



**RESERVE BANK OF INDIA
ESTATE CELL, BYCULLA, MUMBAI**

**Comprehensive Architectural Services including structural consultancy for
Byculla Office Building, Mumbai, 400008**

Reserve Bank of India, Mumbai invites two-part tender by e-tender mode from the Bank's empaneled architects in Category III for the works between ₹1 Crore to ₹5 Crores for the captioned work. Estimated Cost of the work for which tender has been invited for comprehensive Architectural Services including Structural Consultancy is ₹3.50 Crores. The tendering would be done through Central Public Procurement Portal (CPPP) (<https://etenders.gov.in>). All interested eligible empaneled contractors must register with CPPP through the above-mentioned website to participate in the tendering process.

SCHEDULE OF TENDER (SOT)

a. Name of work	Comprehensive Architectural Services including structural consultancy for Byculla Office Building, Mumbai, 400008
b. e-Tender no	RBI/MRO/EST-BYC/26-27/17
c. Mode of Tender	e-Procurement System (Online Part I - Techno-Commercial Bid and Part II -Price Bid through https://etenders.gov.in)
d. Tender Value (Estimate Cost)	₹30 Lakhs
e. Date of NIT available to parties to download (View Tender Time)	September 4, 2026
f. Pre-Bid Meeting	11:00AM on September 24, 2026
g. i) Earnest Money Deposit	i) ₹60,000 (Rupees Sixty Thousand only) in the form of NEFT or BG, in favour of Reserve Bank of India, Mumbai, to be delivered in physical form at Reserve Bank of India Estate Cell, Byculla, Mumbai Central. NEFT details A/c No.: 04869229925 IFSC: RBIS0MBPA04 (5th & 10th digits are zero) Kindly provide the proof of EMD deposit to us at following email id: smita@rbi.org.in / samratdutta@rbi.org.in

ii) Tender Fees	(Note: EMD credited to any account other than that mentioned above will not be considered as Bonafide EMD) ii) No Tender Fees
h. Last date of submission of EMD	On or before October 6, 2026, by 05:00 PM
i. Date of Starting of e-Tender for submission of online Techno-Commercial Bid and price Bid	September 4, 2026 from 06:00PM
j. Date of closing of online e-tender for submission of Techno-Commercial Bid & Price Bid	03:00PM on October 7, 2026
k. Date & time of opening of Part-I (Techno-Commercial Bid)	03:00PM on October 8, 2026, at Estate Cell, Byculla, Mumbai 400008
The date and time of opening of Part-II (Price Bid)	The date and time of opening of Part-II (Price Bid) shall be intimated to the eligible vendors subsequently.

2. The Bank is not bound to accept the lowest Tender and reserves the right to accept either in full or in part any tender. The Bank also reserves the right to reject all the tenders without assigning any reason therefor.

3. Any amendments / corrigendum to the tender, if any, issued in future will only be notified on the RBI Website and CPPP Website as given above and will not be published in the newspaper.

Regional Director
Reserve Bank of India
Mumbai



**Reserve Bank of India
Estate Cell Byculla, Mumbai**

Part-I (Techno-Commercial bid)

e-Tender

For

**COMPREHENSIVE ARCHITECTURAL SERVICES INCLUDING STRUCTURAL
CONSULTANCY FOR BYCULLA OFFICE BUILDING, MUMBAI 400008.**

**Date of Pre-Bid meeting: Venue: Estate Cell, Byculla, RBI
At 11:00 AM on September 24, 2026**

**Due Date and time of Submission of e-Tender: Till 3:00
PM on October 7, 2026** (On Central Public Procurement Portal,
www.etenders.gov.in)

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DISCLAIMER

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

The information is not intended to be exhaustive. Interested parties are required to make their own inquiries. The information is provided on the basis that it is non – binding on Reserve Bank of India or any of its authorities or agencies or any of their respective officers, employees, agents, or advisor

Reserve Bank of India reserves the right not to proceed with the Project or to change the configuration of the Project, to alter the timetable reflected in this document or to change the process or procedure to be applied. It also reserves the right to decline to discuss the matter further with any party expressing interest.

Notice Inviting e-tender / Schedule of e-tender

COMPREHENSIVE ARCHITECTURAL SERVICES INCLUDING STRUCTURAL CONSULTANCY FOR BYCULLA OFFICE BUILDING OF RBI, MUMBAI 400008

Reserve Bank of India, Estate Cell, Byculla invites e-tender for the captioned work through Central Public Procurement Portal (CPPP) from the Bank's Empaneled Architect Firms for works above Rs. 1 Crore and up to Rs.5 Crore. Estimated Cost of the work for which tender has been invited for comprehensive Architectural Services including Structural Consultancy is ₹3.50 Crore. The e-tendering would be done through the Central Public Procurement Portal (<https://www.etenders.gov.in>). All interested eligible empaneled Architects must register themselves with CPP Portal through the above-mentioned website to participate in the tendering process. Schedule of tender for the same is as follows:

a. e-Tender no	RBI/MRO/EST-BYC/26-27/17
b. Name of work	Comprehensive Architectural services including structural consultancy for Byculla Office Building of RBI, Mumbai 400008
c. Estimated cost	₹30 Lakhs
d. Mode of Tender	e-Procurement System (Online Part I - Techno-Commercial Bid and Part II - Price Bid through (.....))
e. Date of NIT available to parties to download (View Tender Time)	September 4, 2026, 06:00PM onwards
f. Date of Starting of e-Tender for submission of online Techno- Commercial Bid and price Bid	September 4, 2026, 06:00PM onwards
g. Pre-Bid meeting	Offline 11.00 AM on September 24, 2026 at the Office of the Regional Director, Reserve Bank of India, Estate Cell (I-Floor), Byculla, Mumbai – 400008.
h. Earnest Money Deposit (EMD)-	i) ₹60,000 (Rupees Sixty Thousand only) in the form of NEFT or BG, in favour of Reserve Bank of India, Mumbai, to be delivered in physical form at Reserve Bank of India Estate Cell, Byculla, Mumbai Central. NEFT details A/c No.: 04869229925 IFSC: RBIS0MBPA04 (5th & 10th digits are zero) Kindly provide the proof of EMD deposit to us at following email id: smita@rbi.org.in / samratdutta@rbi.org.in (Note: EMD credited to any account other than that mentioned above will not be considered as Bonafide EMD)
Last date of submission of EMD	On or before October 6, 2026, by 05:00 PM
i. Retention Money Deposit	5% from each bill (Maximum of 5% of

	<u>contract amount).</u>
j. Performance Bank Guarantee	Successful tenderer shall submit Performance Bank Guarantee 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 work plus 3 months. In case the time for completion of work gets extension, the Project Architect shall get the validity of the Performance Bank Guarantee (PBG) extended to cover such extended time for completion of work.
k. Date of closing of online e-tender for submission of Techno-Commercial Bid & Price Bid	03:00 PM on October 7, 2026
l. Date & time of opening of Part-I (i.e. Techno-Commercial Bid)	October 8, 2026 03:00PM at Reserve Bank of India, Estate Cell (I-Floor), Byculla, Mumbai – 400008.
m. Date & time of opening of Part-II (i.e. Price Bid)	Date of opening of Part II i.e. price bid shall be informed separately
n. Period for signing of Contract Agreement	14 calendar days from issue of Letter of Award
o. Commencement Date	14 calendar days from issue of Letter of Award
p. Liquidated Damages	0.25% of the consultancy charges per week for the delay subject to maximum 10 % of the consultancy charges.
q. Address for communication in connection with this tender	Regional Director, Reserve Bank of India, Estate cell, Byculla Mumbai - 400008
r. Validity of the offer	3 months from the date of opening of part I

2. The Bank is not bound to accept the lowest Tender and reserves the right to accept either in full or in part any tender. The Bank also reserves the right to reject all the tenders without assigning any reason therefor.

3. Any amendments / corrigendum to the tender, if any, issued in future will only be notified on the RBI Website and CPP portal as given above and will not be published in the newspaper.

Regional Director
Reserve Bank of India
Mumbai

Note- 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 Bank's approved panel of Architects from the category 1 Cr to 5 Cr.

Important instructions for E-procurement

This tender is published on the Central Public Procurement Portal (CPPP) and can be accessed at <https://etenders.gov.in>. Unregistered bidders must complete their registration on the portal to participate in the bidding process. Step-by-step user manuals and guides are available on the homepage of the portal; bidders can locate them by following the visual highlighted in the screenshot below.

Government eMarketplace - Central Public Procurement Portal
ePROCUREMENT for Central Public Sector Enterprises

15-Jul-2026 | Search | Active Tenders | Tenders by Closing Date | Corrigendum | Results of Tenders | Contact US | SiteMap

Welcome to eProcurement System
The eProcurement System enables the Tenderers to download the Tender Schedule free of cost and then submit the bids online through this portal.

Latest Tenders

Tender Title	Reference No	Closing Date	Bid Opening Date
6. Supply of Wire Ropes for Samudra Sarvekshak	CSL/MP2/2490	21-Jul-2026 02:00 PM	22-Jul-2026 02:00 PM
7. SUPPLY OF CASTINGS	ILP/AD2/ADC031/26-27/TE-0897	20-Jul-2026 04:00 PM	21-Jul-2026 04:00 PM
8. NFN/CIVIL/668/2026/08 DATED 15/07/2026 Providing and Installation of Cable platform	NFN/CIVIL/668/2026/08	18-Jul-2026 03:00 PM	19-Jul-2026 03:00 PM

Latest Tenders updates every 15 mins. [More...](#)

Latest Corrigendums

Corrigendum Title	Reference No	Closing Date	Bid Opening Date
6. Bid Auto Extn Corrigendum	01/IVC/CPT/26-27, Dt. 03.07.2026	18-Jul-2026 03:00 PM	20-Jul-2026 03:00 PM
7. Bid Auto Extn Corrigendum	GAIL/PATA/CNP/20140297/KS	22-Jul-2026 03:00 PM	23-Jul-2026 03:00 PM
8. Bid Auto Extn Corrigendum	GAIL/PATA/CNP/20140182/KS	22-Jul-2026 03:00 PM	23-Jul-2026 03:00 PM
9. Bid Auto Extn Corrigendum	ZW8SS26004	22-Jul-2026 03:00 PM	23-Jul-2026 03:30 PM
10. Bid Auto Extn			

Latest Corrigendum updates every 15 mins. [More...](#)

Help For Contractors

- Information About DSC
- Guidelines for Hassle Free Bid Submission
- FAQ
- Feedback
- Bidders Manual IGT

GeM-CPPP
Central Public Procurement Portal

India.gov.in
The national portal of India

GeM
Government e Marketplace

Government of India Central Public Procurement Portal

Important Note

1. THIS IS A LIMITED TENDER ENQUIRY. ONLY THOSE BIDDERS/VENDORS WHO ARE EMPANELLED AS ARCHITECTS WITH RBI FOR SUCH WORKS GIVEN BELOW UNDER THE CATEGORY 1 to 5 CRORE ARE ELIGIBLE TO PARTICIPATE IN THIS TENDER. BIDDERS ARE ADVISED TO CHECK WITH RBI REGARDING THEIR ELIGIBILITY FOR THIS TENDER BEFORE PARTICIPATING.
2. 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 items given in the un-priced bill of quantities given in Part-I of the tender.

Date: -
Tenderer

Signature and seal of the

Place: -

Name and address:

Phone/Mobile no.
e-mail

Section I

Letter of Offer

The application form duly filled in shall be addressed to:

**Regional Director
Estate cell, Byculla
Reserve Bank of India
Mumbai – 400008**

Dear Sir,

**Name of work: COMPREHENSIVE ARCHITECTURAL SERVICES INCLUDING
STRUCTURAL CONSULTANCY FOR BYCULLA OFFICE BUILDING OF RBI,
MUMBAI 400008.**

I/We have read and understood the instructions and the terms and conditions contained in the application form and in the format of agreement and agree to abide by all the terms and conditions.

Signature :

Name of the Applicant: _____

Designation : _____

Address : _____

Place _____

Date _____

Signature and Seal of the Applicant/Firm

Section II

SCOPE OF WORK

COMPREHENSIVE ARCHITECTURAL SERVICES INCLUDING STRUCTURAL CONSULTANCY FOR BYCULLA OFFICE BUILDING OF RBI, MUMBAI 400008.

1. INTRODUCTION

1.1 Bank's Office building at Byculla, Mumbai is an RCC framed structure with flat slabs (G+4 floors) constructed in the year 1963 (63 years old), with a total built-up area of 94,395 sft. An external facade / cladding system was introduced in the year 2007-2008 with Mild Steel frame and granite slabs, glass and ACP cladding.

