT - ₹57,800/- (Rupees Fifty-Seven Thousand Eight hundred only) towards Beneficiary</u> Name: Reserve Bank of India, Bengaluru. IFSC: RBIS0BGPA01 Account No: 8692299

f. Date of NIT available to parties for downloading	July 20, 2026; 12:00 PM onwards
g. Date of Pre-Bid Meeting	July 27, 2026 at 11:00 AM
h. Date of starting of e-Tender for submission of Techno-Commercial Bid and price Bid in MSTC Portal	July 29, 2026; 10:00 AM onwards
i. Date and time of closing of online e-tender for submission of Techno-Commercial Bid and Price Bid	August 07, 2026 till 10:00 AM
j. Last date and time of submission of EMD	August 07, 2026 till 10:00 AM
k. Date and time of opening of tender	August 07, 2026; 11:00 AM onwards
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-Procurement

Bidders are requested to read the terms and conditions of the Techno-Commercial Bid 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 / her/ their bids electronically. Electronic Bidding for submission of Techno-Commercial Bid as well as Price Bid will be done over the internet. The vendor should possess Class III signing type Digital Certificate. Vendors must make their own arrangement for bidding from a PC connected with internet. MSTC is not responsible for making such arrangement. (Bids will not be recorded without Digital Signature).

Special Note: The Techno-Commercial Bid and Price Bid must be submitted on-line through (<https://www.mstcecommerce.com/eprocn>).

- 1) Vendors are required to register themselves online with www.mstcecommerce.com
=> *e-Procurement => PSU/ Govt. depts. => Select RBI Logo => Register as Vendor*
=> *Filling up details and creating own user id and password => Submit.*
- 2) Vendors will receive a system generated mail confirming their registration in their e-mail which has been provided during filling the registration form. In case of any clarification, vendors may contact RBI / MSTC before the scheduled time of the e-tender.

Contact person (RBI):

1. Shri Mitesh Kumar Singh (Asst. Manager, Tech-Civil,); 080-2290256
2. Smt. Deepika Purohit (Asst. Manager, Project Section) 080-2290272
3. Shri Chandrakanta B (Asst. Manager, Project Section) 080-2290588

Contact person (MSTC Ltd):

1. Shri. J. Damodaran, Branch Manager:
080-22287356 / 9841002253 (jdmodaran@mstcindia.co.in)

2. Shri Raveendranath - 76764 56095

3. Shri Arnab Sarkar - 9986036012

Google hangout ID- (for text chat)- mstceproc@gmail.com

MSTC central helpdesk no: 033-23400020/23400021/23400022

Email: helpdesk@mstcindia.co.in

B) System Requirements:

- i) Windows 7 or above Operating System.
- ii) IE-7 and above Internet browser.
- iii) Signing type Digital Signature
- iv) Latest updated JRE 8 (x86 offline) software to be downloaded and installed in the system.

To disable “Protected Mode” for DSC to appear in the signer box following settings may be applied.

- Tools => Internet Options => Security => Disable protected Mode If enabled- i.e, Remove the tick from the tick box mentioning “Enable Protected Mode”.

Other Settings:

- Tools => Internet Options => General => Click on Settings under “browsing history / Delete Browsing History” => Temporary Internet Files => Activate “Every time I Visit the Webpage”.

To enable ALL active X controls and disable ‘use pop up blocker’ under Tools => Internet Options => custom level (Please run IE settings from the page www.mstcecommerce.com once)

The ‘Techno-Commercial Bid’ and the ‘Price Bid’ shall have to be submitted online at (<https://www.mstcecommerce.com/eprocn>). Tenders will be opened electronically on specified date and time as given in the tender.

All entries in the tender should be entered in online Technical & Commercial Formats without any ambiguity.

Special Note towards Transaction fee:

The vendors shall pay the transaction fee using “**Transaction Fee Payment**” link under “My Menu” in the vendor login. The vendors have to select the particular tender from the event dropdown box. The vendor shall have the facility of making the payment either through NEFT or online payment. On selecting NEFT, the vendor shall generate a challan by filling up a form. The 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, the 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 and the vendor shall be receiving a system generated mail. **Transaction fee is non-refundable.** A vendor will not have the access to online e-tender without making the payment towards 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.

Information about tenders / corrigendum uploaded shall be sent by email only during the process till finalization of tender. Hence, the vendors are required to ensure that their e-mail ID provided is valid and updated at the time of registration of vendor with MSTC. Vendors are also requested to ensure validity of their DSC (Digital Signature Certificate).

E-tender cannot be accessed after the due date and time mentioned in NIT.

Bidding in e-Tender:

- a) The process involves Electronic Bidding for submission of ‘Techno-Commercial Bid’ and ‘Price Bid’.
- b) The vendor(s) who have submitted transaction fee can only submit their Bids through internet in MSTC website www.mstcecommerce.com => e-procurement => PSU / Govt. depts. => Login under RBI => My menu => Auction Floor Manager => live event => Selection of the live event.
- c) The vendor should have running JAVA application. This exercise has to be done immediately after opening of Bid floor. Then they have to fill up Common terms /

Commercial specifications and save the same. After that, they should click on the 'Techno-Commercial Bid'. If this JAVA application does not run, then the vendor will not be able to save / submit his 'Techno-Commercial Bid'.

- e) After filling the 'Techno Commercial Bid', vendors must click 'save' for recording the same. Once the 'Price Bid' link becomes active and the details are filled up, vendors have to click on "save" to record the 'Price Bid'. After both the 'Techno-Commercial Bid' & 'Price Bid' have been saved, vendor must click on the "Final submission" button to register the bids.
- f) Pages of Part I (Techno-Commercial Bid) of the tender where details shall be filled in and signed, shall be downloaded from the uploaded tender documents, and details filled in, signed shall be uploaded. Vendors are instructed to use '*Attach Doc*' button to upload documents. Multiple documents can be uploaded.
- g) In all cases, vendors are advised to use their own ID and Password along with Digital Signature at the time of submission of their bids.
- h) During the entire e-tender process, the vendors will remain completely anonymous to one another and also to everybody else.
- i) The e-tender floor shall remain open from the pre-announced date & time and for as much duration as mentioned above.
- j) All electronic bids submitted during the e-tender process shall be legally binding on the vendor. Any bid will be considered as the valid bid offered by that vendor and acceptance of the same by the 'Buyer' will form a binding contract between 'Buyer' and the 'Vendor' for execution of the work.
- k) It is mandatory that all the bids are submitted with Digital Signature Certificate otherwise the same will not be accepted by the system.
- l) 'Buyer' reserves the right to cancel or reject or accept or withdraw or extend the tender in full or part, without assigning any reason thereof.

No deviation of the terms and conditions of the tender document is acceptable after opening of Part I of the tender. Submission of bid in the e-tender floor by any vendor confirms his/her/their acceptance of terms & conditions for the tender. Any order resulting from Techno-Commercial Bid (Part I) shall be governed by the terms and conditions mentioned therein. The tender inviting authority has the right to cancel this e-tender or extend the due date of receipt of bid(s) without assigning any reasons thereof.

Vendors are requested to read the vendor guide and see the video in the page (<https://www.mstcecommerce.com/eprocn>) to familiarize them with the system before bidding.

Vendors are requested to quote rates without GST on 'Works Contract' and the GST may be explicitly indicated in the column/ row specifically meant for that. No Change in quoted rates will be accepted.

Important Note

In the price bid due to number of words limitation of 1000 characters, complete description could not be accommodated, and description given thereof is brief. Before quoting rates, all the contractors must read the complete details of each item given in the schedule of quantities and other specifications/terms and conditions given in the Techno-Commercial Bid (Part I). For execution and rate purpose, the details given in schedule of quantities in the Techno-Commercial Bid (Part I) will be implemented.

FORM OF TENDER

To

Date

Place

The Regional Director,
Reserve Bank of India,
Estate Department,
10/3/8, Nrupathunga Road,
Bengaluru 560001

Madam/ 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 eight (8) Class III flats at RBI Staff Quarters, Osborne Road and RPC Layout, Bengaluru
(b)	Estimated cost	₹28,90,000/- inclusive of GST
(c)	Earnest Money Deposit	<u>₹57,800/- (Rupees Fifty-seven thousand eight hundred only)</u> shall be deposited by all the bidders.
(d)	Retention Money to be	5% from each bill (Maximum of 5% of

	deducted from the bills	contract amount).
(e)	Time allowed for completion of the work	120 days from the 10th day of issue of work order
(f)	Liquidated Damages for delay in completion of the work	0.25 % of the 'Contract Amount' per week of delay, 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:

1. 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.
2. I / We have deposited a sum of **₹57,800/- (Rupees Fifty-Seven 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.

