



**RESERVE BANK OF INDIA
ESTATE DEPARTMENT
CAB, PUNE, MAHARASHTRA**

Notice Inviting e-Tender

Notice Inviting e-tender from empaneled CPSUs for Selection of Project Management Consultant (PMC) for Phase I of Construction of Officers Residential Building and Phase II of Hostel Buildings of Reserve Bank of India at CAB, RBI, Pune, Maharashtra.

CAB, RBI, Pune Invites e-tender from empaneled CPSUs under category C (₹ 100 crore to ₹ 300 crore) for selection of PMC for **Phase I of Construction of Officers Residential Building and Phase II of Hostel Buildings of Reserve Bank of India at CAB, RBI, Pune, Maharashtra**. The submission of bids should be done through the e-tendering portal of CPPP <https://etenders.gov.in/eprocure/app>. All empaneled CPSUs included in the above category, must register themselves with CPP Portal through the above-mentioned website to participate in the bidding process.

For full details please refer Tender Document Techno-Commercial Bid (Part I) and Price-Bid (Part II). Further corrigendum / addendum if any, will be hosted on the Bank's website <https://www.rbi.org.in/> under the link 'Tender's and <https://etenders.gov.in/eprocure/app>. The Bank is not bound to accept the lowest tender and reserves the right to accept either full or in part of any tender. The Bank also reserves the right to reject any one or all of the tenders without assigning any reason, thereof.

Sr No	Particulars	Details
1	Name of the work	Phase I of Construction of Officers Residential Building and Phase II of Hostel Buildings of Reserve Bank of India at CAB, RBI, Pune, Maharashtra.
2	Tender Id	2026_RBI_289230_1
3	Estimated PMC's agency charges (fee)	₹7.52 crore (exclusive of GST)
4	Brief Particulars of the project to be completed by the agency as PMC	Construction of Phase I of Construction of Officers Residential Building and Phase II of Hostel Buildings of Reserve Bank of India at CAB, RBI, Pune, Maharashtra Phase I Patch of Land :- 2400 Sqm Phase II Patch of Land:- 4200 Sqm

		Total Plot area of CAB: 29173 Sqm. FSI (Floor Space Index) considered for entire campus 0.87. Tentative Construction area (BUA) of building to be constructed 20915 sqm for phase I and Phase II. However, the built-up area may be reassessed by the selected CPSU to meet the Bank's requirements and the applicable local byelaws. Envisaged project construction cost ₹125.34 crore (excluding Statutory Charges, PMC Charges and GST). *As per information available with Bank. It shall be verified by the prospective bidders for bidding/ by PMC once appointed for submitting the proposal to Bank. The PMC shall be responsible for conformity of proposal with 'building bye-laws' and buildability.
5	Earnest Money Deposit (EMD) BG/NEFT/RTGS	₹17,74,000/- to be remitted through.
	All bidders need to submit EMD	NEFT / RTGS (Copy of receipt of NEFT/RTGS with UTR Number through email/letter before the last date and time indicated in this NIT for submission of EMD) NEFT Details: A/c No 8614038 Beneficiary Name - Reserve Bank of India IFSC Code: RBIS0PUPA01 (0 in the code represents ZERO) Demand Draft (DD) / Bank Guarantee (BG): In favor of Reserve Bank of India to be delivered in physical form at Reserve Bank of India, Estate- Department, CAB, Pune, Maharashtra 411016 before the last date and time indicated in this NIT for submission of EMD (The Earnest Money Deposit in the form of Bank Guarantee (BG) shall be valid for at-least six months from the last date for submission of tender and may be extended subject to mutual agreement).
6	Availability of Bid documents	Reserve Bank of India website/CPP website
7	Bid process	Evaluation for selection of the PMC shall be made as Quality cum Cost Based Selection (QCBS) as defined in this tender document.

8	Mode of Submission- Part I and Part II by the BIDDERS.	e-Procurement System (CPP Portal) (Online Part I – Techno-Commercial Bid and Part II – Financial bid through https://etenders.gov.in/eprocure/app
9	Date of availability of e-Tender document for downloading	August 28, 2026 from 05:00 PM onwards
10	Transaction Fee on CPP portal	Charges for participation in e-procurement will be made to CPPP through CPPP Gateway/NEFT/RTGS in favour of CPPP or as advised by them.
11	Last date for submission of pre-bid queries, if any, by the BIDDERS	September 21, 2026 (via email to premisescab@rbi.org.in)
12	Date of holding pre-bid meeting (Physical) / (Virtual-Webex)	September 24, 2026 at 11:00 AM at Reserve Bank of India, Estate-Department, CAB, Pune, Maharashtra 411016
13	Date of Starting of bidding process by eligible CPSUs for online submission of bids (Techno-Commercial & price) at https://etenders.gov.in/eprocure/app	September 30, 2026 from 05:00 PM onwards
14	Date for issue of addendum/ corrigendum, if any, subsequent to the pre-bid meeting	September 30, 2026
15	Date & Time for receiving (i) Copy of receipt of NEFT/RTGS with UTR Number through email/letter Or (ii) Original Bank Guarantee in lieu of EMD physically at the Bank	October 12, 2026 till 12:00 PM
16	Date of closing of online e-tender for submission of Techno Commercial Bid & Financial bid	October 12, 2026 till 12:00 PM
17	Date & time of opening of Part-I (i.e. Techno-Commercial Bid) Date & Time of opening of Part-II (i.e. Financial bid).	October 13, 2026 at 03:00 PM Date of opening Part – II will be communicated to eligible bidders through email.
18	Presentation by eligible empaneled CPSUs	To be intimated later.
19	Total Time allowed for completion of the Project	49 Months (7 months for planning, approvals & award of work + 24 months for phase I construction + 18 months for phase II construction) to be reckoned from 15 day of letter of award.

NOTE

1. As this is an e-tender, the rates shall be submitted only in online mode and not on any other documents, otherwise the bid shall be rejected.
2. Further information, Addendum / Corrigendum to the tender, if any, issued in future will only be notified on the RBI Website and CPP portal as given above.
3. The Bank reserves the right to reject any or all the tenders without assigning any reason thereof.
4. This notice is being published for information. This is not an open tender and

participation in this tender is limited to the empaneled CPSUs under category C (₹ 100 crore to ₹ 300 crore).

5. For full details please refer Tender Document Techno-Commercial Bid (Part I) and Price-Bid (Part II) hosted on <https://etenders.gov.in/eprocure/app>

Principal
Reserve Bank of India, CAB,
Pune, Maharashtra