1.2 Considering the age of the building and recently noticed deterioration in the external facade system, Bank intends to take up structural audit, repairs / structural repairs / restoration / retrofitting, and elevation treatment of the office building.

1.3 The broad scope of work includes condition assessment and derive a scheme for structural repairs / restoration retrofitting for the whole building and an architectural scheme of treatment for external elevation by, keeping the iconic status of the Bank's Byculla Office. Scaffolding for accessing the locations for condition will be provided by the Bank.

2. SCOPE OF THE COMPREHENSIVE ARCHITECTURAL SERVICES INCLUDING STRUCTURAL CONSULTANCY

Definitions

2.1 **Applicant / tenderer:** Architects applying for the tender

2.2 **Architect/Project Architect** means an architect engaged by Bank for Comprehensive Architectural Services including Structural Consultancy based on the outcome of this tender.

2.3 **Employer: The Employer** shall mean the Reserve Bank of India represented by the Regional Director, Reserve Bank of India, Mumbai and shall include its assignees and successors.

2.4 **RBI:** RBI shall mean Reserve Bank of India having its Central Office at Shahid Bhagat Singh Road, Mumbai – 400001 and having its Regional Offices at various places.

2.5 **The Bank's Engineer** -The Bank may nominate from time to time (During the entire contract period) its Engineer to act on Bank's behalf under the Contract. The Bank shall also

be entitled to change its Engineer with intimation to the Architect during the currency of the contract agreement. The Bank's Engineer shall carry out the duties specified or implied in the Contract.

2.6 Comprehensive Architectural Services / Comprehensive Architectural Services including Structural Consultancy / Consultancy / Work: The work of Comprehensive Architectural Services including Structural Consultancy as per the scope of work given in the tender at clause 3 / Section II of this tender.

2.7 Architect's Representative - The Architect shall appoint the Architect's Representative with prior written approval from the Bank and shall give him all authority necessary to act on the Architect's behalf under the Contract. The Architect shall not, without the prior consent of the Bank, revoke the appointment of the Architect's Representative or appoint a replacement.

2.8 Setting Out - The Architect shall check and certify correctness of the set out works in relation to original points, lines, and levels of reference & approved plans. The Architect shall be responsible for the correct positioning of all parts of the Works, and shall rectify any error in the positions, levels, dimensions, or alignment of the Works.

2.9 Site Data - The Bank shall make available to the Architect for his information, all relevant available data in the Bank's possession. The Architect shall be responsible for verifying and interpreting all such data. The Bank shall have no responsibility for the accuracy, sufficiency or completeness of such data.

2.10 Consultant / Structural Consultant: Structural Consultant engaged by the Project Architect with the approval of the Bank as per the requirement at clause 4 / Section II of this tender and having minimum qualifications specified by the Bank at clause 6.2.2 / Section III of this tender.

3. SCOPE OF THE COMPREHENSIVE ARCHITECTURAL SERVICES INCLUDING STRUCTURAL CONSULTANCY

3.1 The Project Architect shall inspect the existing Byculla Office building including its external cladding, take Bank's instructions about the requirements, prepare detailed Architectural scheme for external elevation treatment.

3.2 The building is constructed in 1963 based on standards available at that time. The drawings / details as available with the Bank will be shared with the selected Architect i.e. Project Architect for reference.

3.3 Structural Audit of the building including external facade shall be done by visual inspection, surveys, non-destructive tests etc.

3.4 Suggest options for repairs / structural repairs / restoration / retrofitting of the building with pros and cons, specifications of works and BOQ / estimated cost of these options.

3.5 Suggest options for elevation treatment for entire external face of the building connected openings, windows etc. with pros and cons and estimated cost of these options. The details shall include conceptual design and drawing, 3D views and Walkthrog.

3.6 The building is a functioning office and detailed execution strategy with least disturbance to the day-to-day functioning of the office shall be given in the report.

3.7 All details from 3.3 to 3.5 above shall be with detailed drawings (plans, sections, detailing etc.), detail specifications, BOQ / Estimate, Delhi Schedule of Rates / Analysis of Rates of CPWD or market rates (for items CPWD Analysis of rates is not available).

3.8 Items 3.3 and 3.4 above shall be done by the structural consultant engaged by the Project Architect. The consultant shall have the qualifications specified under clause 4 / Section II of this tender and having minimum qualifications specified by the Bank at clause 6.2.2 / Section III for which documentary evidence shall be submitted and approved by the Bank.

3.9 Architect should have structural consultant/s or structural consultancy firm for the work at clause 3.31 / Section II of this tender and should have minimum qualifications as at clause 4 / Section II of this tender.

3.10 A preliminary report with details from 3.3 to 3.5 above with drawings and details shall be furnished to the Bank in hard and soft format and a presentation shall be made to an internal committee of the Bank. The Project Architect shall give clarifications for the queries of the committee to their satisfaction.

3.11 The Project Architect shall submit the entire layout plans, drawings, 3D views and walkthrough of the scheme incorporating the observations of the committee members for the approval of the Bank. On receiving approval, final layout plan, sections, other drawings, etc. with detailed specifications of repair / structural repairs / restoration / retrofitting, architectural scheme, detailed area / quantity calculation of various items, Bill of Quantities / estimate alongwith rate analysis based on CPWD DSR / CPWD Analysis of rates / market rate. The drawings and BOQ alongwith Rate analysis shall be submitted in hard and soft copies to the Bank. Two sets of complete GFE drawings for tendering (in hard copies as well as AUTOCAD) showing elevation of Byculla office building, windows and other articles, Plans/sections, Elevations, and other details shall also be submitted.

3.12 The Project Architect shall assist the Bank in invitation of tender for execution of the work, attend the pre-bid meeting to address queries of intending bidders and engaging contractor/s.

3.13 The Works shall be fit for the purposes for which the Works are intended as described and expressed in the Contract. The Works shall include all the works which are necessary to satisfy the Bank's Requirements.

3.14 The Project Architect shall ensure and confirm that the designs are in line with established practices and latest codes of practices. An undertaking to this effect jointly signed by the Project Architect and Structural Consultant shall be furnished to the Bank.

3.15 The Project Architect shall extend all supports to the contractor/s engaged for the work by providing drawings and all details as necessary to facilitate obtaining of Statutory approvals, if any required. If no statutory approvals are required, an undertaking to that effect shall be furnished by the Project Architect.

3.16 Comprehensive Architectural service including structural consultancy shall be completed such that the time schedule at Annex- I / Section IV of this tender is adhered to with overall completion time 18 months from the 14th day of award of work.

3.17 The Project Architect or his authorised representative / Structural Consultant shall visit the site as and when required/ advised by Bank to inspect and render necessary advice for the ongoing works during planning, design, execution of works till completion.

3.18 Minimum of 30 site visits during the execution of work shall be included in the quote of the consultancy charges. No additional charges and travelling expenses will be paid on account of the visits.

3.19 The materials used and quality of work shall be certified by the Project Architect or his authorised representative in each of his visit / release of running account bill and final bill of the contractor. The Project Architect shall certify all running account bills / final bill of the contractor /s before release of these bills.

3.20 Any modification/ change required, as a result of error or as per the site constraints during execution or request from the concerned parties, shall be brought to the notice of the Bank and change(s) in drawings/ specification requested shall be submitted, without claiming any extra charges, to the Bank along with their comments and financial implications, involved in execution of the modification, for Bank's approval. Only upon receipt of Bank's approval of the changes in drawings/ specification, contractor shall be issued with revised drawings / specification for execution.

3.21 The Project Architect shall not make any deviation, alteration or omission from the approved design without the written consent of the Bank. All variations and extra items shall be referred to the Bank together with the reasons for making deviations and furnishing an analysis of the extra cost involved thereby. The Project Architect shall, on no account, permit the contractors to include the variations or extra items of work in their running bill or certify such variations or extra items until the variation orders are issued after the rates are accepted

by the Bank. In case any additions or variations are carried out without the prior approval of the Bank, the Bank shall not be liable to pay the contractors for additions and variations and the Project Architect shall be responsible for paying the Contractor and the Architect shall also not be entitled to claim fees for such additional items of works.

3.22 On the completion of the work, the architect shall supply two copies of 'as built drawings' scaled (1:100 or 1:50) and a soft copy of each of the drawings (PDF) on CD/Pen drive to the Bank, Autocad drawings and 3D presentation.

3.23 The Project Architect shall furnish such information / data regarding their constitution/ business/ Book of Accounts etc., as may be required by the Bank or in terms of any law or any requirement thereof by Government/ statutory authorities.

3.24 Based on the stage of execution of work, structural consultant shall also visit the site along with the authorized representative of the Project Architect. The Project Architect shall employ personnel who would be expected to be professional and courteous in their speech and behavior with the Bank's officers/ staff. In case of any complaint in this regard made by the Bank, Project Architect will take corrective action as may be necessary including substitution/ change of person or persons against whom such complaint may arise, to the satisfaction of the Bank.

3.25 The Project Architect shall provide any other services not specifically enumerated above but shall be required for accomplishment of work as per the scope defined, without claiming any extra payment.

3.26 Any service rendered by the Project Architect that is not covered in this document shall be charged extra at a mutually agreed fee prior to execution.

3.27 The data, old drawings / design details and previous structural audit / condition assessment reports given by the Reserve Bank of India is only for information and guidance of the Project Architect who shall verify these data and shall be responsible for the overall design adequacy of the project. The Project Architect shall visit the site also to collect whatever information he may require, prior to award of the execution work. The Project Architect shall have to engage all types of consultants (if necessary) with due approval of the Employer and pay them suitably from their Consultation fee. No separate charges will be paid for this.

3.28 Architect shall also assist Bank in selection of colour schemes for various items involved in the scheme of work.

3.29 The Project Architect shall extend all supports to the contractor/s engaged for the work by providing drawings and all details as necessary to facilitate obtaining of Statutory approvals for upgradation of existing look of Byculla Office Building or any other

modifications, if any required. If no statutory approvals are required, an undertaking to that effect shall be furnished by the Project Architect.

3.30 Bank may get the structural consultancy part of the Preliminary / final report proof checked/ vetted through another consultant / proof consultant of Bank's choice. Any clarification sought by this consultant shall be given upto his / her satisfaction and suggestions, if any, need to be incorporated in the report of the structural audit, and recommendation on this Comprehensive Architectural Services of the project Architect.

3.31 Structural Audit: The structural audit for the building as a whole shall comprises of the following:

3.31.1 Visual Inspection

3.31.2 Condition Assessment including Non-destructive tests. All instruments shall be calibrated and tests shall be done through NABL accredited lab.

3.31.2.1. A list of tests is attached at Annex XIII / Section IV for reference. Type and number of tests shall be discussed in the pre-bid meeting and final number and type of tests will be communicated as part of pre-bid minutes.

3.31.2.2. Previous NDT reports and drawings, as available with the Bank, will be shared with the Project Architect.

3.31.3 Recommendations for structural repairs / retrofitting / restoration along with pros and cons, details of materials and methodology to be adopted, supervision of works during execution (this will counted within the number of visits stipulated in clause 3.18/ Section II of this tender).

3.31.4 Certificate on completion of the work as per format at Annexure VIII / Section IV of this tender under the joint signature of Project Architect and Structural Consultant.

3.31.5 The Structural Consultant shall submit Structural Stability / Safety Certificate in the format attached at Annex X / Section IV of this tender.

3.31.6 The Structural Consultant shall submit the statutory format (Proforma B or any other format as applicable) of Municipal Corporation of Greater Mumbai (MCGM) / Bombay Municipal Corporation (BMC)

4. Minimum qualification required for the Structural Consultant to be engaged by the Project Architect

- a) The Structural Consultant/ Consulting Firm shall have minimum prior experience of 10 years in carrying out structural audit including non-destructive tests / condition

assessment and structural repairs / retrofitting / restoration of large Reinforced Cement Concrete office buildings/ commercial premises.

- b) The structural Consultant should be registered with MCGM.
- c) The Structural Consultant / Consulting firm shall have at least 1 personnel with Structural Engineer (Masters) and with minimum experience of 10 years (out of which minimum 5 years should be in rehabilitation/ retrofitting work).
- d) Documentary evidence against the qualification criteria of the Structural Consultant shall be submitted along with part 1 of the Tender as stated at clause 6.2.2 / Section III of this tender.
- e) A confirmation letter from the Structural Consultant as stated at clause 6.2.2 / Section III of the this tender in their letterhead with sign and seal that they will work with the Project Architect till completion of the scope of work of the Bank's Comprehensive Architectural Services including Structural Consultancy shall be submitted along with part 1 of the Tender.
- f) Engagement of the Structural Consultant need specific approval of the Bank. If any change of consultant occurred during progress of Comprehensive Consultancy work, due to any unforeseen reason, specific approval shall be obtained from the Bank.