Name of the firm:

Signature of Authorized signatory along with date:

Address of the firm:

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 8 Class III flats at RBI Staff Quarters, Osborne Road and RPC Layout, Bengaluru not later than **August 07, 2026 till 10:00 AM**. Telegraphic, Fax, e-mail and any other mode of tenders shall not be accepted. No tender received after **10:00 AM on August 07, 2026** shall be accepted by MSTC portal.
2. The Bidders may get their doubts clarified during pre-bid meeting in Main Office Building, Reserve Bank of India, Bengaluru. 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 in the Bank's Main Office Building on the scheduled date and time. Part I (Techno-Commercial Bid) of the tender shall be opened at **11:00 AM on August 07, 2026** 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 to the E-Mail ID: ['estatebangalore@rbi.org.in'](mailto:estatebangalore@rbi.org.in) and addressed to the Regional Director, Reserve Bank of India, Estate Department, Bengaluru.
5. Tenders shall remain valid for acceptance by the Bank for a period of three months 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. If Earnest Money Deposit (EMD) is submitted in the form of Bank Guarantee (BG), it will also be extended for the same 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 the Techno-Commercial Bid (Part I).
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 the Techno-Commercial Bid.
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 **₹57,800/- (Rupees Fifty-seven thousand eight hundred only)** shall be submitted **on or before 10:00 AM on August 07, 2026**. EMD shall not be accepted in any form other than the one mentioned in the tender notice. EMD shall be forfeited in case the contractor fails to commence the work awarded to him / them within the prescribed time limit. EMD of the unsuccessful bidders shall be refunded/returned without any interest. EMD of the successful bidder shall be released without any interest after successful execution of the contract agreement and submission of Performance Bank Guarantee (PBG) for 5% of the accepted Contract Value as provided above.
12. A tender which is not accompanied by EMD in the form Bank Guarantee, Demand Draft or proof of payment of the EMD amount vide NEFT/ RTGS will not be considered.

13. The successful bidder shall also submit a Performance Bank Guarantee for 5% of the accepted Contract Value, valid initially for the stipulated date of completion plus three months beyond that for due fulfilment of the contractual obligations by the contractor. **In case the time for completion of work gets extended, the contractor shall get the validity of Performance Bank Guarantee (PBG) extended to cover such extended time for completion of work. After recording of the completion certificate for the work by Bank's Engineer, the Performance Bank Guarantee (PBG) shall be returned to the contractor.**
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 **13** 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 Bank 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 Engineer(s) 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 Bank after successful completion of the Defect Liability Period including rectification of the defects observed during the

Defects Liability Period. This amount retained by the Bank shall not bear any interest.

17. All compensation or other sums of money payable by the Contractor to the Bank 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 whole of the works included in the contract shall be executed by the contractor and the contract or any part/share thereof or any interest therein shall not be sublet without the written consent of the Bank. Engagement of labour on a piece-work basis or of labour with materials not to be incorporated in the work, shall not be deemed to be subletting. 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 (if any), 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 Bank, 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, plant and equipment, 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 scaffolding, etc., as occasion shall require or when ordered to do so 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, Labour conditions, fluctuations in freight charges or any conditions whatsoever.
23. **The rates for each item in Part II (Price Bid) in MSTC Portal shall be quoted excluding GST. Total Amount including GST shall be automatically calculated by the MSTC Portal and the total amount for all the items including the GST will be taken as the total Contract Value.** Each invoice / bill shall indicate amongst other things, the contractor's PAN and GST Registration Number. Any change in GST on works contract will be adjusted. The contract value will also be subject to TDS / Withholding of Tax as per statutes. While submitting the bill/ invoice for the work, the contractor shall clearly indicate the various components of GST involved in the work value.
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, 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 Labour rates. 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 commence the work, prepare a detailed work programme which shall be approved by the Bank. 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, the 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 Bank shall not be liable for any claim in respect thereof. The Bank 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.

30. The successful tenderer must co-operate with the other Contractors appointed by the Bank 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 (if any) 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 as approved by Bank's Engineer conforming to relevant Indian standards.
33. 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.
34. 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.
35. The Contractor shall strictly comply with the provisions in the **Safety & Fire Safety Codes** annexed hereto.
36. IS Code numbers wherever mentioned in the tender shall be the latest version as on the date of opening of tenders.
37. 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.

38. Errors, Omission and Descriptions:

- a) In case of discrepancy between the Schedule of Quantities, specification and/or the Drawings, the following order of preference shall be observed:
- i. Description/Nomenclature as per Schedule of Quantities.
 - ii. General / Particular Specification and Special Condition, if any.
 - iii. Architectural / Structural Drawings.
 - iv. Manufacturer's specifications
 - v. CPWD Specifications with up-to-date correction slip
 - vi. Indian Standard Specifications of BIS
 - vi. National Building Code – 2016
 - vii. Sound Engineering Practices
 - viii. Decision of Bank's Engineer.
- b) In case of difference between the rates mentioned in figures and words, the rate adopted for working out the total amount of item in the original tender form, shall be taken as correct. In all other cases the correct rate would be that which is lower.
- c) If there is a discrepancy between actual scaled drawing and written dimension (or description) on a drawing, the latter shall be followed.

39. Clarifications if any with respect to General Conditions, Special Conditions, Scope of work, specifications, design & drawings (if any) 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.

40. The contractor shall abide by and fulfil all requirements laid down under various provisions of Contract Labour (Regulation and Abolition) Act, 1970 and the rules framed there-under. The contractor shall submit to the Bank the maximum number of Labours to be engaged on a single day in the job. Any subsequent increase should be informed to the Bank without delay. The contractor shall obtain the license from the Regional Labour Commissioner as per prevailing norms, wherever applicable. The contractor should ensure payment of minimum wages to all Laborers / workmen staff employed by him and maintain record of Labours employed for the work.

41. Contractor should ensure that the instructions/ directions issued by Central as well as State Government, and also by the Bank in connection with Covid-19 Pandemic are followed scrupulously by the workmen deployed at the Bank's premises. Workmen from containment area or under quarantine should not be deployed for work. Further, you are required to closely monitor the staff deployed at the Bank's premises and in case of any staff/family member of staff is found 'Covid' infected, action to be taken to replace the staff at once. Staff should be sensitised to follow strict social distancing norms while they remain deployed. You shall provide them with necessary gloves, masks, sanitizer, etc., at no extra cost to the Bank. Further, you shall indemnify and keep indemnified the Bank from any financial/ legal liability arising out of your failure, fault or negligence in complying-with the above instructions. Any hindrance to the work due to COVID-19 pandemic or any other reasons shall be intimated to the Bank's Engineer.

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

Date :	Signature of Authorized signatory with seal.
Place :	Name and Address:

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) "Bank" | Shall mean Reserve Bank of India, Estate Department, Bengaluru having its Central Office at Shahid Bhagat Singh Road, Mumbai 400001 |
| b) "Employer" | Shall mean the Regional Director, Reserve Bank of India, Estate Department, Bengaluru and shall include its assigns and successors. |
| c) "Contractor" | "Contractor shall mean the individual, firm or a company whether incorporated or not, undertaking the works and shall include the legal personal representative of such individual or the persons composing such firm or company, or the successors of such firm or company and the permitted assignees of such individual, firm or company. |
| e) "Banks Engineer" | Shall means the person appointed by the Bank 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)]. |
| f) "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. |

- g) "This Contract" Shall mean all the documents forming the tender and acceptance thereof, together with any correspondence leading thereto and the formal Agreement executed between the Competent Authority on behalf of the Employer and the Contractor, together with the documents referred to therein, including the instructions to the bidders, the special conditions, the general conditions, the Appendix/Annexures, the schedule of quantities and specifications, design drawings (if any), correspondences exchanged and instructions issued from time to time by the Bank's Engineer/Employer. All these documents taken together, shall be deemed to form one contract and shall be complementary to one another.
- h)" 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.
- i)"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/e-mail to the last known private or business address or registered office/ e-mail id of the addressee and shall be deemed to have been received when in the ordinary course of post/ e-mail, it would have been delivered.

j) "Schedule of Quantities"	Means the priced and completed schedule of quantities forming the part of Tender
k)" 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.
l) "Day"	Shall mean calendar day
m) "Month"	Shall mean calendar month
n) "Year"	Shall mean the calendar year
o)" Letter of acceptance"	Means the formal acceptance by the employer of the tender
p) "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.
q) "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.

r) "The works" Shall mean **‘Renovation of 8 Class III flats at RBI Staff Quarters, Osborne Road and RPC Layout, Bengaluru** 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/her 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/deviations to be approved by the Employer:** The contractor shall submit a statement of variations/deviations 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 the specifications and drawings, etc., 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 bye-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 as per the proforma given in the [Annexure – 7](#), 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.

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

Assistant Manager (Tech)/ Manager (Tech)/ AGM (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)/ Manager (Tech)/ AGM (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 the Bank's Engineer 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. Unless otherwise stated in the tender, 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 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 Bank's Engineer, 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. 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/deviation shall be allowed unless it shall have been executed under provisions of Clause 3 and 6 hereof with the concurrence of the Employer herein mentioned.

Any such extra/deviation 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 of 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 price adjustment/escalation due to increase or decrease in prices of materials and labour rates.

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 and 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 date of issue of virtual completion certificate of the work, arising in the opinion of the Employer from materials and/or 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, or in case of default, the Employer may employ and pay other persons to amend and make good such defects or other faults, and all damages, loss and expenses consequent thereon or incidental thereto shall be made good and borne by the Contractor 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 Bank's Engineer equivalent to the cost of amending such work and in the event of the amount retained as security deposit 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 issue of virtual completion certificate.

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 Employer 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 completion of Defect Liability Period (DLP) 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 completion of Defect Liability Period (DLP) 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 completion of Defect Liability Period (DLP) 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 the Employer and himself with the Employer being first (Principal) and deposit such policy or policies with the Employer from time to time during the currency of this contract.

a) Workmen Compensation Policy. b) CAR Policy c) Third Party Liability Policy.

All policies shall be taken before commencement of work and shall be maintained without any gap till completion of Defect Liability Period (DLP).

26. Date of commencement and completion: The Contractor shall be allowed admittance to the site on "Date of Commencement shall be as stated in the Appendix hereto, or 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 the Bank's Engineer instruction as per clause 2 hereof or (f) by reason of civil commotion, local commotion 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. Contractor shall immediately give 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 firsthand 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 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 of 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. 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, on signing an undertaking on stamp paper in the proforma given at [Annex 8](#), shall be entitled to be paid during the progress of the execution of the work up to 75% of the assessed value of any materials or an amount not exceeding 75% of the material element cost in the tendered rate of the finished item of the work, whichever is lower, which are in the opinion of the Engineer-in-Charge non-perishable, nonfragile and non-combustible and are in accordance with the contract and which have been brought on the site in connection therewith and are adequately

stored and/or protected against damage by weather or other causes but which have not at the time of advance been incorporated in the works. When materials on account of which an advance has been made under this sub-clause are incorporated in the work, the amount of such advance shall be recovered/deducted from the next payment made under any of the clause or clauses of this contract. The decision of the Engineer- in-Charge shall be final and binding on the contractor in this matter. No secured advance, shall however, be paid on high-risk materials such as ordinary glass, sand, petrol, diesel etc.

- c. 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, tiles, granite 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.
- d. 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.
- e. The Bank's Engineer may make any correction in any previous Certificate which shall have been issued by him.
- f. 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 completion of Defect Liability Period (DLP).
- g. 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 and applicable taxes as per the statutory requirements. Contractor shall note that the interim value of work done towards payment of running bill is **40% of Contract Value**.

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 of 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 to the Contractor. 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 Contact, 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.

42. The contractor shall comply with the provisions of the Payment of Wages Act, 1936; Minimum Wages Act, 1948; Employees Liability Act, 1938; Workmen's Compensation Act, 1923; Industrial Disputes Act, 1947; Maternity Benefits Act, 1961; or the modifications thereof or any other relevant laws and the rules made thereunder from time to time.

43. 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.
44. 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 the veracity of such certificate.
45. The contractor shall comply with the provisions of the Employee Provident Fund and Miscellaneous Provision Act, 1952.
46. The contractor shall comply with the provisions of the Building and Other Construction Workers (Regulation of Employment & Conditions of Service) Act, 1996 and Building and Other Construction Workers' Welfare Cess Act, 1996 and to take steps to obtain registration of the Bank from the Competent Authority (Labor Department); ensure timely filing of returns; make the payment of cess as per the Notification issued by the Central Government.

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

48. The bid and contract must show the GST tax rates and GST amount explicitly and separate from the bid/contract price (exclusive of GST). Contract shall stipulate that all taxes, levies, and cess including labour cess as may be applicable in respect of the contract shall be payable by the contractor and Bank shall not entertain any claim whatsoever in this respect.

49. Clarification & Evaluation of bids:

Bank after opening the bids would examine and evaluate the bids as below:

(i) Only those tenders, which meet the criteria set out in this tender shall be processed further. After verification of the correctness / legality and adequacy of the information and supporting documents furnished, etc. and price-bids of only those bidders who are technically qualified as per **Part I of tender** shall be opened.

(ii) The price-bids of unqualified bidders will not be opened, and no communication will be sent in this regard.

(iii) Amount quoted for each item shall be considered during verification / scrutiny.

(iv) To assist in the examination, evaluation and comparison of the bid, the Bank may ask the bidders individually for clarifications. The request for clarification and the response shall be in writing. No change in the price or substance of the bid shall be sought, offered or permitted except as required during the evaluation of bids in accordance with tender clauses.

(v) In the case of any tender where amount quoted/ unit rate of any item(s) appears unrealistic, such tender will be considered as unbalanced and in case the tenderer is unable to provide satisfactory explanation, such a tender is liable to be disqualified and rejected.

(vi) In case the lowest tendered amount (worked out based on quoted rates of Individual items) of two or more bidders is same, then such lowest bidders may be asked to submit a revised offer quoting percentage discount on their already quoted tender amount which shall be applicable on all tender items except buy-back amount. The lowest tender shall be decided based on the revised offer. Further, if any such lowest bidder does not revise his bid on lower side, his original bid shall remain valid for further processing.

50. Materials at Basic Prices/ Basic rates

i. For carrying out certain items of work, the tender provides for procurement of certain materials at “Basic Prices/ Basic Rates” as specified in the tender document.

ii. Wherever the ‘basic rate’ for the material is specified, the contractor shall furnish all the paid bills for Employer’s verification. In absence of these documents, his claim for positive adjustment in Basic rates/Prices shall not be considered. The material and purchase rate shall be got approved in writing from the Engineer-in-charge before purchasing. The adjustment in price shall be made only on measured quantity for the finished items of work. No overhead and profit shall be considered on the cost difference. The basic prices are ex-godown and are excluding taxes, duties, etc, as well as transportation to site, loading, unloading, storing, insurance, labour, wastage and handling etc. The rate quoted for the items shall include above excluded parameters.

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

Date :

Signature of Authorized signatory with seal.

Place :

Name and Address:

APPENDIX HEREIN BEFORE REFERRED

1. Defects liability Period	1 Year from the date of issue of virtual completion certificate.
2. Date of commencement	10 th day from the date of award of work
3. Date of completion	120 days from the date of commencement
4. Earnest money deposit (EMD)	All bidders shall deposit Earnest Money Deposit (EMD) equal to <u>₹57,800/- (Rupees Fifty-seven thousand eight hundred only)</u> <u>in the form of Demand Draft (DD) or Bank Guarantee (BG) (validity of BG at least up to validity of bid) issued by a Scheduled Bank</u>, drawn in favor of Reserve Bank of India, Bengaluru to be delivered in physical form at Estate Department, Reserve Bank of India, 10/3/8, Nrupathunga Road, Bengaluru - 560001 OR <u>Through NEFT of ₹57,800/- (Rupees Fifty-seven thousand eight hundred only)</u> towards Beneficiary Name: Reserve Bank of India, Bengaluru IFSC: RBIS0BGPA01 Account No: 8692299
5. 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 stipulated date of completion of the work plus three (3) months. In case the time for completion of work gets extension, the contractor shall get the validity of the Performance Bank Guarantee (PBG) extended to cover such extended time for completion of work. Performance Security will be released after issue of virtual completion certificate of work.
6. Liquidated Damages	0.25% of the contract amount per week of delay, subject to a maximum of 10% of the

	total accepted contract value.
7. Value of work for Interim Certificate	40% of Contract Value
8. Percentage of retention money to be deducted from bills (R.M.)	5% of the value of bill
Total Retention Money	5% of the contract value
9. Total Security Deposit (SD = RM + Performance Bank Guarantee)	Performance Bank Guarantee: (5%) of the total contract value + RM: (5%) of contract value
10. Installment of Security Deposit to be refunded after virtual completion	Performance Bank Guarantee
11. Refund of Security Deposit (Retention Money)	After successful expiry of Defects Liability Period.
12. Period of honoring interim certificate	38 days, if bill is acceptable and payable
13. Period of honoring final certificate	3 Months
14. Interest for delayed payment	3% (three percent) per annum

Place:
Date:

Signature of the Contractor
With the seal of their Company

SPECIAL CONDITIONS OF CONTRACT

1. Since the work has to be carried out in secured campus, entry pass to any labor/staff of vendor will only be provided after proper identity verification. The Contractor shall have the addresses, identity card and photographs of their workmen being engaged by them for the said work. The entry of workmen will be allowed inside the campus only on producing the photo pass issued by the Bank and also have to subject themselves to the security restrictions imposed by the Bank. Waiting time for issue of entry pass, needs to be considered while quoting the rates.
2. The work has to be carried out in occupied residential campus which may restrict the availability of work fronts during working hours. The tenderers are therefore advised to plan for execution of work accordingly. The above aspect may be kept in mind while submitting the tender.
3. The Contractor should have valid Labor License from Labor commissioner, wherever applicable.
4. No Laborers shall be permitted to stay inside the campus after working hours.
5. Rate quoted should include for all necessary testing of materials as required and directed by Bank's Engineer, conforming to relevant coding practice from the approved laboratory. The contractor shall use only approved materials as specifically stated in the Schedule of Quantities, approved makes/ list of materials indicated in Part - I of the tender. The Bank will be at liberty to choose any makes of materials from the approved makes/ manufacturers in the list. Samples of any materials used in any of the works should be approved by the Bank's Engineer before proceeding with bulk purchase. The work shall be carried out as per manufacturer's application guide/ method statement, specifications for the complete work.
6. The contractor shall submit a properly planned and 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.