SECTION III
GENERAL CONDITIONS

1 General Design Obligations

1.1 The Project Architect shall be deemed to have scrutinized the Bank's Requirements (including design criteria and calculations, if any). The Architect shall be responsible for the design of the Works and for the accuracy of such Bank's Requirements (including design criteria and calculations) and furnish the same to the Bank for their record.

1.2 The Architect shall submit to the Bank all Design Data, together with the relevant Design Certificates and structural Safety certificate certified by Structural Consultant. In the event that a re-submission of Design Data is required, the Architect, after receipt of the relevant statement of objections from the Employer, should make such re-submission as soon as deemed suitable by the Employer. All submissions of Design Data shall be done in 2 copies.

1.3 The Architect shall also furnish any further such information/ calculations/ supporting data to the Bank whenever called for. Any difference in submitted layout drawings from actual site then the actual dimensions available at site will be treated as final and same has to be informed to the Bank.

2. Clarifications and pre-bid meeting

All the Architects should,

2.1 If they have any doubt / need clarifications as to the meaning of any portion of the general rules and instructions to bidders, general conditions, or the special conditions or the scope of the work or the specifications and drawings or any other matter concerning the work mentioned in the tender document they put forth the particulars / doubt / clarifications needed thereof in writing / email on or before **02.00PM** on the previous day of scheduled pre-bid meeting

2.2 The applicant shall inspect the site of work (Byculla office building of the Bank) and indicate the proposed methodology of structural condition assessment (which shall be in line with scope of work specified in RFP) along with the list of number and type of non-destructive tests to be conducted on RC members for complete assessment in line with the scope of work and specifications given in the tender in good time, before the scheduled date of pre-bid meeting put forth the particulars thereof and submit them to the Bank, in writing, addressed to the tender inviting authority, in order that such doubts, number of tests may be clarified authoritatively during pre-bid meeting and shall be conveyed to all the bidders in due course.

2.3 Details of drawings and reports available with the Bank shall also be discussed in the pre-bid meeting.

2.4 In view of points mentioned above at and and to explain the scope of work, other details and to clarify any issues / queries raised by the bidders, etc. a pre-bid meeting shall be arranged on the date, time and venue specified in Schedule of Tender. The bidders are advised to peruse the tender documents and visit the site and submit any matter requiring clarification and details on number and type of non-destructive tests at above to the Bank latest by 17:00 hrs on the previous working day of the pre-bid meeting.

2.5 The bank's decision in the matter shall be conveyed to all the bidders after pre-bid meeting but before the scheduled date of submission of the bids. All the bidders are advised to attend the pre-bid meeting in their own interest. Any bid received with any deviation / condition is liable for rejection. The clarifications on the queries will be given to all the applicants along with the briefing about the actual requirements of the proposed development in a pre-bid meeting which will be held on **September 24, 2026, at 11:00AM** at the Estate Cell (I-Floor), Reserve Bank of India, Byculla, Mumbai – 400008.

2.6 At any time prior to the last date of submission of e-tender, Reserve Bank of India, for any reason, at its own initiative or in response to a clarification or query raised by a prospective architect during pre-design meeting, reserves right to modify certain clauses in the application documents and effect an amendment with intimation to all concerned. This communication shall be binding on all the applicants/architects.

2.7 All the bidders are advised to attend the pre-bid meeting in their own interest. Any bid received with any deviation / condition is liable for rejection.

2.8 The email ID to send the queries and details is estatecellbyculla@rbi.org.in

3. Conditional proposals: Conditional proposals are liable for disqualification.

4. Costs and expenses associated with submission of tender: All costs and expense associated with submission of tender shall be borne by the applicant.

5. Date of opening of tender (part 1 and part 2): In case, date of opening of tender is declared as a holiday, the same will be opened on the next working day at same time.

6. Submission of tender / bid

6.1 The tender Part 1 and Part 2 shall be uploaded in CPP Portal

6.2 Part 1 comprises of the following:

6.2.1 Signed and sealed tender documents

6.2.2 Documents for Eligibility Criteria

6.2.2.1 Name and details of atleast one structural engineer with Masters in Structural Design and have 10 year experience in carrying out structural audit including non-destructive tests / condition assessment of and structural repairs / retrofitting / restoration of large Reinforced Cement Concrete office buildings/ commercial premises. Out of the 10-year experience, minimum 5 years should be in rehabilitation/ retrofitting work.

6.2.2.2 The structural Consultant should have registered with MCGM.

6.2.2.3 A letter of confirmation from all three structural engineers as at 6.2.2.1 and 6.2.2.2 in their letterhead with sign and seal that they will work with the Project Architect till completion of the scope of work of the Bank's Comprehensive Architectural Services including Structural Consultancy

6.3 Part 2: Price Bid

7. Opening of Price Bid and Selection of Project Architect

7.1 Price bid of the Architects whose offer satisfies conditions from clause 6.2.2.1, 6.2.2.2 and 6.2.2.3 and provides documentary evidence against the same will be opened after intimation to the Architects / applicants.

7.2 The work will be awarded to the lowest quoted Architect / Applicant as qualified at clause 7.1.

8. Debarment

8.1 If it is determined that the bidder has committed the following acts or omissions in contravention of the code of integrity:

(i) The entity shall be debarred if they commit any of the following acts

- a. making offer, solicitation or acceptance of bribe, reward or gift or any material benefit, either directly or indirectly, in exchange for an unfair advantage in the procurement process or to otherwise influence the procurement process.
- b. any omission or misrepresentation that may mislead or attempt to mislead so that financial or other benefit may be obtained or an obligation avoided.
- c. any collusion, bid rigging or anticompetitive behaviour that may impair the transparency, fairness and the progress of the procurement process.
- d. improper use of information provided by the procuring entity to the bidder with an intent to gain unfair advantage in the procurement process or for personal gain.

- e. any financial or business transactions between the bidder and any official of the procuring entity related to tender or execution process of contract: which can affect the decision of the procuring entity directly or indirectly.
 - f. any coercion or any threat to impair or harm, directly or indirectly, any party or its property to influence the procurement process.
 - g. obstruction of any investigation or auditing of a procurement process.
 - h. making false declaration or providing false information for participation or cartelization or concealment of fact in a tender process or to secure a contract;
- (ii) failed to disclose conflict of interest.
- (iii) failed to disclose any previous transgressions made in respect of the provisions of sub-clause (i) with any public institution / entity in India or any other country during the last three years or of being debarred by any public procuring institution / entity.
- (iv) Any misbehavior / misconduct / non-professional behavior towards Bank's Engineers / officers / staff by the Project Architect or Consultant or any person engaged by them will result into immediate removal such person from the Bank's premises and termination of the tender.
- 8.2 For any actions or omissions by the bidder other than violation of code of integrity, which in the opinion of the Bank warrants debarment, for the reasons like supply of sub-standard material, non-supply of material, abandonment of works, sub-standard quality of works, failure to abide terms of the tender etc.
- 8.3 If the bidder has been convicted of an offence (a) under the Prevention of Corruption Act, 1988; or (b) the Indian Penal Code or any other law for the time being in force, for causing any loss of life or property or causing a threat to public health as part of execution of a public procurement contract.
- 8.4 If the bidder fails to take up the works after the work order has been issued, subject to other conditions of this tender. Further if the work is taken up through empaneled vendor, following additional conditions shall also be governed:
- a) Fail to execute any awarded contract
 - b) Is proved to be responsible for doing defective works.
 - c) Persistently violates conditions of the contract.

- d) Is declared or is in the process of being declared bankrupt/insolvent wound up, dissolved or partitioned
- e) Violates labour laws and regulations.

9. Signing of contract Documents:

The selected Architect/firm shall be bound to enter into an agreement in the Bank's prescribed format on non-judicial stamp paper of value as per Mumbai Stamp Duty Act as applicable at the time of execution of agreement, within **14 days** from the date of receipt of intimation of acceptance of their proposal by the Bank. The Authorized signatory of the Architect/firm shall sign the agreement. Copy of Power of Attorney for authorized signatory shall be submitted.

10 Architect's Warranty of Design

The Architect's proposal should meet the requirements of all statutory authorities such as Fire Brigade, Municipal Corporation, Development Authority and/ or any other statutory body etc.

10.1 The Architect shall be fully responsible, for the suitability, adequacy, integrity, durability, and practicality of the Architect's proposal.

10.2 The Architect warrant that the Architect's Proposals meet the Bank's Requirements and is fit for the purpose thereof. Where there is any inadequacy, insufficiency, impracticality, or unsuitability in or of the Bank's Requirements or any part thereof due to the fault of Consultant, the Architect shall take into account, address or rectify such inadequacy, insufficiency, impracticality or unsuitability at Architect's own cost.

10.3 The Architect shall indemnify the Bank against any damage, expense, liability, loss or claim, which the Bank might incur, sustain or be subject to arising from any breach of the Consultant's design responsibility and/or **warranty set** out in this Clause.

10.4 The Structural Consultant shall issue Structural Safety Certificate and the Architect shall issue work completion certificates post entire repair/ replacement work.

11. Technical Standards and Regulations

The design, the Architect /Consultant's documents, the execution and the completed works shall comply with the IS technical standards of building construction and environmental laws in force in India, laws applicable to the product being produced from the works, and other standards specified in the Bank's Requirements, applicable to the works, or defined by the applicable laws. Where suitable Indian standards are not applicable, relevant international standards with the prior approval of the Bank's Engineer may be referred to. The scheme shall be Green building compliant.

12. Right to modify the design

The Bank shall have the right to modify the design prepared by the Project Architect by mutual discussion. The Project Architect shall comply with any such instructions by the Bank and suitably modify the design and forward the same to the Bank for approval. Bank's decision on the design shall be final & binding.

13. Independent checking of structural design / verification / proof checking: Bank may appoint any institute of repute, like IIT, NIT, etc. as proof check consultant of structural design and drawings, comply with their observations and implement their recommendations. quotations.

14 Design Error

If errors, omissions, ambiguities, inconsistencies, inadequacies, or other defects are found in the Architect's Documents, they and the Works shall be corrected at the Architect's cost, notwithstanding any Bank's consent or approval under this Clause.

15. Persons in the Service of Others –

The Project Architect shall not recruit or attempt to recruit staff from amongst the Bank's Personnel, Engineer and those retired Employees of the Bank at any stage in the Contract.

16. Intellectual Property Rights (IPR)

16.1 All rights pertaining to any intellectual property generated/ created/ invented in the due course of the project, shall vest with the Bank.

16.2 In this sub-clause, "Infringement" means an infringement (or allegation of infringement) of any patent, registered design, copyright, trademark, trade name, trade secret or other intellectual or industrial property right, in whatsoever manner, and "claim" means a claim (or proceedings pursuing the claim) alleging an infringement. The Project Architect shall indemnify at its own cost and expenses and hold the Bank harmless against and from any other claim which arises out of or in relation to the design, layout, drawings, details provided in the project report, etc.

16.3 All the designs, drawings, documents and software prepared by the Project Architect/ structural consultant (or its assignees for the project) shall be the Bank's property and the Bank shall have the exclusive Intellectual Property Rights of such designs, drawings, documents and software. Project Architect shall not use or allow anyone to use these drawings, designs, documents and software without the prior written permission of the Bank, otherwise the same shall constitute violation of Intellectual Property Rights.

16.4 Copy Right of all the drawings Upon release of the initial payment to the Architect,

copy right of all drawings along with its design concept and philosophy of the scheme prepared by the Architect and submitted to the bank shall be the property of the Bank and the Bank may use it for its benefits if it so desires. Thereafter, the Architect shall not have any right on the design prepared by him.

17. Authorized Representatives for correspondence:

Unless mentioned elsewhere in this agreement for any other purposes, the authorized representative of the Bank shall be 'In-charge' of the Estate Office, RBI, Estate Cell Byculla, Mumbai for the purposes of all correspondences with the Project Architect. Project Architect shall designate their authorized representative and inform to the Bank his/ her name and address along with his/ her specimen signature for entering into future correspondence in all matters. They shall immediately communicate the change, if any, to the Bank without any loss of time.

18. Change of Address:

Both the parties inform the other within 7 days in case of any change of their addresses.

19. Correspondence:

All correspondence or instructions shall be in English / bilingual, in writing, delivered by hand, fax, post or e-mail [copies of emails shall be invariably addressed to all the staff connected with the project to facilitate timely action by the person concerned.

20. This agreement shall remain in force till the Project Architect complete the entire scope of work including undertaking to the effect of completion of work (Annexure VIII / Section IV) and Structural Safety Certificate (Annexure X and Annexure XI / Section IV).

21. Non- Disclosure Clause

21.1 The Architect shall not disclose directly or indirectly any information, materials and of the Bank's infrastructure/ system/ equipment's etc. which may come to the profession or knowledge of the Architect during the course of discharging its contractual obligations in connection with the agreement, to any third party and shall at all times hold the same in strictest confidence. The Architect 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 Architect 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 Architect 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 Architect and the Employer shall be entitled to claim damages and pursue legal remedies.

21.2 The Architect shall take all appropriate actions with respect to its employees to ensure that the obligations of non-disclosure of confidential information under this agreement are fully satisfied.

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

22. Prevention of Sexual Harassment of women at work places

22.1 The Architect 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" or any other amendments. 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 Architect / Agency and the Architect / Agency shall ensure appropriate action under the-said Act in respect to the complaint.

22.2 Any complaint of sexual harassment from any aggrieved employee of the Architect against any employee of the Employer shall be taken cognizance of by the Regional Complaints Committee constituted by the Employer.

22.3 the Architect shall be responsible for any monetary Compensation that may need to be paid in case the incident involves the employees /workmen of the Architect, for instance any monetary relief to Employer's employee, if sexual violence by the employee /workmen of the Architect is proved.

22.4 the Architect shall be responsible for educating its employees about prevention of sexual harassment at workplace and related issues.

22.5 The Architect shall provide a complete and updated list of its employees who are deployed within the Employer's premises.

23 Force Majeure

Project Architect shall not be considered in default if delay in completion of work occurs due to causes beyond its control including but not limited to cause beyond its control such as acts of God, natural calamities, civil wars, lockdowns imposed by Government owing to pandemics, fire, strike, frost, floods, riots and acts of unsurpassed power. The Project Architect shall notify the BANK in writing within ten days from the date of such occurrence. In the event of delay due to such causes, the completion schedule will be extended for a length of time equal to the period of force majeure. Suitable force majeure clause shall be incorporated in all the agreement entered into by the Project Architect with the contractors/ agencies.

24. Termination of Contract/ Agreement

24.1 The Agreement herein may be terminated at any time by either party by giving a written notice of one month to the other party. Even after the termination of their employment, the Project Architect shall remain liable and be responsible for the design work/ drawings and specifications, estimate, cost control, and any act in respect of all the works executed before the termination of the Project Architect's appointment but shall not be entitled to additional remuneration thereof.

24.2 If the Architect shall close their business or become incapacitated from acting as such Architect, then the agreement shall stand automatically terminated.

24.3 (i) If the Architect fail to adhere to the time schedule stipulated in the schedule mentioned or the extended time which may be granted by the Bank at its sole discretion, or

(ii) In case there is any change in the constitution of the company of the Project Architect for any reason whatsoever and such change, for whatsoever reason, is not acceptable to the Bank, the Bank shall be entitled to terminate this agreement and entrust the work to some other Project Architect.

(iii) If the Project Architect fail to adhere to the written instructions of the Bank's Engineer/ Bank's any other authorized officials, the Bank shall be entitled to terminate this agreement and entrust the work to some other Architect at the risk & cost of the original Project Architect.

24.4 In case of Termination for whatever reason, the Architect shall issue a 'No Objection Certificate' to the Bank immediately after termination without delay.

25. Termination due to the Bank's Convenience

(i) If at any time after acceptance of the tender, the Bank shall decide to abandon or reduce the scope of the works for any reason whatsoever and hence not require the whole or any part of the works to be carried out, the Bank shall give notice in writing to that effect to the Project Architect and the Project Architect shall act accordingly in the matter.

(ii) In the sole discretion of the Bank, the entire work may be audited by an independent agency and based on the audit reports, if the Bank is convinced that there are enough reasons for termination of the contract for the Bank's convenience, the contract shall be terminated, and appropriate legal/ punitive action shall be taken against the Architect.

(iii) The Project Architect shall have no claim to any payment of compensation or otherwise whatsoever, on account of any profit or advantage which he might have derived from the execution of the works in full but which he did not derive in consequence of the foreclosure of the whole or part of the works.

(iv) A "No Objection Certificate" shall be granted by the Project Architect to the Bank prior to awarding contract by the Bank that the Bank shall be entitled to terminate the Contract, at

any time for the Bank's convenience, by giving notice of such termination to the Architect. Also NOC shall be as at 24.4 above also.

26 Excepted Matters:

26.1 In case of termination under 24.3 (i), 24.3(ii) and 24.3(iii) / Section III, the Architect shall not be entitled to any fees or compensation except the fees payable to them for the work done by them. In such cases, the decision of the Bank as to what is the work done and what is the amount of the fees due to the Architect on the basis of actual work done shall be final and binding on the Project Architect and shall not be open for arbitration.

26.2 In case of termination under the 24.3 (i), 24.3(ii) and 24.3(iii) / Section III, the Bank may make use of all or any drawings, estimates or other documents prepared by the Architect after payment for the services of the Architect for preparation of the same in full as provided herein.

27. Value of the work done at Date of Termination

As soon as practicable, after a notice of termination has taken effect, the Bank's Engineer shall determine the value of the Works, Goods and Project Architect's Documents, all works executed at site and any other sums due to the Project Architect for the services rendered in accordance with the Contract as considered reasonable by the Bank's Engineer and will ensure payment thereof.

28 Transfer of Interest

Neither the Bank nor the Project Architect shall assign, sublet or transfer their interest in this agreement without the written consent of the other.

29. Time of completion and schedule

Completion time for the Comprehensive Architectural Services including structural consultancy is 18 months from 14th day of award of work. Individual time lines for activities are in the Annex 1 of Section IV of this tender.

30. Stages of payment:-

30.1 The release of payment to the Design Consultant/ Architect will be linked to completion of the following milestones subject to the successful delivery as under

Stages	Deliverable / Milestone	Fees payable at	Cumulati ve
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		Stage in terms of percentage of the quoted fee	Fees paid
Stage 1	On submission of preliminary report and presenting the scheme (structural and architectural) before the internal committee of the Bank (ref clause 3.10 / scope of work / Section II)		
a)	Completion of condition assessment including visual inspection, scrutiny of drawings/ details / earlier reports available with the Bank, non-destructive tests	7.5%	7.5%
b)	Options of Architectural scheme with detailed drawings (plans, sections, detailing etc.) and detailed specifications. The details shall include conceptual design and drawing, 3D views and Walk through	7.5%	15%
c)	BOQ / Estimate including rate analysis as per Delhi Analysis of Rates / market rates	10%	25%
d)	Presentation before the Internal Committee of the Bank	5%	30%
	Total of stage 1	30%	
Stage 2	Submission of final report consists of the finalized details of item 1 (a) to 1(c) above along with Two sets of complete GFE drawings for tendering (in hard copies as well as AUTOCAD) showing elevation of Byculia office building, windows and other articles, Plans/sections, Elevations, and other details	10%	40%
	Total for stage 2	10%	
Stage 3	Execution of work including bill certifications and site visits		
a)	On execution of 30% work at site by the contractor/s engaged by the Bank after certification of contractor/s's bills upto that time (Cumulative RA bill/s value more than or equal to 30% of the value of work/s*)	15%	55%
b)	On completion of 60% work (Cumulative RA bill/s value more than or equal to 80% of the value of work/s*)	15%	70%

c)	On completion of 90% work (Cumulative RA bill/s value more than or equal to 100% of the value of work*)	15%	85%
d)	On completion of work and final bill/s certification	5%	90%
	Total of stage 3	50%	
Stage 4	Submission of As Built Drawings, enabling obtaining of statutory approval by assisting the contractor/s (if applicable) / furnishing the undertaking to that effect), Submission of Certification of completion of work and Submission of structural safety certificates.	10%	100%

30.2 Payments to the Architects shall be made in accordance with the agreed payment schedule at clause 30.1 above.

30.3 This is a lump sum contract, and the firms shall understand the complete scope of the work involved before quoting their rates. The fees will be payable in stages subject to completion of stipulated stages / milestones at clause 30.1 above.

30.4 Minimum of 30 visits during the execution of work shall be included in the quote of the consultancy charges. No additional charges and travelling expenses will be paid on account of the visits.

30.5 The appointed architect shall, with the prior approval of the Bank and within the above-mentioned fees payable to them, engage the services of well qualified specialists of consultants pertaining to the services mentioned in the enclosed format of agreement whenever required.

31 The Architect should have coordination with structural consultant engaged by them. The fee for the Comprehensive Architectural Services including Structural Consultancy quoted by the Architect shall be for entire scope work including structural consultancy work.

32. Mode of Payment* All the payments due to the Architect shall be made at Mumbai through RTGS/NEFT.

33. Liquidated damages: - If the Time Schedule is not adhered to, the Employer is empowered to recover a reasonable sum of 0.25% per week from their due as penalty/ liquidated damages, which shall, however, not exceed 10% of the total consultancy fees (worked out as per scale of charges) payable to them. The penalty/damage shall be on pro rata basis for a particular stage of damage/delays for a particular premises (Bank's Byculla Office).

34. Settlement of Disputes & Arbitration

Except where otherwise provided in the contract, all questions and disputes relating to the meaning of the scope of work, design, drawings and instructions here-in before mentioned and as to the services covered under the contract or as to any other question, claim, right, matter or thing whatsoever in any way arising or relating to the scope of work, designs, drawings, estimates, instructions, orders, services or these conditions or otherwise concerning the works or the execution or failure to execute the same whether arising during the progress of the work or after the cancellation, termination, completion or abandonment thereof shall be dealt with as mentioned hereinafter:

34.1 The decision, opinion, direction, certificate of payment issued by the

Bank's Engineer in respect of all or any of the excepted matters as provided in the contract shall be final, conclusive and binding on the parties hereto and shall be without appeal. Such decision be in the form of a final certificate or otherwise.

34.2 Dispute Resolution committee:

(a) If a dispute of any kind arises between the Bank and the contractor/ counterparty in connection with or arising out of the contract or the execution of the works, the parties must attempt to resolve it amicably by way of mutual discussions, in good faith, within a period of 30 days from the date on which any party gives the other party a notice to negotiate /engage in amicable discussions. For this purpose, the Bank shall constitute a DRC which will interact with the contractor / consultant to find an amicable solution.

(b) The resolution of the DRC shall be communicated to the Architect within 30 days after the matter is referred to DRC.

(c) If an amicable settlement is not forthcoming within the aforesaid period, then the dispute shall then be referred to and finally resolved through arbitration or conciliation as per the Arbitration and Conciliation Act 1996, as amended from time to time. The award passed by the arbitrator shall be binding on the parties and shall apply to the contract.

34.3 Arbitration:

- (a) If any or both parties are not in agreement with the resolution given by DRC, the matter shall be referred to Arbitration
- (b) A written notice by the aggrieved party 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 there is no agreement on the appointment of arbitrator, the employer shall prepare a panel of three persons names and forward to the contractor to select one among them as arbitrator.
- (c) The arbitrator so appointed/selected shall confine himself only to the dispute/difference referred to him while adjudicating and pronouncing his decision.
- (d) The arbitrator shall make his award within one year (or such further extended time as may be decided by him 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 shall make an award in terms of such settlement or compromise.
- (e) Upon any such reference, the decision on the cost incidental to the reference and award respectively shall be in the discretion of the arbitrator as the case may be, who may determine the amount thereof or direct the same to be taxed as between the parties 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 shall be final and binding on the parties. It is agreed that the Architect 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 is given, abide by the decision of the Employer. No award of the arbitrator shall relieve the Architect of his obligations to adhere strictly to the Employer's instructions with regard to the actual carrying out of the works. The Employer and the Architect hereby also agree that arbitration under this clause shall be a condition precedent to any right of action under the contract. The place of Arbitration shall be Mumbai, India.

35. Limitation of Time

No dispute shall be referred to Arbitration after expiry of 30 days from the date of receipt of decision of DRC, if notified, or from the date when the DRC ought to have given their decision in case of failure on the part of the DRC to give notice of decision.

36. No Suspension of Work

Notwithstanding the reference to arbitration, the obligations of the Bank, the Engineer and the Architect shall not be altered by reasons of arbitration being conducted during the progress of Works. Neither party shall be entitled to suspend the work to which the dispute relates on account of arbitration and payments to the Architect shall continue to be made in terms of the Contract.

37. Execution of Agreement: An agreement in the format attached at Annexure III/Section IV shall be executed in duplicate and the Bank shall retain the original and Project Architect shall retain the duplicate.

38. Stamp Duty:

Stamp Duty of appropriate value shall be paid by the Project Architect for both copies of the agreement.