7. All the materials shall be first/premium quality confirming to IS and other standards prescribed by the manufacturers.
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 make their own arrangements for storing of their materials at site.
10. The Contractor shall also be responsible for safety and security of their materials and also for ensuring fire prevention steps at all the times in working premises including their part of work.
11. The Registers/ Documents - Hindrance Registers / Site Order Book, Material consumption register etc., shall be maintained at site by the Contractor at his own cost and updated regularly as instructed by the Bank's Engineer.
12. The entire work involved shall be carried out with least disturbance to other agencies carrying out the work in premises and also day-to-day cleaning of the debris / dust generated has to be carried out by the Contractor.
13. Contractor should post a suitable qualified supervisor for day-to-day work. The work shall be carried out through the manufacturer's authorized applicator only. Authorization letter need to be submitted before commencement of work.
14. 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.
15. Any damage caused to any of Bank's property shall be made good by the Contractor at their own risk and cost.
16. The completion period mentioned in the tender is inclusive of monsoon period and holidays including Sundays / Saturdays falling within in the contract period. No work causing noise will be carried out on Saturdays & Sundays. The contractors shall

comply with statutory requirements to work on holidays at their own risk & cost and indemnify the Bank for any risks associated with it.

17. The contractor shall furnish A-4 size, computerized sheets printed in the format of a conventional Measurement Book (MB), with 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 finalized computerized MB sheets, after due check / test check measurements shall have full signature with date of the authorized 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.

Date:

Signature of Authorized signatory with
seal.

Place :

Name and Address:

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 and 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 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.

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

Date:

Place:

Signature of Authorized signatory with seal.

Name and Address:

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, the Bank's Officer shall be informed and only after the site inspection, 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.

Date:

Place :

Signature of Authorized signatory with seal.

Name and Address:

Technical Specifications

1. The technical specification of work covers execution and completion of the work of 'Renovation of 8 Class III flats at RBI Staff Quarters, Osborne Road and RPC Layout, Bengaluru' in accordance with drawings (if any) and specifications prepared by the Bank's Engineer and to the satisfaction of the Bank's Engineer.

2. The work in general shall be carried out as specified in the Price Bid, nomenclature of the individual items and Techno-Commercial Bid. In case any item is not covered in any of these documents, the same shall be carried out as per the latest CPWD specifications with up-to-date correction slips, the latest BIS code/manufactures specifications/ General Engineering practice and/or as per direction of Bank's Engineer.

3. **Quality:** Materials to be used for the work shall confirm to relevant Codes/guidelines as far as procurable and 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 standards approved by the Engineer.

4. Inspection and Testing:

Materials before used in the Works shall be subjected to inspection as provided in the Conditions of Contract and elsewhere in the Specifications. Contractor shall submit to Engineer-in-Charge the Material Testing Certificate(s) (MTC) provided by Manufacturer for every supply by Manufacturer to Contractor supported by substantiating document (acceptable to Engineer-in-Charge) linking material supplied by Manufacturer to its MTC. In case the procured material is observed unsure, or Contractor is not able to furnish MTC of manufacturer as specified here above, the material shall be tested to ensure its conformity to the relevant Code(s). Type of test(s) to be performed shall be decided by Engineer-in-Charge for a particular material conforming to the procedure, sampling, frequency etc. specified in the relevant Code(s). All the charges and costs in this regard shall be borne by the Contractor. No materials shall be used in the works unless they have first been approved by the Engineer or his representative.

5. 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 Representative.

6. Technical specifications of work to be executed

Materials shall be of the best approved quality and they shall comply with the respective and relevant latest code (s).

- a) 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.
- b) 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.
- c) Materials shall be of the best-approved quality obtainable, and they shall comply with the respective codal specifications. Samples of all materials and their rates shall be approved before placing an order and the approved sample shall be deposited in the Bank.

7. Rate also includes necessary extension of water supply lines within the flat, shall be done including necessary pipelines, specials, cutting of walls making good the surface etc.

8. Minor alterations (of the order of a few centimeters) as per site conditions may be carried out during execution with respect to the drawings.

9. The Schedule of Quantities, unless otherwise stated shall be deemed to have been prepared in accordance with standard method of measurement as per relevant IS codes.

B. LIST OF APPROVED MAKES

SI no	Material	Make
1	Cement	ACC, Birla, Ultratech, L&T or approved equivalent
2.	Reinforcement Steel	SAIL, Tata Steel, Rashtriyalspat 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.	Quartz Stone	Paradigm, AGL, or approved equivalent
7.	CI pipes	Neco, HEPCO or approved equivalent
8.	PVC pipes	Supreme, Prince, FINOLEX or approved equivalent
9.	G.I./ M.S Pipe	Tata, Jindal (Hisar) or approved equivalent
10.	Sanitary fittings including shower enclosure, concealed flush tank etc.,	Jaquar, Hindware, Parryware, Roca or approved equivalent
11.	CP Brass Fittings (Normal Range)	Hindware, Jaquar, Parryware, Roca or approved equivalent
12.	Stainless Steel Sink	Nirali, Nilkanth or approved equivalent
13.	Glass	Saint Gobain, Asahi or approved equivalent
14.	Mirror	Watertec, Navarang Atul, Modi Guard, Jaquar, Golden Fish or approved equivalent
15.	Laminated Particle Board/ Laminates	Kitply, Greenlam, Action TESA, Century Ply, Merino, Sunmica or approved equivalent
16.	Plywood/ Veneer	Kitply, Duro, Green Ply, Century, Merino, Durian, Greenlam or approved equivalent
17.	S.S. Door & window Fittings	JINDAL, Dorma, Doorset, GEZE, Hettich, ENOX, Godrej or approved equivalent

18	Carpentry fittings	Ebco, Hettich, Godrej or approved equivalent
19	UPVC Doors and windows	Fenesta, VEKA, Eumax or approved equivalent
20	Flush door Shutters	Alstone, Century, Green Ply, or approved equivalent
21	Modular Kitchen SS Units	Godrej, Sleek or approved equivalent
22	Paint, Primer	Asian Paint, Nerolac, ICI Dulux, Nippon Paints or approved equivalent
23.	Melamine Polish	Asian Paints Melamine Gold, Wudfin of Pidilite, Timbertone of ICI Dulux.
24	Gypsum False Ceiling	Armstrong, Hunter Douglas, USG Boral, Gypsum India Gyproc, Aerolite, Durlum, Interarch. or approved equivalent.

Note:

- 1) Equivalent means equivalent in Cost and Quality.
- 2) The tenderer shall quote his rates on the basis of the price of quality and grade of the product of the brand /make stipulated in the schedule of quantities and as described in the list of approved makes.
- 3) The Bank reserves the right to select any of the brands indicated in the list of approved makes or alternate equivalent brand of the material other than the one specified in the list of approved makes. The decision of Engineer-in-Charge shall be final in this regard. The Contractor shall obtain prior approval from the Engineer-in-charge before placing order for any specific material.
- 4) In case of non-availability of the brand specified in the contract the Contractor shall approach Engineer-in-charge to acquiring alternate equivalent brand of the material subject to submission of documentary evidence of non- availability of the specified brand. Any additional expenditure and time because of this shall be solely on contractor's account and no claims whatsoever shall be entertained by the Employer in this regard.

Place:

Signature / Digital Signature of tenderer

Date:

Articles of Agreement

ARTICLES OF AGREEMENT made on the _____ day of _____ between the Reserve Bank of India, Bengaluru (hereafter called “The Bank/ 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 8 Class III flats at RBI Staff Quarters, Osborne Road and RPC Layout, Bengaluru”** and has prepared drawing and/or Schedule of Quantities showing and describing the work to be done under the direction of the 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 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. All the documents forming the tender and acceptance thereof, together with any correspondence leading thereto and the formal Agreement executed between the

Competent Authority on behalf of the Employer and the Contractor, together with the documents referred to therein, including the instructions to the bidders, the special conditions, the general conditions, the Appendix/Annexures, the schedule of quantities and specifications, design drawings (if any), correspondences exchanged and instructions issued from time to time by the Bank's Engineer/Employer 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 Lump sum 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, specifications 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 **120 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. All payments by the Bank under this Contract will be made only at Bengaluru.
10. All disputes arising out of or in any way connected with this agreement shall be deemed to have arisen at Bengaluru and only Courts in Bengaluru shall have jurisdiction to determine the same.
11. That the several parts of this Contract 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 duplicates 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/Smt./Ms. _____

(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 Regional Director

Estate Department

Reserve Bank of India

Bengaluru

Sir / Madam,

Name of Work: Renovation of 8 Class III flats at RBI Staff Quarters, Osborne Road and RPC Layout, Bengaluru

WHEREAS

The Reserve Bank of India, having its Central Office at Shahid Bhagat Singh Marg, Mumbai (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 PERFORMANCE

(On Non-Judicial Stamp Paper of appropriate value)

Place:

Date:

The Regional Director,
Reserve Bank of India,
Estate Department,
Bengaluru.

Sir/Madam,

Renovation of eight Class III flat at RBI Staff Quarters at Osborne Road and RPC layout, Bengaluru

WHEREAS Reserve Bank of India, having its Central Office at Shahid Bhagat Singh Road, Mumbai, (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 Scheduled 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 Bank 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 or 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 contract 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 presents 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 three 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 our 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.

FORMAT FOR POWER OF ATTORNEY FOR AUTHORIZED SIGNATORY

(On Non-Judicial Stamp Paper of appropriate value)

To,
The Regional Director
Estate Department
Reserve Bank of India
Bengaluru

Sir/Madam,

..... **(Name of work)**

We..... (Name of the Tenderer and address of their registered office) do hereby constitute, appoint and authorize Mr. / Ms. (Name and residential address of Power of Attorney holder) who is presently employed with us and holding the position of as our attorney, to do in our name and on our behalf, all such acts, deeds and things necessary in connection with or incidental to our bid for the captioned Project, including signing and submission of all documents and providing information / responses to the Reserve Bank of India (RBI), representing us in all matters before RBI, and generally dealing with RBI in all matters in connection with our proposal for the said Project.