39. Defect Liability Period (DLP):

The Defect Liability Period for the above work shall be **1 year** from the date of issue of virtual completion of the repair work awarded by Bank. Architect shall arrange at their risks and cost to make good within 15 days, any defects brought to their notice by the BANK. Necessary clauses may be included in their tenders and agreements with the contractors/architect/consultants. Bidder shall factor the said requirement into the contract and work to be executed between Architect and their agency(ies). The Architect shall resolve the defects/ complaints received/ noticed during the entire currency of the Defect Liability Period.

40. Performance Bank Guarantee:

Successful Architect shall within 14 days from the date of conveying acceptance of the tender in his favour in writing, i.e Letter of Offer (LoF), shall deposit sum equal to 5 (Five) percent of the Architectural service charges for the proposed total work as security for the fulfilment of the contract in the form of a Bank Guarantee in the format in **Annexure II / Section IV**. The Performance Security Deposit shall have to be valid up to a period of 3 months beyond the scheduled completion time. The same shall be renewed on

mutual consent till completion of contract, if required. Performance Bank Guarantee will be released on virtual completion of the work.

41. Security Deposit / Retention Money Deposit: In addition to the Performance Bank Guarantee for 5% of the accepted 'Contract Value', as a further security for the due fulfilment of the contract by the Contractor, 5% of the value of the work done will be deducted by the Employer from each payment and bills to be made to the Architect towards Retention Money. This Retention Money to be deducted plus the Performance Bank Guarantee for 5% of the accepted Contract Value submitted by the successful bidder will be termed as 'Total Security Deposit'. On the Bank's Engineers issuing a certificate of Virtual Completion of the works, the Performance Bank Guarantee for 5% of the accepted 'Contract Value' will be released and balance Security Deposit, i.e. Retention Money, will be released by the Employer after successful completion of the Defect Liability Period including rectification of the defects observed during the Defects Liability Period. This amount retained by the Employer shall not bear any interest.

42. Insurance

- (i) All insurance policies shall be in the joint names of the Employer and the Architect (the name of the former being placed first in the policy) and shall be submitted to the Employer.
- ii) All policies shall be taken before commencement of work (within 14 days of award of work) and shall be maintained valid without any gap till completion of work.
- iii) In case of non-renewal of policies, Employer has every right to stop the work OR Employer will take the policy and deduct such amount from the bills / any dues to the Architect.

iv) **Workmen Compensation Policy with Medical expenses extensions (up to 1 lakhs per person) for labourers / persons other than staff / Engineers / supervisors:** The Project Architect shall indemnify and keep indemnified the Bank against all claims which may be made against the Bank by any person in respect of anything which may arise in respect of the works or in consequence thereof and shall at his own expense, effect and maintain until the virtual completion of the contract, with an Insurance Company approved by the Bank a policy of Insurance in the joint names of the Bank and the Contractor (name of the former being placed first in the policy) against such risks and deposit such policy or policies before commencement of the works.

The Project Architect shall also indemnify the Bank against all claims which may be made upon the Bank, 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 Project Architect or Structural Consultant and shall at his own expense effect and maintain until the Virtual Completion of the Contract with an Insurance Company approved by the Bank a policy of Insurance against such risks and deposit such policy or policies with the Bank from time to time till the Completion of the work

v) **Accident Insurance Policy or term insurance policy and medical insurance:** Policy covering accidents to staff, Engineers, supervisors and others who are not governed by Workmen's Compensation Act for a value of ₹ 10 lakh per person and Mediclaim of ₹ 2 lakh

for each person shall be taken from an insurance agency approved by IRDAI valid upto the completion of the contract. This policy as taken by the Project Architect for their staff / Engineers / supervisors covering the duration of Bank's project will be accepted without insisting the first name as the Bank.

vi) In default of the Project Architect insuring as provided above, the Bank may so insure and may deduct the premiums paid from any money due or which may become due to the Project Architect. In default of the Project Architect insuring as provided above, the Bank may so insure and may deduct the premiums paid from any money due or which may become due to the Project Architect.

vii) The Architect 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.

43. 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 Architect in execution of the works, the Employer shall be entitled to recover from the Architect 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 Architect. The Employer shall not be bound to contest any claim made against it under the said Act, except on the written request of the Architect 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.

44. Commencement of Comprehensive Architectural Services: The Architect hereby agrees to commence the work soon after the issue of formal work order and to complete the entire work in strict adherence with the time schedule of activities given in the Annexure I / Section IV of this tender subject nevertheless to the provisions for extension of time.

45. All payments by the Bank under this Contract will be made only at Mumbai.

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

47. That all the parts of this Contract have been read by the Architect and fully understood by the Architect.

In witness, thereof, the parties hereto have subscribed their respective hands hereto and, on

a duplicate, hereof on the day and year hereinabove first mentioned.

Signed and delivered for and

On behalf of M/s.

Shri

Authorized signatory

Witness:

1.

2.

SECTION IV

ANNEXURES

Schedule of Activities with Time Frame**Overall completion time: 18 months****Date of commencement: 14th day of award of work**

Sl. No.	Deliverable / Milestone	Time schedule
1	Submission of preliminary report and presentation before Internal Committee of the Bank – stage 1 of payment schedule	2 months
2	Minimum time for approval of each revision / amendment of whole / part of scheme during finalization of the scheme or at any later stage due to site constraints, material availability etc.	21 days
3	Submission of final report – stage 2 of payment schedule	1 month from the approval from the Bank
4	Tender invitation and award of work/s	4 months
5	Execution of work	8 months after award of work
6	Completion of scope work and submission of documents (as built drawings (hard and soft format, completion certificate, structural stability certificate/s etc.	1 month on completion of execution of work

PROFORMA OF PERFORMANCE BANK GUARANTEE

The Regional Director

Reserve Bank of India,

Madam/Sir,

Name of work: Comprehensive Architectural services including structural consultancy for Byculla Office Building of RBI, Mumbai 400008.

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 project (hereinafter called the "Contract") to M/S _____ (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 Rs _____ (Rupees _____ only) (Amount in figures and words) for the due fulfilment by the said contractor of the terms and conditions contained in the contract.

We, _____ (Name of the Bank), (hereinafter called "the Bank"), at the request of M/s _____, the contractor, do hereby undertake to pay to the RBI an amount not exceeding Rs _____ as Performance Guarantee for due fulfilment of the terms and conditions of the contract.

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 Contractor has not performed his obligation under the said condition of the contract or have committed a breach thereof, which conclusion shall be binding on us all as well as the said contractor; 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 Performance Guarantee Amount for the due performance of the obligations of the Contractor under the said Contract, provided, however, that our liability against such sum shall not exceed the sum of 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 the 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. 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 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 understanding between the RBI and the Contractor.

4. 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 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 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 or their obligations thereunder or by dissolution or change in the constitution of our said constituents.

d) This guarantee shall remain in force upto _____ (60 days beyond the Defect liability period) 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.

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

For and on behalf of _____ (Name of the Bank)

Signature of authorised Bank official

Name:

Designation:

Stamp/Seal of the Bank

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

Witness 1

Signature.....

Name.....

Address.....

(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).

Draft Articles of Agreement

(On Non Judicial Stamp Paper of appropriate value)

यह करार की शर्तें मुंबई में को एक पक्ष भारतीय रिजर्व बैंक जिसका केंद्रीय कार्यालय मुंबई में है (इसके पश्चात जिसे नियुक्ता कहा गया है) और दूसरा पक्ष है (जिसे इसके बाद ठेकेदार कहा गया है) के बीच हुआ है।	ARTICLES OF AGREEMENT made theday ofbet between the Reserve Bank of India having its Central Office at Mumbai,(hereinafter called “the Employer”) of the one part and (hereinaftercall ed “the Contractor”) of the other part.
जबकि नियोक्ता बायकुला ऑफिस बिल्डिंग, मुंबई 400008 के लिए स्ट्रक्चरल कंसल्टेंट की सेवाओं सहित व्यापक प्रोजेक्ट आर्किटेक्चरल सेवाओं के लिए रुचि की अभिव्यक्ति और निमंत्रण की सूचना का कार्य करने का इच्छुक है और ड्राइंग और विशिष्टताएँ तैयार करवा चुका है। और चूँकि उक्त चित्र, विनिर्देश और मात्राओं की अनुसूची इस पक्षकारों द्वारा या उनकी ओर से हस्ताक्षरित की गई है। और जबकि ठेकेदार यहाँ तय की गई शर्तों, विशेष शर्तों में उल्लिखित शर्तों तथा संविदा की शर्तों एवं मात्राओं की अनुसूची में बताई गई शर्तों पर (उक्त सभी को आगे सामूहिक रूप से “ उक्त शर्तें” कहा जाएगा), उक्त ड्राइंग (रेखाचित्र) में दर्शाए और /	WHEREAS the Employer is desirous of carrying out the work of COMPREHENSIVE ARCHITECTURAL SERVICES INCLUDING STRUCTURAL CONSULTANCY FOR BYCULLA OFFICE BUILDING OF RBI, MUMBAI 400008. and has caused drawings and specifications to be done. AND WHEREAS the said drawings, the Specifications and the Schedule of Quantities have been signed by or on behalf of the parties hereto. AND WHEREAS the Architect has agreed to execute upon and 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

या उक्त विशिष्टताओं में वर्णित और उक्त मात्राओं की अनुसूची में दर्शाए कार्य, वहाँ पर तय की गई दरों के अनुरूप, भुगतान के लिए देय राशि या ऐसी अन्य राशि जो उसके तहत देय हो (जिसको इसके बाद “ उक्त ठेका राशि” के रूप में संदर्भित किया जाएगा”) के अधीन कार्य करने के लिए सहमत है।	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 rate 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”).
अब यहाँ से इस प्रकार सहमति बनी है	NOW IT IS HEREBY AGREED AS FOLLOWS:
उक्त विचारणीय राशि के संदर्भ में, जो कि इस करार में तय तरीके के अनुसार भुगतान की जाएगी, ठेकेदार द्वारा उक्त रेखाचित्रों में दर्शाए गए एवं उक्त विशिष्टताओं तथा मात्राओं की अनुसूची में वर्णित काम को पूर्ण करने एवं शर्तों को कार्यान्वित करने के अधीन होगी।	In considerations of the said Contract Amount to be paid at the times and in the manner set forth in the said Conditions, the Architect 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.
नियोक्ता ठेकेदार को शर्तों में उल्लेखित तरीके के अनुसार संविदा राशि या ऐसी अन्य राशि जो देय हो का समय पर भुगतान करेगा।	The Employer shall pay the Architect the said Contract Amount or such other sum as shall become payable, at the times and in the manner specified in the said Conditions.
उक्त शर्तों में "वास्तुकार" शब्द का अर्थ इस संविदा के तहत नवीनीकरण कार्यों की वास्तु योजना और डिजाइनिंग आदि के उद्देश्य से 'वास्तुकार' होगा।	The term “Architect” in the said conditions shall mean ‘Architect’ for the purpose of architectural planning & designing etc. of the repair/ Renovation / upgradation/ condition assessment/ design verification works under this contract.
भारतीय रिज़र्व बैंक निर्माण कार्यों के पर्यवेक्षण, बिलों के प्रमाणीकरण, भुगतान और संविदा के विभिन्न नियमों, शर्तों और पूर्वापेक्षाओं के	The Reserve Bank of India shall administer and directly arrange for supervision of works, certification of bills, making payments and implementation of various terms,

कार्यान्वयन के लिए सीधे व्यवस्था और प्रबंध करेगा।	conditions and stipulations of the contract.
यहाँ उल्लेखित शर्तें और विभिन्न अनुसूचियों को इस करार के आधार के रूप में पढ़ा और समझा जाएगा और यहाँ मौजूद पार्टियां अपनी ओर से उक्त शर्तों द्वारा बंधे हैं, स्वयं को उक्त शर्तों को समर्पित करते हैं और उक्त शर्तों में उल्लेखित अनुसार अपनी ओर से करार का निष्पादन करेंगे।	The said conditions and various schedules 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.
करार और यहाँ उल्लिखित दस्तावेज़ इस संविदा का आधार बनाएंगे	The agreement and documents mentioned herein shall form the basis of this Contract.
यह अनुबंध न तो एक निश्चित एकमुश्त राशि का अनुबंध है और न ही एक टुकड़ा कार्य अनुबंध है, बल्कि बैंक के बायकुला ऑफिस बिल्डिंग, मुंबई 400008 के लिए स्ट्रक्चरल कंसल्टेंट की सेवाओं सहित व्यापक प्रोजेक्ट आर्किटेक्चरल सेवाओं के लिए रुचि की अभिव्यक्ति और निमंत्रण की सूचना के संबंध में कार्य करने का अनुबंध है। दरों और संभावित मात्राओं की अनुसूची में निहित दर के अनुसार या उक्त शर्तों में प्रदान किए गए अनुसार भुगतान किया जाना है।	This Contract is neither a fixed Lump sum contract nor a Piece Work Contract but is a Contract to carry out the work in respect of COMPREHENSIVE ARCHITECTURAL SERVICES INCLUDING STRUCTURAL CONSULTANCY FOR BYCULLA OFFICE BUILDING OF RBI, MUMBAI 400008. . To be paid for according to actual measured quantities at the rate contained in the Schedule of rates and Probable Quantities or as provided in the said Conditions.
उक्त शर्तों में निर्धारित तरीके के अनुसार ठेकेदार सिविल निर्माण कार्यों से संबंधित सभी कार्यों, सेनेटरी कार्य और फिटिंग, स्थायी जल आपूर्ति, विद्युत इन्स्टालेशन, फिटिंग, एयर कंडीशनिंग और अन्य संबंधित कार्यों से संबंधित सभी कार्यों को	The Architect shall afford every reasonable facility for the carrying out of all works relating to consultancy services as per scope of work mentioned in tender document in the manner laid down in the said conditions and shall make good any damages done to walls, floors etc. after