We hereby agree to ratify all acts, deeds and things lawfully done by our said attorney pursuant to this Power of Attorney and that all acts, deeds and things done by our aforesaid attorney shall and shall always be deemed to have been done by us.

Signature(s) of the Tenderer

Name(s)/ Stamp/Seal of the Tenderer

Note: Power of Attorney should be properly stamped and notarized

Power of Attorney furnished by Tenderer shall be irrevocable.

11. Bank Account Number of the Contractor: ©

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

© Fill up from the 1st column. For the balance left out blank columns, please mention 'x' mark.

We hereby declare that the particulars given above are correct and complete. If the transaction is delayed for reasons of incomplete or incorrect information, we would not hold MDL responsible.

Authorized Signature of the Contractor:

Date:

Contractor's Seal:

Certified that the particulars as per Serial Numbers 2, 7 to 11 are correct as per our records.

Date:

Bank's Stamp

Authorized Signature of the Officer of the Bank.

Proforma for Indemnifying the Employer against Contract labour Rules/regulations

(On Non-Judicial Stamp Paper of appropriate value)

To

The Regional Director
Estate Department
Reserve Bank of India
Bengaluru

Sir/Madam,

..... (*name of work*)

We, M/s (Name of contractor), hereby undertake that we shall comply with all the statutory rules/ regulations with regard to the employment of contract labour and their payment.

We also hereby fully indemnify and keep indemnified the Employer, i.e., Reserve Bank of India, against payments to be made to the contract labour and for the observance of the laws in this regard without prejudice to our right to claim indemnity from our sub-contractors.

Yours faithfully,

For _____

Authorised signatory

Proforma for Indemnifying the Employer against Patent Rights

(On Non-Judicial Stamp Paper of appropriate value)

To,

The Regional Director
Estate Department
Reserve Bank of India
Bengaluru

Sir/Madam,

.....(*Name of work*)

We, M/s _____ (Name of Contractor) hereby undertake to fully indemnify and keep indemnified the Employer i.e., Reserve Bank of India against any action, claim or proceeding relating to infringement or use of any patent or design or any alleged patent or design rights and shall ourselves pay any royalties, license fees etc., which may be payable in respect of any article or part thereof included in the contract or damages, cost and charges of all and every sort that may be legally incurred in respect thereof.

In the event of any claims made under or action brought against the Employer in respect of any such matters as aforesaid, we shall, on being notified thereof, at our own expense, settle any dispute or conduct any litigation that may arise therefrom, provided that we shall not be liable to indemnify the Employer if the infringement of the patent or design or any alleged patent or design right is the direct result of an order passed by the Engineer-in-Charge in this behalf.

Yours faithfully,

For _____

Authorised signatory

NAME AND ADDRESS OF THE CONTRACTOR:

SIGN & SEAL OF THE CONTRACTOR:

Date:

Place:

Undertaking in connection with

Payment of advance on materials consumed in ready to install parts delivered by the

Contractor at the site

(On Non-Judicial Stamp Paper of appropriate value)

To,
The Regional Director
Estate Department
Reserve Bank of India
Bnegaluru

Sir/Madam,

..... **(name of work)**

This undertaking made this _____ day of _____ by M/s
_____ (Name of the Contractor) hereinafter referred as Contractor.

The Employer and the Contractor have entered into an Agreement dated _____ hereinafter called as the said Agreement and in terms of **Clause No.32** in the General Conditions of Contract, the Employer has agreed at his/her discretion on the request of Contractor that the Contractor will be paid an advance of up to 75% of the cost of materials consumed in ready to install parts delivered by the Contractor to the site (hereinafter called as Material) for installation in the works.

The Contractors have applied to the Employer that they be allowed advances on the security of materials absolutely belonging to him and brought by him to the site of work. The Employer has agreed to do so on the terms and conditions hereinafter set out.

Now this letter of Undertaking witnesses that in consideration of the said Agreement, and in consideration of the amount paid/payable to the Contractors by the Employer and of any

further advances as may be made to the Contractor as aforesaid, the Contractor hereby agrees with the Employer and undertake as under:

1. The amount advanced by the Employer to the Contractor as aforesaid and all or any further sum or sums advanced shall be employed by the Contractor in or towards expending the execution of the said Works and for no other purpose whatsoever.
2. That the materials which have been offered to and accepted by the Employer as security are absolutely the Contractor's own property and free from encumbrances of any kind and the Contractor will not make any application for or receive a further advance on the security of materials which are not absolutely his own property and not free from encumbrances of any kind and the Contractor indemnifies the Employer against all claims in respect of which an advance has been made to them as aforesaid.
3. That the materials on the security of which any further advance or advances may hereafter be made as aforesaid (hereinafter called the said Materials) shall be used by the Contractor solely in the execution of the said Works in accordance with the directions of the Bank's Engineer and in the terms of the said Agreement.
4. That the Contractor shall make at his own cost all necessary and adequate arrangement for the proper watch, safe custody and protection against all risk of the said Materials and that until used in installation as aforesaid, the said Materials shall remain at the site of the said Works in the Contractor's custody and on their own responsibility and shall at all times be open to inspection by the Bank's Engineers or any officer authorized by the Engineer-in-Charge.

In the event of the said Materials or any part thereof being stolen, destroyed or damaged, the Contractor will forthwith replace the same with other materials of like quality or repair and make good the same complete in all respect conforming to the specifications of Contract.

5. That the said materials shall not on any account be removed from the site of the said Works except with the written permission of the Engineer-in-Charge.
6. That the advances shall be repayable in full when or before the Contractor received payment from the Employer of the price payable to them for the said Works under the terms

and the provisions of the said Agreement provided that if any intermediate payments are made to the Contractors on account of work done, then on the occasion of each such payment the Employer will be at liberty to make a recovery from the Contractor's bill for such payment by deducting therefrom the value of the said Materials the actually used in the construction and in respect of which recovery has not been made previously the value for this purpose being determined in respect of each description of materials at the rates at which the amounts of the advances made under these presents were calculated.

7. That if Contractor shall at any time make any default in the performance or observance in any respect of any of the terms and provisions of the said Agreement or of the presents, the total amount of the advance or advances that may still be owing to the Employer shall immediately on the happening of such default be repayable by the Contractor to the Employer together with interest thereon at twelve percent (12%) per annum from the date or respective dates of such advance or advances to the date of repayment and with all costs, charges, damages and expenses incurred by the Employer in or for the recovery thereof or the enforcement of this security or otherwise by reason of the default of the Contractor and the Contractor hereby covenants and agree with the Employer to repay and pay the same respectively to him accordingly.

8. That the Contractor hereby charges all the said Materials with the repayment to the Employer of the sum or sums, advances as aforesaid and all cost, charges, damages and expenses payable under these presents PROVIDED ALWAYS and it is hereby agreed and declared that notwithstanding anything in the said Agreement and without prejudice to the powers contained therein if and whenever the covenant for payment and repayment hereinbefore contained shall become enforceable and the money owing shall not be paid in accordance therewith, the Employer may at any time thereafter adopt all or any of the following courses as he may deem best.

(a) Seize and utilize the said materials or any part thereof in the completion of the said Works on behalf of the Contractor in accordance with the provisions in that behalf contained in the said Agreement, debiting the Contractor with the actual cost of effecting such completion and the amount due in respect of advances under these presents and crediting the Contractor with the value of work done as if he had carried it out in accordance with the said Agreement and at the rates thereby provided. If the balance is against the Contractor, he is to pay same to the Employer on demand.

(b) Remove and sell by public auction the seized materials or any part thereof and out of the moneys arising from sale retain all the sums aforesaid repayable or payable to the Employer under these presents and pay over the surplus (if any) to the Contractor.

(c) Deduct all or any part of the money owing out of the security deposits or any sum due to the Contractor under the said Agreement.

9. That except in the event of such default on the part of the Contractor as aforesaid interest on the said Advance shall be payable.

10. That in the event on any conflict between the provisions of these presents and the said Agreement the provisions of these presents shall prevail and in the event of any dispute or difference arising over the construction of effect of these presents the settlement of which has not been hereinbefore expressly provided for, the same shall be referred to the Employer whose decision shall be final and no appeal shall lie against his decision before any court, arbitrator or authority.

11. The provision of this undertaking shall be deemed to be supplemental to the said Agreement.

IN WITNESS WHEREOF the Contractor have set their hands to these presents the day and year first hereinabove written.