करने के लिए हर उचित सुविधा प्रदान करेगा और इस तरह के कार्यों के पूरा होने के बाद दीवारों, फर्श आदि को हुए किसी भी नुकसान को पुनः ठीक करेगा।	the completion of such works if found damaged.
नियोक्ता के पास इस संविदा के पूर्वाग्रह के बिना कार्य के किसी भी वस्तु (आइटम) को जोड़कर या हटाकर या उसी के कुछ भाग को बनाए रखकर रेखाचित्र और कार्य की प्रकृति को बदलने का अधिकार सुरक्षित है।	The Employer reserves to itself the right of altering the Drawings and nature of the work by adding to or omitting any items of work or having portions of the same arrived out without prejudice to this contract.
समय को इस अनुबंध का सार माना जाएगा और ठेकेदार इसके द्वारा साइट को उसे सौंपे जाने के तुरंत बाद या बोली दस्तावेज (पृष्ठ संख्या 19) के नियमों और शर्तों के 'समय सीमा' के साथ गतिविधियों की अनुसूची' (अनुलग्नक-) में दिए गए प्रारंभ की निर्धारित तिथि से, समय के विस्तार के प्रावधानों के बावजूद, कार्य शुरू करने के लिए सहमत है।	Time shall be considered as the essence of this Contract and the Architect hereby agrees to commence the work soon after the site is handed over to him or from the scheduled date of commencement as provided in the 'Schedule of Activities with Time Frame' (Annex-I) of the terms and conditions of the Quotation document , subject nevertheless to the provisions for extension of time.
इस संविदा के तहत नियोक्ता द्वारा सभी भुगतान केवल मुंबई में ही किए जाएंगे।	All payments by the Employer under this Contract will be made only at Mumbai
इस करार से जुड़े या किसी भी तरह से उत्पन्न होने वाले सभी विवादों को मुंबई में उत्पन्न माना जाएगा और उसका निर्धारण केवल मुंबई में स्थित न्यायालय के अधिकार क्षेत्र में होगा।	All disputes arising out of or in any way connected with this agreement shall be deemed to have arisen at Mumbai and only Courts in Mumbai shall have jurisdiction to determine the same.
यह कि इस संविदा के कई अंशों को ठेकेदार द्वारा पूरी तरह से पढ़ा और समझा गया है। ठेकेदार निविदा में दी गई मात्रा से अधिक मात्रा के भुगतान	That the several parts of this Contract have been read by the Architect and fully understood by the Architect. The Architect shall not be entitled for the payment for the quantities beyond the

के लिए तब तक हकदार नहीं होगा जब तक कि बैंक के प्रभारी अभियंता से विशिष्ट लिखित अनुदेशों के तहत आदेश नहीं दिया जाता है।	tendered quantities unless ordered for by specific written instructions from the Bank's Engineer-in-Charge.
ठेकेदार बैंक के बुनियादी ढांचे / प्रणालियों / उपकरणों आदि के बारे में प्रत्यक्ष या अप्रत्यक्ष किसी भी तीसरे पक्ष के साथ खुलासा नहीं करेगा, जो कि इस करार के संबंध में संविदात्मक दायित्वों के निर्वहन के दौरान ठेकेदार या उसके कर्मचारियों के ध्यान में या ज्ञान में आ सकता है, और हर समय उन्हें सख्त गोपनीय रखेगा। ठेकेदार करार के विवरण को निजी और गोपनीय मानेंगे, सिवा इस सीमा के कि जो इसके तहत दायित्वों को पूरा करने के लिए या लागू कानूनों का पालन करने के लिए आवश्यक है। ठेकेदार बैंक की पूर्व लिखित सहमति के बिना किसी भी व्यापार या तकनीकी पेपर या अन्य जगहों पर कार्य की विशेषताओं को प्रकाशित नहीं करेगा, न ही प्रकाशित करने की अनुमति देगा या उजागर नहीं करेगा। ठेकेदार किसी भी गोपनीय जानकारी के प्रकटीकरण के परिणामस्वरूप नियोक्ता को हुई किसी भी प्रकार की हानि के लिए नियोक्ता को क्षतिपूर्ति करेगा। उक्त का पालन करने में विफलता को ठेकेदार की ओर से अनुबंध को भंग करने के रूप में माना जाएगा और नियोक्ता नुकसान का दावा करने और कानूनी कदम उठाने का हकदार होगा। ठेकेदार इस बात को सुनिश्चित करने के लिए अपने कर्मचारियों के संबंध में सभी उचित कार्यवाही करेगा कि इस करार के तहत गोपनीय जानकारी	The Architect 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 Architect 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 Architect 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 Architect 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 Architect 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 Architect and the Employer shall be entitled to claim damages and pursue legal remedies. The Architect shall take all appropriate actions with respect to its employees to ensure that the obligations of non-disclosure of confidential information under this agreement are fully satisfied. The Architect's obligations with respect to non-disclosure and confidentiality will

के गैर प्रकटीकरण के दायित्वों को पूरी तरह से-संतुष्ट किया जा रहा है। गैर प्रकटीकरण और गोपनीयता के संबंध में- ठेकेदार के दायित्व किसी भी कारण से होने	Survive the expiry or termination of this agreement for whatever reason.
15. कार्य स्थल पर महिलाओं के यौन उत्पीड़न की रोकथाम का खंड ए) फर्म, बैंक के परिसर के भीतर अपने (फर्म के) कर्मचारी के खिलाफ यौन उत्पीड़न की किसी भी शिकायत के मामले में पूर्णतः जिम्मेदार होंगी, भारतीय रिज़र्व बैंक द्वारा क्षेत्रीय समिति के समक्ष शिकायत दर्ज की जाएगी और बैंक उस शिकायत के संबंध में उक्त अधिनियम के तहत उचित कार्यवाही की जाना सुनिश्चित करेगा। बी.) बैंक के किसी भी कर्मचारी के विरुद्ध फर्म के किसी भी कर्मचारी की तरफ से यौन उत्पीड़न होने की कोई भी शिकायत का बैंक द्वारा गठित क्षेत्रीय शिकायत समिति द्वारा संज्ञान लिया जाएगा। सी.) फर्म किसी भी मौद्रिक क्षतिपूर्ति के लिए जिम्मेदार होगा, जिसे फर्म के कर्मचारियों को शामिल करने वाली घटना में भुगतान करने की आवश्यकता हो सकती है, उदाहरण के लिए बैंक के कर्मचारी को कोई भी मौद्रिक राहत, अगर समिति द्वारा फर्म के कर्मचारी द्वारा यौन उत्पीड़न किया जाना साबित होता है।	15. <u>Clause of Prevention of Sexual Harassment at Work place:-</u> a) The firm shall be solely responsible in case of any complaint of sexual harassment against its employee within the premises of the Bank, the complaint will be filed before the Regional Committee constituted by the Reserve Bank of India and Bank 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 firm against any employee of the Bank shall be taken cognizance of by the Regional Complaint Committee constituted by the Bank. c). The firm shall be responsible for any monetary compensation that may need to be paid in case the incident involves the employees of the firm, for instance any monetary relief to Bank's employees, if sexual violence by the employee of the firm is proved. d) The firm shall be responsible for educating its employees about prevention of sexual harassment at work place and related issues.

डी) फर्म कार्यस्थल पर यौन उत्पीड़न की रोकथाम और संबंधित मुद्दों के बारे में अपने कर्मचारियों को शिक्षित करने के लिए जिम्मेदार होगा। ई) फर्म बैंक परिसर में नियोजित अपने कर्मचारियों की पूर्ण एवं अध्यतन सूची उपलब्ध कराएगा।	e) The firm shall provide a complete and updated list of its employees who are deployed within the Bank's premises.
16. गैर-प्रकटीकरण खंड - ठेकेदार बैंक के बुनियादी ढांचे उपकरणों आदि के बारे में प्रत्यक्ष / प्रणालियों / या अप्रत्यक्ष रूप से किसी भी जानकारी, सामग्री और विवरण का किसी भी तीसरे पक्ष के साथ खुलासा नहीं करेगा, जो कि इस करार के संबंध में संविदात्मक दायित्वों के निर्वहन के दौरान ठेकेदार या उसके कर्मचारियों के ध्यान में या ज्ञान में आ सकता है, और हर समय उन्हें सख्त गोपनीय रखेगा। ठेकेदार करार के विवरण को निजी और गोपनीय मानेंगे, सिवा इस सीमा के कि जो इसके तहत दायित्वों को पूरा करने के लिए या लागू कानूनों का पालन करने के लिए आवश्यक है। ठेकेदार बैंक की पूर्व लिखित सहमति के बिना किसी भी व्यापार या तकनीकी पेपर या अन्य जगहों पर कार्य की विशेषताओं को प्रकाशित नहीं करेगा, न ही प्रकाशित करने की अनुमति देगा या उजागर नहीं करेगा। ठेकेदार किसी भी गोपनीय जानकारी के प्रकटीकरण के परिणामस्वरूप नियोक्ता को हुई किसी भी प्रकार की हानि के लिए नियोक्ता को क्षतिपूर्ति करेगा। उक्त का पालन करने में विफलता को ठेकेदार की ओर से अनुबंध को भंग करने के रूप में माना जाएगा और नियोक्ता	16. Non-Disclosure clause: The Architect 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 Architect 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 Architect 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 Architect 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 Architect 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 Architect and the Employer shall be entitled to claim damages and pursue legal remedies. The Architect shall take all appropriate actions with respect to its employees to ensure that the obligations of non-disclosure of confidential information under this agreement are

नुकसान का दावा करने और कानूनी कदम उठाने का हकदार होगा। ठेकेदार इस बात को सुनिश्चित करने के लिए अपने कर्मचारियों के संबंध में सभी उचित कार्यवाही करेगा कि इस करार के तहत गोपनीय जानकारी के गैर प्रकटीकरण के दायित्वों को पूरी तरह से-संतुष्ट किया जा रहा है। गैर प्रकटीकरण और गोपनीयता के संबंध में- ठेकेदार के दायित्व किसी भी कारण से होने वाले	fully satisfied. The Architect's obligations with respect to non-disclosure and confidentiality will survive the expiry or termination of this agreement for whatever reason.
17. न्यूनतम मजदूरी अधिनियम : ठेकेदार लागू न्यूनतम मजदूरी अधिनियम व श्रम अधिनियम का अनुपालन करेंगे। किसी भी सांविधिक नियम / अपेक्षाओं के अनुसार जारी नोटिस / दंड, यदि कोई हो तो, का भुगतान ठेकेदार द्वारा बैंक से किसी दावे के बगैर किया जाएगा।	17. <u>Minimum Wages Act:</u> - Architect shall comply with minimum wage act and labour act in force. Notices /penalty, if any, issued /imposed by any statutory norms/requirements shall be paid by the Architect, without any claim to the Bank.
18. कोविड -19 की वर्तमान महामारी की स्थिति में पालन किए जाने वाले प्रोटोकॉल, हिफाजती उपाय और सुरक्षा मानदंड : ठेकेदारों को कोविड -19 की वर्तमान महामारी की स्थिति के दौरान बैंक द्वारा निर्धारित सभी सुरक्षा, हिफाजती मानदंडों और मानक प्रोटोकॉल का पालन करना होगा जैसे कि मास्क पहनना, हैंड सैनिटाइज़र का उपयोग करना, नियमित रूप से साबुन डिस्पेंसर से हाथ धोना, हाथ के दस्ताने पहनना, केवल कार्य स्थल से संबंधित श्रमिकों की आवाजाही, नियमित सुरक्षा जाँच आदि। इसका उल्लंघन करने पर बैंक के	18. <u>Protocols, safety measures and security norms of present pandemic situation of Covid-19 to be followed:</u> The Architects shall follow all security, safety norms and the standard protocol laid down by the Bank during the present pandemic situation of Covid -19 like wearing mass, using hand sanitizer, regularly washing hands with soap dispensers, wearing hand gloves, movement of the workers only pertaining to the work place, regular security checks etc. The violation of the same may be entitled for penalty on each occasion imposed by the Bank's P & SO,

शिष्टाचार व सुरक्षा अधिकारी द्वारा प्रत्येक अवसर पर जुर्माना लगाया जा सकता है, जो ठेकेदारों को देय भुगतान से वसूल किया जा सकता है।	which may be recovered from the payment due to the Architect's.
19. संविदा की समाप्ति के कारण चूक के मामले में ठेकेदारों से वसूल की जाने वाली क्षतिपूर्ति : अगर काम या कॉन्ट्रैक्ट पूरा होने से पहले किसी भी पार्टी की तरफ से कॉन्ट्रैक्ट खत्म कर दिया जाता है, तो यह माना जाएगा कि आर्किटेक्ट तय समय और मंजूर की गई समय-सीमा के अंदर काम पूरा करने में नाकाम रहे हैं। कॉन्ट्रैक्ट को ज़बरदस्ती खत्म करने और काम पूरा होने में लगे अतिरिक्त समय की वजह से बैंक को जो सीधा आर्थिक नुकसान हुआ है, उसकी भरपाई बैंक आर्किटेक्ट को देय किसी भी राशि से करेगा। इसमें फ़ाइनल बिल की कुल राशि, कॉन्ट्रैक्ट की EMD और एस्टेट सेल/ऑफ़िस (जैसे एस्टेट ऑफ़िस, फ़ोर्ट, मुंबई, बायकुला सेल, BKC सेल आदि) में लंबित किसी भी अन्य बिल के तहत देय राशि शामिल होगी।	<u>19. Compensation to be recovered from the Architect's in case of default on account of termination of contract:</u> If the contract is terminated from either of the party before completion of work/contract. It is treated that, the Architect are failed to complete the captioned work in stipulated time period and the approved extension. This cost amount will be recovered by the bank, which is a direct financial loss incurred by the bank on account of forced termination of contract and against the time lost in completion of the work from any amount payable to the Architect such as gross amount of final bill, EMD of the contract further including amount payable against any other bill/bills pending at all the Estate Cells/Office i.e. Estate office, Fort, Mumbai, Byculla Cell, BKC Cell etc.
इसके साक्ष में, नियोक्ता और ठेकेदार ने अपने विधिवत अधिकृत अधिकारी के माध्यम से इन विलेखों के लिए अपने भाग निर्धारित किए हैं एवं दो कथित डुप्लिकेट को निष्पादित किये जा सकते हैं, दिन और वर्ष पहले यहाँ ऊपर लिखें गये हैं।	IN WITNESS WHEREOF the Employer and the Architect have set their respective hands to these presents and two duplicates hereof the day and year first hereinabove written. (If the Architect is a partnership or an individual)

(यदि ठेकेदार एक साझेदारी या व्यक्तिगत स्वामित्व है) इसके साक्ष में, नियोक्ता ने अपने विधिवत अधिकृत अधिकारी के माध्यम से इन विलेखों के लिए अपने भाग निर्धारित किए हैं और ठेकेदार ने अपनी आम मुहर को यहां लगाया है और इसके बाद उसकी ओर से दो कथित डुप्लिकेट को निष्पादित किये जा सकते हैं, दिन और वर्ष पहले यहाँ ऊपर लिखें गये हैं।	IN WITNESS WHEREOF the Employer has set its hands to these presents through its duly authorized officials and the Architect has caused its common seal to be affixed hereunto and the said two duplicates/has caused these presents and the said two duplicates hereof to be executed on its behalf, the day and year first hereinabove written. (If the Architect is a Company)
भारतीय रिजर्व बैंक द्वारा हस्ताक्षरित और वितरित	SIGNED AND DELIVERED by the Reserve Bank of India by the hand of
श्री _____ के द्वारा	Shri _____
(नाम और पदनाम)	(Name and Designation)
इनकी उपस्थिति में -	 In the presence of
साक्षी -	Witnesses –
1. _____	1. _____
पता:	Address:
2. _____	2. _____
पता:	Address:
यदि भाग साझेदारी फर्म या व्यक्तिगत स्वामी है, तो सभी के द्वारा या सभी भागीदारों की तरफ से हस्ताक्षरित होना चाहिए	If the part is a partnership firm or any individual should be signed by all or on behalf of all the partners.
..... के द्वारा हस्ताक्षरित और वितरित किया गया था। साक्षी 1).....	SIGNED AND DELIVERED BY Witnesses – 1)..... Address

..... पता 2) पता		 2) Address	
दिनांक को आयोजित बैठक में निदेशक मण्डल द्वारा पारित संकल्प के अनुसरण में आम मुहर यहाँ के लिए लगाई जाती है।	यदि ठेकेदार ने आम मुहर के तहत हस्ताक्षर किये हैं, तो उस हस्ताक्षर का संस्था के अंतर्नियम में मुहर क्लॉज के साथ मिलान करना चाहिए।	THE COMMON SEAL OF Was hereunto affixed pursuant to the resolutions passed By its Board of Directors at the meeting held on	If the Architect signs under its common Seal the signature clause should tally with their sealing clause in the Articles of Associations.
की उपस्थिति में (1) (2)	यदि ठेकेदार की तरफ से मुख्तारनामा प्राप्त व्यक्ति ने हस्ताक्षर किये हैं, चाहे वह कंपनी हो या कोई व्यक्ति	In the presence of 1. 2.	The Architect is signing by the hand of power of attorney whether a company or individual.
निदेशक जिन्होंने वहाँ मौजूद की उपस्थिति में इन प्रस्तुतों पर हस्ताक्षर किये हैं -		Directors who have signed these presents in taken thereof in the presence of (1)	

(1) (2)	(2)
2. _____	2. _____
यदि ठेकेदार की तरफ से मुख्तारनामा प्राप्त व्यक्ति ने हस्ताक्षर किये हैं, चाहे वह कंपनी हो या कोई व्यक्ति	If the Architect is signed by the hand of Power of Attorney, whether of a company or an individual
इनके द्वारा हस्ताक्षरित और वितरित-- इन के हाथ से ठेकेदार द्वारा श्री _____ और विधिवत गठित वकील	SIGNED AND DELIVERED BY - The Architect by the hand of Shri _____ and duly constituted attorney.

FORMAT OF PROFESSIONAL INDEMNITY UNDERTAKING

(to be submitted on the Letterhead)

This Letter of Undertaking is effected at Mumbai on this ____ day of _____ 2022 by **M/s**having its registered office athereinafter called the “Indemnifier” which expression shall mean and include their successors, administrators, executors, legal representatives and assigns) in favour of the Reserve Bank of India, having its Central office at, Fort, Mumbai – 400001 (hereinafter called the “Indemnified / RBI /Bank” which expression shall mean and include its successors, legal representatives, administrators and assigns).

WHEREAS the Indemnifier, the said (name of the Indemnifier) and the Indemnified, the Reserve Bank of India, have entered into an Agreement dated..... for Comprehensive Architectural Services including Structural Consultancy for Bank’s Byculla Office building.

AND WHEREAS one of the conditions in the said Agreement dated.....is that the (name of the Indemnifier) shall indemnify the RBI at its own cost and expenses and hold the Bank harmless against and from any other claim which arises out of or in relation to the design, layout, drawings, details provided in the project report, structural design verification, repair, retrofitting etc

AND WHEREAS the indemnifier has agreed to furnish such indemnity to the Indemnified;

NOW THIS UNDERTAKING WITNESSETH that the Indemnifier, namely, the said guarantee and agree at all times to save and defend and keep harmless the Indemnified, the RBI, their successors and assigns and keep indemnified the RBI from and against all claims, demands, actions, proceedings, losses, damages, judgements, costs, charges and expenses which may be brought against the RBI or commenced against the RBI and which the RBI may have to incur, pay or suffer directly or indirectly, said Agreement dated....., on account of or in connection with the following:-

(1) Any type of negligence or non-compliance of or deviation from rules and regulations or in respect of the faulty design and specifications of the facility including all trades suggested by the, at any stage during consultancy or thereafter. In such event, the RBI shall not be held responsible.

(2) Any damage to the said structure due to faulty design, substandard technique(s), faulty structural design, faulty repair / retrofitting / restoration or any other reasons whatsoever.

(3) Noncompliance / non-adherence to the indemnification to RBI with regard to any damage, expense, liability, loss or claim which the RBI might incur, sustain or be subject to arising from any breach of the, design responsibility till completion of all works covered under this contract by the (name of the Indemnifier) of the codal requirements and any inadequacy, insufficiency, impracticality or unsuitability in or of the Bank’s requirements or any part thereof and failure to fulfil their responsibility in respect of the

suitability , adequacy , integrity , durability and practicality of the RBI's proposal. In such event, the shall take into account, address or rectify such inadequacy, insufficiency, impracticality or unsuitability at the own cost.

In the event that a claim or suit is brought against the Architect or their Consultant under the agreement dated _____ by any third party for damages arising from personal injury or property damage caused wholly by the Bank, or anyone employed by the Bank, or anyone for whose acts the Bank may be held responsible, then the Bank shall indemnify the Architect and fully reimburse any loss, damage or expenses, which the Architect may incur in connection therewith.

IN WITNESS WHERE OF, this Letter of Undertaking is effected on.....at Mumbai in the presence of the following witnesses.

SIGNED AND DELIVERED

..... (name of the Indemnifier)

Witnesses:

1. Name and (full address)

2. Name and (full address)

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

To

The Regional Director
Reserve Bank of India
Estate Cell, Byculla

**COMPREHENSIVE ARCHITECTURAL SERVICES INCLUDING STRUCTURAL
CONSULTANCY FOR BYCULLA OFFICE BUILDING OF RBI, MUMBAI 400008.**

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-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:

TENDERER'S UNDERTAKING ADDRESSED TO THE BANK

I / we hereby undertake that I/we shall comply with the provisions of "The Sexual Harassment of women at work place (Prevention, Prohibition and Redressal) Act,2013".

Signature of Tenderer with seal

Note:

Prevention of Sexual Harassment of women at work place (Prevention, Prohibition and Redressal)

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

Annexure VII (a)

**Proforma of interim certificate for payment of
contractor's on-account bills (to be issued by the Project Architect)**

Interim Certificate No. :

Name of the work

Contractor's name

Work Order No. and date

Contract amount Rs.

Certified that an amount of Rs. _____/- (Rupees _____ only)

has become payable to the Contractors, M/s _____ as per the
details shown on a separate summary sheet attached and recommended for payment.

This payment will bring the total amount of payment to the Contractors against works to
Rs. _____.

Signature of the Architects/

Address

**Proforma of final certificate for payment of
contractor's final bill for the project works (to be issued by the Project Architect)**

Name of the work

Contractor's name

Work Order No. and date

Contract amount Rs.

The work has been completed in all respect and it is Certified that an amount of Rs. _____/-
(Rupees _____ only) has become payable to the Contractors, M/s
_____ as per the details shown on a separate summary sheet attached and
recommended for payment. This final payment will bring the total value of work done or the amount
of payment to the contractor against the work to Rs. _____.