SIGNED, SEALED AND DELIVERED
BY THE CONTRACTOR
IN THE PRESENCE OF

Witness One

Witness Two

Signature

Signature

Name

Name

Address

Address

Annexure 9

Undertaking regarding declaration of debarment by public institution(s)

(To be submitted by the tenderer on their letterhead)

Name of Work:

1. I/We (Name of the bidder) declares that
 - a) I/We or any of our allied firm* is/ are not debarred / suspended / blacklisted by any public institution / entity in India or any other country as on (Last date of submission of bid).
 - b) I/ We or any of our allied firm* have not made any transgression in respect of the code of integrity (as mentioned in the tender) with any public institution / entity in India or any other country in last three years as on (last date of submission of bid).
 - c) I/We will inform the Reserve Bank of India in writing, in case, I/We or any of our allied firm* is/are debarred / suspended / blacklisted by any public institution / entity in India or any other country on or before award of work for the captioned work.
2. I/We (Name of the bidder) declare that I/We or our allied firm* (Name of the allied firm(s)) is/ are debarred / suspended / blacklisted by (Name and address of public institution in India or any other country) and the same is / are effective up to (date). A copy of such letter is attached for your information and record.

(Seal and signature of the bidder)

Date

Place

(Note: strike out one of the above two declarations which is not applicable)

*Allied firm: A firm would be termed as “allied firm” if the management is common, or substantial or majority shares are owned by the banned/ suspended firm and by virtue of this it has a controlling voice. Further all successor firms will also be considered as allied firms.

Annexure 10

Proforma for Undertaking / Declaration /Certificate by the Bidder regarding country sharing land border with India

To,

The Regional Director
Estate Department
Reserve Bank of India
Bengaluru

Name of Work:

I / We, (Name and address, including Country of location of bidder) have read and understood the contents of the Office Memorandum (OM) F. No. 6/18/2019-PPD dated July 23, 2020 and its subsequent orders / revision issued by Public Procurement Division, Department of Expenditure, Ministry of Finance, Government of India, regarding the restrictions on procurement from a bidder of a country which shares a land border with India.

2. I / We certify that (Name of the bidder)

- i. is not from a country sharing land border with India, or
- ii. is from a country sharing land border with India and has been registered with the Competent Authority, the certificate of which is enclosed, or
- iii. is from a country sharing land border with India where Government of India has extended lines of credit, or
- iv. is from a country sharing land border with India where Government of India is engaged in development projects.

(Strikeout whichever of the above is not applicable).

3. I /We further certify that (Name of bidder) fulfils all requirements in this regard and is eligible to be considered under the provision of the above referred Office Memorandum and its subsequent orders / revision. I/We also undertake that even in case of contracts where we are permitted by the Bank/RBI to sub- contract I/We (Name of

bidder) will not sub-contract any work to a contractor from country(ies) sharing land border with India, unless such contractor fulfils all the requirements contained in the above referred Office Memorandum / Order.

4. I/We know and understand that, if this Undertaking / Declaration / Certificate submitted by us is found to be false, the Bank shall be free to reject / terminate our tender / Work Order and that the Bank shall also be free to initiate any legal action in accordance with law including forfeiting of Earnest Money Deposit /Performance Bank Guarantee / Security Deposit and / or debarring us from participating in tenders invited by the Bank in future.

Signature and name of the authorized signatory of the Bidder with Stamp

Date:

Place:

Check list

A. List of Documents duly signed and certified and to be submitted to the Reserve Bank of India on or before last date and time of submission be scanned and uploaded within the period of bid submission:

Sl.No.	Description of Documents	Submitted Yes / No
A. i	Form of tender	
ii	UTR No. of NEFT Transaction for submission / Bank Guarantee (BG) as per prescribed format for EMD.	
ii.	Tenderer's Undertaking Addressed to the Bank	
iii.	Annex 2	
iv.	Annex 4	
v.	Annex 5	
vi.	Annex 6	
vii.	Annex 7	
viii.	Annex 9	
ix.	Annex 10	
ix.	Any other document as specified in the NIT and tender.	
B.	Original documents in physical form and duly signed to be submitted before scheduled date	
i.	Bank Guarantee / DD for EMD if BG/DD has been provided against EMD.	
ii.	All documents as above	



RESERVE BANK OF INDIA

Estate Department

Bengaluru

Tender

For

**Renovation of 8 Class III flats at RBI Staff Quarters, Osborne Road
and RPC Layout, Bengaluru**

Name of Tenderer: _____

Address: _____

SCHEDULE OF QUANTITIES/ PART II - PRICE BID

	ACTIVITY	DATE
1	Date of availability of Tender in RBI Website	July 20, 2026; 12:00 PM onwards
2	Bid Start Date	July 29, 2026; 10:00 AM onwards
3	Due date for submission of Tender	August 07, 2026 till 10:00 AM
4	Date of opening of Tender	August 07, 2026; 11:00 AM onwards

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RESERVE BANK OF INDIA,BENGALURU					
ESTATE DEPARTMENT					
Renovation of 8 Class III flats at RBI Staff Quarters, Osborne Road and RPC Layout, Bengaluru					
Contractor shall visit the site prior to quoting the rates					
ESTIMATE					
Item no	Particulars of the work	Quantity	Rate	Unit	Amount
1	Dismantling Work in OSBR H09,: (i) Inside the Bathroom and toilet : Carefully dismantling the mosaic/tile flooring along with back/bed mortar, dressing with chisel, etc. including making good the damages; stacking the salvage items at place directed and disposing of the debris out of the Bank's premises, etc. complete as directed. (Size of bathroom- 2.50 and toilet size 1.06 Sqmt (approx)) (ii) Dismantling all plumbing and sanitary pipe & fittings including stacking the salvage items at place directed and disposing of the debris out of the Bank's premises, etc complete as directed. (iii) In Kitchen :-Carefully dismantling the existing kitchen platform along with kitchen mori, brick partitions, R.C.C. slab, kadapa slab, mosaic dado, kitchen rcc shelves, existing bottom wooden shutters, overhead storage etc. including stacking the salvage items at place directed and disposing of the debris out of the Bank's premises, making good the damages to the walls and floors, etc., with cement mortar (1 cement : 4 sand) or plain cement concrete (1 cement : 2 sand : 4 aggregate) as directed by the Engineer-in-Charge. (Size of Kitchen 3.00m x 2.66m) Dismantling old MS windows : (iv) Carefully dismantling and removing the MS windows, stacking the shutters at a place directed and repairing the damages, if any, of windows/ventilator sills and jambs with CM (1:4) (1 Cement : 4 Sand) in line and level etc. complete directed. (v) Modification to Existing MS grills of Windows: Modifying existing grills of windows by cutting the existing all round MS section and providing and welding 25x3mm thick flat to all round of grill and refixing the same to granite framed window etc., complete as directed. Rate shall be lump sum for set of windows and ventilators per flat.	1		Each	

2	Dismantling Work in OSBR- L22 & L04: (i) Kitchen :-Carefully dismantling the existing kitchen platform along with kitchen mori, brick partitions, R.C.C. slab, kadapa slab, mosaic dado, kitchen rcc shelves, existing bottom wooden shutters, overhead storage etc. including stacking the salvage items at place directed and disposing of the debris out of the Bank's premises, making good the damages to the walls and floors, etc., with cement mortar (1 cement : 4 sand) or plain cement concrete (1 cement : 2 sand : 4 aggregate) as directed by the Engineer-in-Charge. (Size of Kitchen 3.00m x 2.66m) (ii) Dismantling old MS windows: Carefully dismantling and removing the MS windows, stacking the shutters at a place directed and repairing the damages, if any, of windows/ventilator sills and jambs with CM (1:4) (1 Cement : 4 Sand) in line and level etc. complete directed. (iii) Modification to Existing MS grills of Windows: Modifying existing grills of windows by cutting the existing all round MS section and providing and welding 25x3mm thick flat to all round of grill and refixing the same to granite framed window etc., complete as directed. Rate shall be lump sum for set of windows and ventilators per flat.	2		Each	
3	Dismantling Work: RPC C61 & C68 (i) Inside the Bathroom and WC: Carefully dismantling the mosaic/tile flooring and wall dado along with back/bed mortar, dressing with chisel, etc. including making good the damages; stacking the salvage items at place directed and disposing of the debris out of the Bank's premises, etc. complete as directed.(Size of bathroom- 2.20 Sqmt (approx) & WC 1.62Sqmt (approx)) (ii) Dismantling all plumbing and sanitary pipe & fittings, curtain pipes, cloth drying batten including stacking the salvage items at place directed and disposing of the debris out of the Bank's premises, etc complete as directed. (iii) In Kitchen: Carefully dismantling the existing kitchen platform along with kitchen mori, brick partitions, R.C.C. slab, kadapa slab, mosaic dado etc. including stacking the salvage items at place directed and disposing of the debris out of the Bank's premises, making good the damages to the walls and floors, etc., with cement mortar (1 cement : 4 sand) or plain cement concrete (1 cement : 2 sand : 4 aggregate) as directed by the Engineer-in-Charge.(Size of Kitchen 2.8m x 1.87m)	2		Each	

	(iv) Dismantling of mosaic skirting : Carefully dismantling the existing mosaic skirting along with back mortar including disposing of the debris out of the Bank's premises. (v) Dismantling of wall dado in sink area : Carefully dismantling the existing mosaic/ tiles dado along with back mortar including disposing of the debris out of the Bank's premises.				
4	Dismantling Work: RPC A07, C55 & C67 (i) In Kitchen : Carefully dismantling the existing kitchen platform along with kitchen mori, brick partitions, R.C.C. slab, kadapa slab, mosaic dado etc. including stacking the salvage items at place directed and disposing of the debris out of the Bank's premises, making good the damages to the walls and floors, etc., with cement mortar (1 cement : 4 sand) or plain cement concrete (1 cement : 2 sand : 4 aggregate) as directed by the Engineer-in-Charge.(Size of Kitchen 2.8m x 1.87m) (ii) Dismantling of mosaic skirting : Carefully dismantling the existing mosaic skirting along with back mortar including disposing of the debris out of the Bank's premises. (iii) Dismantling of wall dado in sink area :- Carefully dismantling the existing mosaic/ tiles dado along with back mortar including disposing of the debris out of the Bank's premises.	3		Each	

5	Waterproofing work in: OSRH09 & RPCC61 and C68.: Providing proprietary cement based water proofing treatment. The treated areas shall be tested by water ponding (first 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 plaster after laying 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 10 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 9 of Part - I) (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 W.C, bathroom and kitchen Nahani trap area including verticals and side walls up to 600 mm height above the floor finish level and to the floor portion of bathroom. 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. (ii) Providing and rendering 20 mm average thick plaster using approved quality and make polymer modified ready mix plaster to the sunken portion of W.C, bathroom and kitchen Nahani trap area including verticals, side walls up to 600 mm height above FFL and to the floor portion of bathroom/ WC. The rate shall include preparing the surface, curing, etc., complete as directed by the Bank's Engineer. (iii) Providing and laying brick bat coba using well burnt broken brick bats 25 mm to 40 mm size with 50% of cement mortar 1:5 (1 Cement: 5 Coarse sand) admixed with approved quality and make SBR to fill the sunken portion of the WC (approximate 0.3 Cu m), bathroom (0.75 Cu. m) and kitchen Nahani trap area for average depth of 200 mm as directed by the Bank's Engineer. The rate shall include necessary preparation of surface, curing etc., complete as directed by the Bank's Engineer. Note: Finished plan area of the floor will be measured for payment.	10.00		Sqm	
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6	Granite sill, soffit & jam for window (H09,L04 & L22):- Providing & fixing 18mm thick approved quality mirror polished jet black granite for sill, soffit & jam in single piece of required width in 2 level/step arrangement (outside step at lower level) on all four sides fixed with cement mortar in proportion 1:4 (1 Cement : 4 Sand) or approved tile adhesive including necessary curing, finishing etc. complete as directed.Width of granite shall be as per site condition or as directed by the Bank's Engineer. Rate shall be inclusive of dismantling of hall, bedroom and kitchen window sill, soffit & jambs to refix the existing aluminium windows.	16.00		Sqm	
7	Ceramic tile flooring in Bathroom & toilet of H09 and RPC C61 balcony of H09,L04 & L22 :- Providing and laying in line and level 300mmx300mm size non-skid Ceramic tile of approved make and shade using bed-mortar in CM 1:4, filling the joints with approved tile grout of matching shade etc., complete as directed by the Bank's Engineer.(Basic price excluding GST =600/- per sqmt)	15.00		Sqm	
8	Glazed ceramic tile dado in bathroom, toilet & kitchen of H09 , wash basin area (H09,L22 &L04) & Wash basin area C61 C67 & C68:- Providing and laying in line and level 450 mm X300mm ceramic tiles wall dado as per approved make and shade in bathroom, WC, Kitchens and wash basin area using high polymer modified quick set tile adhesive (Water based) in average 3mm thickness filling the joints with epoxy tile grout of matching shade etc.,complete as directed. The rate shall include preparation of back surface by dismantling existing plaster & replastering the same with CM 1:4 (1 Cement : 4 Sand) upto required thickness and making the surface rough to have required bonding. (Basic price excluding GST =600/- per sqmt)	132.00		Sqm	
9	Vitrified tile flooring and skirting (H09,L04 &L22) & RPC (A07,C55, C61,C67 &C68) :- Providing and laying in position 8 mm to 10 mm thick 1st quality vitrified tiles of 600 mm x 600 mm of approved make and shade laid in proper line and level. Flooring shall be fixed on the existing mosaic tile after carrying out necessary surface preparation by hacking the surface and using 3 to 6 mm thick tile adhesive of Bal Endura(Silver Star), Fevimat of M/s Pidilite or any other approved equivalent chemical. The rate shall be inclusive for fixing the tile with neat tile adhesive paste, filling the joints with approved quality epoxy tile grout of matching shade or white cement mixed with matching colour pigment,	372.00		Sqm	

	cleaning the tiles, wastage etc., all complete as directed (Basic price excluding GST Rs 600/- per Sqm).				
10	Granite door sill:-Providing & fixing 18mm thick and 50mm to 75 mm wide mirror polished black granite door sill in single piece with readymade adhesive including filling the joints with matching colour pigment, finishing etc. complete as directed.	9.00		m	
11	KITCHEN PLATFORM OSR (H09,L04 & L22) & RPC (A07,C55, C61 C67 & C68): Providing and constructing granite slab (min 25mm thick) platform of (approximate sizes :OSR 3050mm x 650mm x 1 No along with sink opening) as consist of the following specifications. RPC 1900 x 650 mm x 1 No, 1150 x 650 mm x1 No along with sink opening) as consist of the following specifications. i) Vertical supports shall be made of 30mm kadappa stone at both the gable ends and in between including groove cutting in walls and fixing firmly with suitable adhesive/inserts etc., ii) Providing and fixing top slabs of minimum 25mm thick in two pieces for entire kitchen platform including inserting into wall by a minimum of 25 mm after making necessary machine cut grooves around with necessary granite fixing adhesives and resting in true level over the vertical support slabs. iii) Providing and fixing front edge (facia patti) to the platform slab and it shall project above the finished horizontal granite slab toping by 5 mm and the top edge of the same shall be cut, bull-nosed and polished to the approved profile. (iv) Providing and fixing 100 mm high one end quarter round granite facia at the junction of wall and top slab with suitable adhesive/inserts. The rate shall include making necessary openings on the platform top to fix the kitchen sink, rounding and polishing of the edges of the openings, filling and finishing the joints between the sink & platform / slabs with water proof cement grout/silicone sealant etc. The rate shall include Providing suitable dia hole in the	16.00		Sqm	

	granite slab for gas hose, shall include for wastages, transportation, finishing.				
12	GI PIPE LINE INTERNAL(H09) & RPC C61 & C68: Providing and fixing in position 'C' class Jindal make or 'B' class Tata make <u>G.I. pipe of 20mm dia.</u> including specials such as union ,bend, elbow , socket etc., including pipe line to be concealed in the wall after making necessary grooves/chasing with GI hooks, filling of cement mortar (1:4) (1 Cement : 4 Sand), painting with anti-corrosive weather proof rubber paint to concealed pipes all of approved make & for geyser hot water pipe line should be wrapped with hessain cloth dipped in bitumen & again painting with rubber paint etc., complete. Pressure testing the pipeline for leakages obtaining permission of Bank's Engineer etc. complete as directed. Note: Length of pipe including specials will measured in running metre for payment.	36.00		m	
13	PVC PIPE LINE INTERNAL OSR (H09) & RPC(C61 & C68): Providing and fixing 110mm Dia. PVC pipes of approved make for waste water line including fittings such as tee, elbow, bend, 'y' junction including connecting with vertical stack including making good damages with water proofing plaster, etc., complete. Note: Length of pipe including specials will measured in metre for payment	9		m	

14	Providing and fixing 75 mm dia. PVC pipe of approved make heavy quality for waste line for wash basin including specials such as bends, elbows, tee, etc with heavy G.I. clamps, jointing solution, testing etc. complete as directed.	15		m	
15	Providing and fixing 50 mm dia. PVC pipe of approved make heavy quality for waste line for wash basin including specials such as bends, elbows, tee, etc with heavy G.I. clamps, jointing solution, testing etc. complete as directed.	8		m	
16	Providing and fixing Wash Basin of Hindware/Parryware or approved equivalent make, white colour, size 565 x 450 x 175 mm (approx.) with all accessories viz. PVC connection with C.P. waste couplings, waste pipe including connection to the waste line, etc complete.	6		Each	
17	Providing and fixing approved make concealed type C.P. brass angular stop cock of 15mm dia with flanges.	9		Each	
18	Providing and fixing approved make concealed type C.P. brass stop cock of 15mm dia with flanges.	3		Each	
19	Providing & fixing Wall Mixer with Provision for overhead Shower with 115mm Long Bend Pipe on Upper Side, Connecting Legs & Wall Flanges etc., all complete as directed.	3		Each	
20	Providing and fixing C.P. brass overhead Shower rose with SS shower arm and wall flange of 125mm dia of approved make & model etc., complete	3		Each	
21	Providing and fixing C.P. brass pillar cock with aerator, long type neck 15mm dia with flanges of approved make and model to wash Basin , etc complete	6		Each	
22	Providing and fixing approved make wall mounted swan neck sink cock with areator and flanges for kitchen sink.	8		Each	
23	Providing and fixing square C.P. grating Heavy quality of approved make.	16		Each	
24	Providing & fixing decorative glass shelf approved make & quality size of 600mm	16		Each	
25	Providing and fixing Mirror of approved make above wash basin with PVC frame of size 600mmX450mm etc., complete	8		Each	
26	Providing and fixing floor mounted European type Water Closet with P/S trap with standard seat cover, dual flush tank with long bend pipe, PVC connection pipe, coupling and all accessories, all of approved size, white colour and model of Hindware/ Parryware or equivalent make 1st quality etc. complete as directed by Bank's Engineer. (In OSR H09 & RPC C61)	3		Each	

27	Modular Kitchen (OSR H09,L04 & L22) & RPC(A07,C55, C61, &C67, C68) : Providing, fabricating and fixing in position modular kitchen of approved make of following specifications and layout, sizes as per drawings enclosed and site condition: (i) All carcasses below the platform shall be fabricated with 18/19mm thick BWR grade ply of approved make finished with 1mm thick approved decorative laminate on outside and 0.8mm white shade on all other sides. The edges to be finished with PVC edge banded tapes. Carcasses rear panel shall be with 12mm thick BWR plywood of approved make finished with 0.8mm thick laminate on both sides. (ii) All shutters shall be fabricated out of 18/19mm thick BWR grade ply of approved make finished with 1mm thick decorative laminate of approved make on front side and 0.8mm laminate (machine pressed) on inside, edges to be finished with PVC edge banded tapes. All the shutters shall be provided with front laminate of approved darker shade/ design, SS 304 matt finished approved make D-type handles of dimension 160mm. (iii) All frames, vertical dividers, shelves, fillers wherever required to cover gaps and shall be fabricated with 18/19mm thick BWR grade ply of approved make finished with 1mm thick laminate on all sides. (iv) All Hinges for shutters are of approved make for normal opening functions. Construction of carcass units shall be with mini fixtures/ shear connectors, hardware of approved make. Note: Finished front elevation area below the platform granite slab level up to floor finish level/ bottom of shutter as applicable will be measured for payment.	17.00		Sqm	
28	Providing and Fixing in position Stainless steel sink of Anti scratch of approved make of overall size 620x 460mm and bowl size of 560mmx410mmx254mm of approved make along with 40mm dia CP waste coupling, flexible 40mm PVC waste pipe, grating plug with all accessories, etc., complete. The rate shall include making necessary connections of waste pipe to existing waste pipeline in the kitchen, etc., all complete as per direction of Bank's Engineer. in flats (OSR H09,L04 & L22) & RPC(A07,C55, C61, & C67)	8		Each	

29	Providing and fixing SS 304 grade approved make accessories consists of the following including heavy duty telescopic channels finished with zinc (45kg capacity) of 450mm size as per layout requirement for the following units: in flats (OSR H09,L04 & L22) & RPC(A07,C55, C61, & C67) a) Plain baskets of approx. size 530 mm x 500 mm x 200 mm x 1 No. b) Plain baskets of approx. size 530 mm x 500 mm x 150 mm x 1 No. c) Cup & saucer tray 530 mm x 500 mm x 100 mm x 1 No. d) Perforated cutlery tray 530 mm x 500 mm x 100mm x 1 No. e) Plate basket 530 mm x 500 mm x 100 mm x 1 No. f) Bottle fixed pull out 210 mm x 500 mm x 530 mm x 1 No. g) Detergent holder 255 mm x 150 mm x 410 mm h) Garbage basket ring type 260 mm dia x 150 mm	8		Each flat	
30	Loft covering in bedroom and dining area: Providing and fixing 18mm thick BWR plywood covering to the lofts of different size of each in bedroom, dining area having three sets of double leaf shutters with necessary heavy quality S.S handles,75mm Hinges (2-nos to each shutter),Magnetic catchers. The rate shall include for providing minimum 100mm wide suitable plywood frame around the opening, Providing and fixing 1mm thick decorative laminate of approved make and shade on front sides and 0.8mm white balancing laminate on back side, lipping to edges. Measurement for payment will be made for the external area of the loft covering. in flats (OSR H09,L04 & L22) & RPC(A07,C55, C61, C67 & C68)	16.00		Sqmt	
31	Built-in Cupboard Covering in Bed room in OSR & RPC : Carefully removing the old shutters of built-in cupboard without damaging the solid woof framework. Providing and fixing 18mm thick BWP plywood door shutters to built-in Cupboard of approximate size of 2000mmX1000mm, with necessary heavy quality 100mm S.S handles (2 nos.), 100mm hinges (6nos.), hasp & staple(1 no.). The rate shall include for (a) modification of teakwood frame providing minimum100mm wide plywood frame around the opening, Providing and fixing 1mm thick laminate of approved make and shade on both sides Providing and applying a coat of wood primer and two coats of 1st quality	8		Each	

	SEP (inside area only) of matching shade to the frame, etc., complete as directed. Note:-1. The dimensions and fixing arrangement be/ vary as per site condition; however, the work is to be done as per sample flat. 2. Measurement for payment will be made for each cupboard covering all the items of the work.in flats				
32	<u>OVERHEAD STORAGE IN KITCHEN</u> : Providing and fixing overhead cabinet units above cooking platform. Carcasses , shutter, midlevel shelf, hinges shall be as per specifications given at item No 26 above except shutters shall be partly glazed. Glazed portion shall be provided with 5mm thick plain glass of approved make, Shelf shall be as per specification given in item 26 above including necessary approved mini fixtures, brackets, hinges and all hardware etc., complete. Note: Finished front elevation area of overhead unit will be measured for payment in flats	6.00		sqm	
33	Main entrance door: Repairs & strengthening of main entrance door by providing and fixing 8mm thick BWR grade plywood on door shutter. Providing 4mm thick veneer of approved shade on all exposed sides of door frame and front side of door shutter, with melamine polishing after preparation of surface , Removing & refixing the existing door & removing the old fittings & P/F new fittings(will be measured in the carpentry items) and hinges (SS100mm ,3 nos.), frames repairs & making proper alignment if required, fillings, adhesives, complete as directed. Overall size of Door (shutter with frame) and cladding approx 1.10 m x 2.10 m .Back portion of shutter shall be painted with Synthetic Enamel paint of matching shade. in flats (OSR H09,L04 & L22) & RPC(A07,C55, C61, & C67)	8		Each	

34	Providing and fixing approved quality heavy duty S.S hardware fittings with necessary wood screws to the doors and cupboard shutters. The rate shall include removing old fixtures as required. Night latch of Godrej make 7 levers with keys in triplicate-1 no. Aldrop 250mm long 15mm size for main door - 1 Nos. Aldrop 150mm long 10mm size for bedroom(1), kitchen door(1)- 2 Nos. Handles of 200mm size for main door-1 Nos. Handles of 150mm size for main door, bedroom, balcony and kitchen door-7Nos. Tower Bolt of 200 mm long heavy for main door-2Nos., bedroom(2), balcony(2) and kitchen door(4) Safety chain heavy for main door-1Nos. Peep hole of approved quality for main door-1Nos. in flats (OSR H09,L04 & L22) & RPC(A07,C55, C61, & C67)	8		Each flat	
35	Three track sliding window with S.S Mosquito Mesh (H09,L04 & L22): - Providing and fixing three track sliding powder coated Aluminum frame sections of size 92X 32X 1.5mm with bottom gutter section of size 92X45X1.5 mm with concealed type lock arrangement and with provision for exhaust fan with necessary framing arrangement. All the sliding shutters shall be of powder coated aluminum sections of size 40 mm X 18 mm x 1.5 mm with concealed/recessed type locks. Outer two shutter shall be powder coated Aluminum framed fully glazed with 5 mm thick frosted glass in kitchen. Third shutter panel shall be of powder coated Aluminium framed with Stainless steel 27 G mosquito-proof mesh including beading, etc., complete all as directed above specification & as directed by Engineer-in-Charge.	14.00		Sqmt	
36	Repainting of Flat OSR & RPC :- Re-painting the entire flat after thoroughly scraping existing paint finishes & preparation of surface of walls, ceilings, wood work, steel work with necessary putty work as per the following finishes with approved make/shade paints viz i) Two or more coats of oil bound distemper for walls, ceiling, beam & columns of flat including balcony etc after applying necessary coats of putty, over a coat of primer to get smooth surface (Approx quantity = 170 Sq m) ii) Two or more coats of synthetic enamel paint to doors and cup boards (interior walls/wooden surfaces) after applying necessary coats of putty,	8		Each flat	

	over a coat of primer to get smooth surface (Approx quantity=33 Sq m) Note: i)Payment shall be for entire flat repainting as lumpsum. ii)The painting shall be done using appropriate tools and tackles, cleaning the surfaces including the spilled paint/ stain/ dirt of windows/ doors. etc., complete as directed by Bank's Engineer.				
37	Ventilators with SS mesh : Providing and fixing louvered ventilator made of powder coated aluminium section of size 38.10mm x 25.40mm x 1.44mm with 5 mm thick smooth edge approved make frosted glass panels fixed with good quality PVC clips including providing and fixing of 27 gauge SS mosquito proof mesh etc., complete as directed by Bank's Engineer. Approximate size-600mm x 600mm.	6.00		Each	
		Total			
		Add CGST(@ 9%)			
		Add SGST(@ 9%)			
		Total			
38	Rebate for taking away the scrap materials from item No 1,2,3 & 4 on as is where is basis consisting of MS windows shutter, old carpentry fittings, pipes, plumbing and sanitary fittings or any other scrap items obtained in various dismantling works under different items mentioned above except electrical fittings. Rate shall be quoted on lumpsum basis inclusive of all taxes (Say B)	8		Each	
		Total (A-B)			