Signature of the Architects/

Address

PROJECT ARCHITECT'S CERTIFICATE OF COMPLETION

Date: [DD/MM/YYYY]

To,

The Regional Director
Reserve Bank of India
Estate Cell, Byculla

**COMPREHENSIVE ARCHITECTURAL SERVICES INCLUDING STRUCTURAL
CONSULTANCY FOR BYCULLA OFFICE BUILDING OF RBI, MUMBAI 400008.**

Subject: Certificate of Completion

Sir/Madam,

1. I/We have undertaken the assignment of certifying the completion of repair work for the above-mentioned project/building.
2. Following technical professionals were appointed by the Owner/Promoter for this project:
 - Architect / Licensed Surveyor: [Name, COA Reg. No.]
 - Structural Consultant: [Name, License No.]
 - Site Supervisor: [Name] [1, 2]
3. Based on site inspections and certifications received from the structural engineer and site supervisor, I certify that the subject work has been carried out in all aspects as per the original/revised drawings and detailed specifications prepared by us and approved by the Bank.
4. The workmanship and materials used adhere to the sanctioned scheme, general building standards, and detailed architectural drawings. [1, 2]
5. I certify that the repair/renovation work of the building is fully completed under this contract and fit for the occupation for which it was erected. []

Signature and seal of Structural Consultant
Name of the Structural Consultant
MCGM / BMC Registration Number
Address

Mobile Number
Email:

Signature and seal of Project Architect
Name of the Project Architect
Council of Architect Registration Number
Address

Mobile Number
Email:



**Reserve Bank of India
Estate Cell Byculla, Mumbai**

**Part-II (Price bid)
Unpriced Bill of Quantities**

For

**COMPREHENSIVE ARCHITECTURAL SERVICES INCLUDING STRUCTURAL
CONSULTANCY FOR BYCULLA OFFICE BUILDING OF RBI, MUMBAI 400008.**

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Issued to M/s

Last date of submission:, 2026 till 3:00 PM (On CPP Portal)

**COMPREHENSIVE ARCHITECTURAL SERVICES INCLUDING STRUCTURAL
CONSULTANCY FOR BYCULLA OFFICE BUILDING OF RBI, MUMBAI 400008.**

FINANCIAL PROPOSAL / BID

(Not for quote. To be filled online on CPP Portal only.)

Sr. No.	Description of Item	Qty	Unit	Rate	Amount
1.	Rendering Comprehensive Architectural Services including structural consultancy for Byculla office building of RBI as per scope mentioned in Techno commercial bid.	1	Job		
	CGST @ 9% in ₹	1	LS		
	SGST @ 9% in ₹	1	LS		
	Grand Total				

Note: (i) The rate shall be quoted in lumpsum in rupees. (ii) The Rates shall be quoted by the Architect is exclusive of GST and GST shall be added to the total amount.

Name and address of the Architect :

Phone No. :

Signature of the Architect :

Date :

Format of Structural Stability / Safety Certificate for Building

Owner of Premises: The Reserve Bank of India.

Name of the Premises:

Location:

Brief building description:

I/We hereby certify that I/We have conducted a visual inspection and carried out a condition assessment and thereafter evaluated the above-referred building with a view to ascertain its Structural Stability.

The structural elements inspected included foundations, columns, beams & slabs at each floor. I/We have gone through the structural drawings, wherever available, for this building and have also carried out our own design checks to evaluate the stability of the structure. The observations and a summary of the evaluation have been recorded as per the Structural Audit Report enclosed herewith.

I/We have also carried out a number of Non-Destructive Tests (NDT) to estimate the present strength of concrete, reinforcing steel, structural steel and masonry. Based on this, I/We have worked out a system for repair, rehabilitation and retrofitting the distressed portion of the structural elements to strengthen them. While doing so, I/We have taken cognizance of the Bank's Guidelines for repair, rehabilitation and retrofitting. The building has undergone repair, rehabilitation and retrofitting according to the methodology and specifications given by me/us and its execution in the field has been supervised by me/us through periodic visits.

I/We hereby certify that the repair, rehabilitation and retrofitting has been done as per my/our specifications and to my/our satisfaction. This entire exercise was carried out from _____ to

I/We therefore certify that the building under reference is structurally capable of resisting all the loads as per the latest Indian Standards and is safe and serviceable during its economic life span.

Place

Signature of the Consultant

Date

(Name of Consultant or Name of Authorised
Consultant, his designation and Name of Organisation)

PROFORMA 'B'

Note: To be filled by structural Engineer/ Auditor appointed by owner/ tenants/occupiers.

	Sub:-	
	Name of Consultant :	
1	Name of Bldg./ Address	
2	CTS No./Ward/ UID	
3	No. of Storey	
4	Year of Construction and age of building	
5	User Department	
6	Date of Inspection by consultant	
7	Date of preparation of Report	
8	Validity Period of report (should be minimum six months)	
9	Mode of construction of existing Bldg.	
i	Foundations	
ii	Floors	
iii	Walls	
iv	Beams	
v	Columns	
vi	Roof	
10	History of Repairs done year-wise- (a) Slab recasting (b) Column jacketing	
i	Structural Repairs	
ii	Tenantable Repairs	
iii	Roof/Waterproofing	
iv	Plumbing	
v	Additional/Alterations if any	
11	Condition of –	
i	Internal plaster	
ii	External plaster	
iii	Plumbings	
iv	Drain lines/chambers	
12	Observations-	
	a) Doors & windows don't close	
	b) Columns & steel exposed	
	c) Settlement uneven flooring gaps between and skirting & floor	
	d) Foundation settlement	
	e) Deflections/sagging	
	f) Major cracks in column/beams	
	g) Seepage/Leakages	
	h) Staircase area/Column condition	
	i) Lift walls	

	j) U.G.Tank		
	k) OHT/Column condition		
	l) Parapet at terraces		
	m) Chhajas		
	n) Common areas		
	o) Toilet blocks		
	p) Terrace/Water proofing		
	q) Vegetation		
13	Test carried out on structure/ observations	Findings	Range as per IS code
	NDT	a) Ultrasonic pulse velocity Test	
		b) Rebound Hammer Test	
		c) Half Cell Potential Test	
		d) Carbonation Depth Test	
		e) Core Test	
		f) Chemical analysis	
		g) Cement aggregate ratio	
14	Distress Mapping Plan & photographs with caption below about description of structural member and its location, video shooting.		
15	Brief Description of repairs to be done		
	a) Water Proofing		
	b) External Plaster		
	c) Structural repairs		
	i. Column jacketing		
	ii. Slab recasting		
	iii. RCC cover to be replaced		
	iv. Beam recasting		
	d) Partial Evacuation during repairs needed		
	e) Propping		
16	Conclusions of Consultants -	Observations	Key reason
i	Whether structure is livable/or whether it is to be evacuated and pulled down		
ii	Whether structure requires tenantable repairs/Major structural repairs & its time frame		
iii	Whether structure can be allowed to occupy during course of repairs		
iv	Nature/Methodology of repairs		
v	Whether structure requires immediate propping. If so, its propping plan /methodology given		
vi	Whether other immediate safety measures required- What is specific recommendation?		
vii	Enhancement in life of structure after repairs/frequency of repairs required in extended		

	life period.		
viii	Projected repair cost/Sq. ft.		
ix	Projected reconstruction cost/Sq.ft.		
x	Specific remarks, whether building needs to be vacated/demolished/ repairable		
xi	Whether structure in extremely critical condition		
17	Critical Observation		
18.	Classification of Bldg. -	Category	Auditor's final conclusion

Additional Remarks/ Recommendations, if any.

Signature

M/s.

Structural Auditor:
Name & Address
Reg. no/ license no.

Classification of Bldg. -	Category
To be evacuated /demolition immediately	C1
To be evacuated and/or partial demolition requiring major structural repairs	C2-A
No eviction only structural repairs.	C2-B
No eviction needs minor repairs only	C3

Format of undertaking on “No statutory approval required”

TO WHOMSOEVER IT MAY CONCERN

Date

Ref. No:

This is to certify that the work pertaining to structural repairs / retrofitting / restoration work along with change in elevation based on the report of Comprehensive Architectural Services including Structural Consultancy awarded tovide work order dated was executed for the Office building of Reserve Bank of India situated at during and the work is completed on The said work and the changes to the building due to said work does not require prior and post statutory building permission or commencement and completion certificates from the [Insert Local Authority, e.g., Municipal Corporation of Greater Mumbai / Local Planning Authority].

Based on the verification of the site, structural feasibility, and the prevailing local Development Control Regulations (DCR) / Unified Development Control and Promotion Regulations (UDCPR), this exemption applies for the following reasons:

1. **Nature of Work:** The proposed work is restricted to _____ internal non-structural alterations, minor repairs, painting, or landscaping] which falls under the permissible exempted categories of the building bye-laws.
2. **No Structural Alteration:** No modification, addition, or alteration is being made to the primary structural elements (such as beams, columns, load-bearing walls, or slabs), and the existing Floor Space Index (FSI) / built-up area remains unaffected.]

Compliance: The planned works strictly adhere to the National Building Code (NBC) of India and do not violate any fire safety, public health, or marginal open space regulations.

I am a registered Architect possessing a valid license/registration with the Council of Architecture, bearing registration number [Insert COA/License Number]. I undertake that any deviation from the above scope of work, which may mandate statutory approval in the future, will be brought to the immediate attention of the authorities. [1]

Signature:

[Architect's Name]

Architectural License / COA No:

Contact Information:

Seal of the Architect / Firm:

Details of type of NDT test

1.	Detailed Visual Survey: Visual inspection for surface damages, cracks, flaking, coloration, local weaknesses etc and their damage classification. Simple tools and instruments like camera with flashlight, magnifying glass, binoculars, gauge for crack width measurement etc. shall be used. The visual inspection shall largely cover areas of high distress, cracks, corrosion etc. Visual inspection would be documented in the form of worksheets, photographs records, distress over drawings etc The visual inspection shall be done of entire Byculla Office Building.
2.	Ultrasonic Pulse Velocity Test: This item includes conducting an ultrasonic pulse velocity (UPV) test on a building structure, as per relevant Indian Standard (IS) codes, to assess the internal quality and homogeneity of concrete. This non-destructive technique helps evaluate potential flaws, cracks, voids, and overall concrete integrity.
3.	Core Extraction and Testing: This item covers the extraction and testing of concrete cores from a building structure, as per relevant Indian Standard (IS) codes, to evaluate its strength, composition, and potential degradation mechanisms. This information is critical for assessing structural integrity and guiding potential remedial actions.
4.	Carbonation Depth Test: This item covers the in-situ determination of carbonation depth within concrete elements of a building structure, adhering to relevant Indian Standard (IS) codes. This test evaluates the extent of concrete degradation due to atmospheric carbon dioxide ingress, which can impact reinforcement corrosion and structural integrity.
5.	Half Cell Potential Test for Corrosion mapping: This item offers a non-destructive half-cell potential (HCP) test of a building structure, aligning with relevant Indian Standard (IS) codes, to assess the likelihood of corrosion in embedded steel reinforcement. This information plays a crucial role in evaluating potential structural deterioration and guiding necessary actions.
6.	Rebound Hammer Test: This item covers the non-destructive assessment of concrete strength in a building structure using a rebound hammer, following relevant Indian Standard (IS) codes. This test provides insights into concrete quality, uniformity, and potential deterioration, aiding in structural integrity evaluation.
7.	Chemical Analysis Tests: This item includes performing chemical analysis tests on concrete samples extracted from the building structure, as per relevant IS codes, to assess its composition and potential degradation mechanisms. Tests to be done for extracted concrete samples for analyzing their chemical properties.

8.	Cover Meter Survey Test: This item covers the non-destructive testing of concrete structures using a cover meter to determine the thickness of concrete cover over embedded steel reinforcement. This information is crucial for evaluating the potential risk of corrosion and assessing the overall structural integrity.
9.	Composition of Report/ Interpretation: Preparing and submitting comprehensive report consisting of findings from visual inspection, test data, interpretation of results, conclusions, and final recommendations etc. complete as detailed in special conditions and specifications

Note: The type of tests given above are for reference purpose. Minimum number of each type of test and any other tests to be done, if any, needed to be based on site visit and as assessed by the applicant shall be submitted to the Bank prior to the pre-bid meeting as at clause A decision on this shall be communicated by the Bank before the last date of submission of bid.

APPENDIX HEREIN BEFORE REFERRED TO

1. Defects liability Period	12 months from the date of issue of virtual completion certificate.
2. Period of final measurement	Three months from the date of final completion of the work including settlement of final bill.
3. Date of commencement	Within 14 th day from the date of award of work.
4. Date of completion	18 months for entire work which shall be reckoned from 14 th day of work order. The comprehensive architectural services including structural consultancy is to be delivered as per the timeframe mentioned in Annex I.
5. Compensation for delay	0.25% of the contract price per week (to be computed on per day basis) subject to maximum amount of 10% of the contract amount for the entire work.
6. Value of work for Interim Certificate	₹ 30Lakh
7. Retention Percentage	5% from each bill
8. Total Security Deposit	5% RMD
9. Refund of EMD	On submission of PBG
10. Period of honoring RA bill certificate	28 working days
11. Period of honoring final bill certificate	Three months from the date of submission of bill along with all details
12. Interest for delayed payment	Three percent per annum
13. Performance Bank Guarantee (PBG)	Bank Guarantee from any Scheduled Bank for an amount equal to 5% of the Contract Amount and valid till completion of the work + 3 months
14. Release of Performance Bank Guarantee (PBG)	After one month from the virtual date of completion of work.
17. Released of RMD	After DLP, 12 months from the date of issue of virtual completion.

Date:-
Place:-

Signature of the contractor with name & seal

Address: