



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

Notice Inviting Tender

Reserve Bank of India, Bengaluru invites e-Tender through MSTC website from eligible empanelled vendors for **Renovation of 2 Class IV flats (405 & 811) at RBI Staff Quarters, Nandini Layout, Bengaluru**. The e-Tender along with the detailed tender notice is available on the MSTC website at <https://www.mstcecommerce.com/eprocn> and the website of the RBI at <https://www.rbi.org.in> under the menu "Tenders".

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

3. The estimated cost of the work is **₹9.93 lakh (Rupees Nine Lakh Ninety-Three Thousand only)** however the actual amount may vary.

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

A	E-Tender No.	RBI/Bangalore Office/Estate/29/25-26/ET/488 Regional
B	Mode of Tender	e-Procurement System (Online Part I - Techno-Commercial Bid and Part II - Price Bid through www.mstcecommerce.com/eprocn)
C	Date from which tender document is available to parties to download	September 16, 2025; 12.00 PM onwards
D	Start bid Date	September 16, 2025; 12.00 PM onwards
E	Pre-Bid meeting	September 23, 2025; 11.00 AM
F	Last date for submission of the tender	October 08, 2025; till 10.00 AM
G	Date of opening of Part I (Technical bid) of tender	October 08, 2025; 11:00 AM

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

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to the e-Tender, if issued in future, will only be notified on the RBI and MSTC Website as given above and will not be published in the newspaper.

Regional Director
Reserve Bank of India
Bengaluru



RESERVE BANK OF INDIA
Estate Department
Bengaluru

Tender

For

**Renovation of 2 Class IV flats (405 & 811) at RBI Staff Quarters
Nandini Layout, Bengaluru**

Name of Tenderer: _____

Address: _____

Part - I (Techno - Commercial Bid)

	Activity	Date
1	Date of availability of Tender in RBI Website and MSTC Portal	September 16, 2025; 12.00 PM onwards
2	Due date for submission of Tender	October 08, 2025; till 10.00 AM
3	Date of opening of Tender	October 08, 2025; 11.00 AM

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**RESERVE BANK OF INDIA
ESTATE DEPARTMENT
BENGALURU**

**Renovation of 2 Class IV flats (405 & 811) at RBI Staff Quarters
Nandini Layout, Bengaluru**

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DISCLAIMER

Reserve Bank of India, Estate Department, Bengaluru, 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 in order, neither Reserve Bank of India nor any of its authorities or agencies nor any of their respective officers, employees, agents or advisors give any warranty or make any representations, express or implied as to the completeness or accuracy of the information contained in this document or any information which may be provided in association with it.

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

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NOTICE INVITING TENDER

Renovation of 2 Class IV flats (405 & 811) at RBI Staff Quarters Nandini Layout, Bengaluru

Reserve Bank of India, Bengaluru invites e- tenders for the captioned work from bank's empanelled vendors/contractors under the said category of the work costing up to 10 Lakhs. The tendering would be done through the e-Tendering portal of MSTC Ltd (<https://www.mstcecommerce.com/eprocn/rbi>). All interested empanelled vendors /contractors must register themselves with MSTC Ltd through the above-mentioned website to participate in the tendering process. The Schedule of e-Tender is as follows:

a. Name of Work	Renovation of 2 Class IV flats (405 & 811) at RBI Staff Quarters Nandini Layout, Bengaluru
b. Estimated Cost of the Work	₹9.93 lakh inclusive of GST
c. Time allowed for completion of the work	90 days from the 10th day of issue of work order
d. e-Tender no	RBI/Bangalore Regional Office/Estate/29/25-26/ET/488
e. Mode of Tender	e-Procurement System (Online: Part I - Techno-Commercial Bid and Part II - Price Bid through www.mstcecommerce.com/eprocn/rbi)
f. Date of NIT available to parties to download	September 16, 2025; 12.00 PM onwards
g. Date of Pre-Bid Meeting	September 23, 2025 at 11.00 AM
h. Date of starting of e-Tender for submission of Techno-Commercial Bid and price Bid in MSTC Portal	September 16, 2025; 12.00 PM onwards
i. Date of closing of online e-tender for submission of Techno-Commercial Bid & Price Bid	October 08, 2025; till 10.00 AM
j. Date & time of opening of tender	October 08, 2025; 11:00 AM
k. Transaction Fee	As charged by MSTC Ltd.

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

Important instructions for E-Procurement

Bidders are requested to read the terms & conditions of this tender before submitting your online tender.

Process of e-Tender:

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

Special Note: The Techno-Commercial Bid and Price Bid must be submitted on-line through www.mstcecommerce.com/eproc/rbi

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

Contact person (RBI):

1. Shri Purushotamkumar (Asst. Manager, Tech-Civil, Estate Department); Ph: 745966130
2. Shri. Karan (Manager, Estate Department); Ph: 080-22180262

Contact person (MSTC Ltd):

1. Shri. J. Damodaran, Branch Manager:
080-22287356 / 9841002253 (jdamodaran@mstcindia.co.in)
2. Raveendranath, 76764 56095
3. Arnab Sarkar 9986036012

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

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

Email: helpdesk@mstcindia.co.in

B) System Requirements:

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

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

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

Other Settings:

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

To enable ALL active X controls and disable ‘use pop up blocker’ under Tools => Internet Options => custom level (Please run IE settings from the page www.mstcecommerce.com once). The ‘Techno-Commercial Bid’ and the ‘Price Bid’ shall have to be submitted online at www.mstcecommerce.com/eprocn/rbi. Tenders will be opened electronically on specified date and time as given in the tender.

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

Special Note towards Transaction fee:

The vendors shall pay the transaction fee using “**Transaction Fee Payment**” link under “My Menu” in the vendor login. The vendors have to select the particular tender from the event dropdown box. The vendor shall have the facility of making the payment either through NEFT or online payment. On selecting NEFT, the vendor shall generate a challan by filling up a form. The vendor shall remit the transaction fee amount as per the details printed on the challan without making change in the same. On selecting online payment, the vendor shall have the provision of making payment using its Credit / Debit Card / Net

Banking. Once the payment gets credited to MSTC's designated bank account, the transaction fee shall be auto authorized and the vendor shall be receiving a system generated mail. **Transaction fee is non-refundable.** A vendor will not have the access to online e-tender without making the payment towards transaction fee.

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

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

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

Bidding in e-Tender:

- a) The process involves Electronic Bidding for submission of 'Techno-Commercial Bid' and 'Price Bid'.
- b) The vendor(s) who have submitted transaction fee can only submit their Bids through internet in MSTC website www.mstcecommerce.com => e-procurement => PSU / Govt. depts. => Login under RBI => My menu => Auction Floor Manager => live event => Selection of the live event.
- c) The vendor should have running JAVA application. This exercise has to be done immediately after opening of Bid floor. Then they have to fill up Common terms / Commercial specifications and save the same. After that, they should click on the 'Techno-Commercial Bid'. If this JAVA application does not run, then the vendor will not be able to save / submit his 'Techno-Commercial Bid'.
- e) After filling the 'Techno Commercial Bid', vendors must click 'save' for recording the same. Once the 'Price Bid' link becomes active and the details are filled up, vendors have to click on "save" to record the 'Price Bid'. After both the 'Techno-Commercial Bid' & 'Price Bid' have been saved, vendor must click on the "Final submission" button to register the bids.
- f) Pages of Part I (Techno-Commercial Bid) of the tender where details shall be filled in and signed, shall be downloaded from the uploaded tender documents, details filled in, signed and uploaded. Vendors are instructed to use '*Attach Doc*' button to upload documents. Multiple documents can be uploaded.

- g) In all cases, vendors are advised to use their own ID and Password along with Digital Signature at the time of submission of their bids.
- h) During the entire e-tender process, the vendors will remain completely anonymous to one another and also to everybody else.
- i) The e-tender floor shall remain open from the pre-announced date & time and for as much duration as mentioned above.
- j) All electronic bids submitted during the e-tender process shall be legally binding on the vendor. Any bid will be considered as the valid bid offered by that vendor and acceptance of the same by the 'Buyer' will form a binding contract between 'Buyer' and the 'Vendor' for execution of the work.
- k) It is mandatory that all the bids are submitted with Digital Signature Certificate otherwise the same will not be accepted by the system.
- l) 'Buyer' reserves the right to cancel or reject or accept or withdraw or extend the tender in full or part, without assigning any reason thereof.

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

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

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

Important Note

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

FORM OF TENDER

To
Regional Director,
Reserve Bank of India,
Estate Department,
10-38, Nirupathunga Road,
Bengaluru 560001

Date
Place

Madam/ Dear Sir,

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

MEMORANDUM

(a)	Name of work	Renovation of 2 Class IV flats (405 & 811) at RBI Staff Quarters Nandini Layout, Bengaluru
(b)	Estimated cost	₹9.93 lakh inclusive of GST
(c)	Retention Money to be deducted from the bills	5% from each bill (Maximum of 5% of contract amount).
(d)	Time allowed for completion of the work	90 days from the 10th day of issue of work order

(e)	Liquidated Damages for delay in completion of the work	0.25 % of the 'Contract Amount' per week subject to a ceiling of 10% of the 'Contract Amount'.
(f)	Defects Liability Period	One Year from the date of 'Virtual Completion' of the work.

I / We agree to:

1. Should this tender be accepted, I / we hereby agree to abide by and fulfil the terms and provisions of the said conditions of the contract annexed here so far as they may be applicable or in default thereof to forfeit and pay to the Reserve Bank of India, the amount mentioned in the said conditions.

Signature, Name & Address of the bidder:

INSTRUCTIONS TO BIDDERS

1. E-tenders comprising Part I (Techno-Commercial Bid) and Part II (Price Bid) of the tender should be submitted in MSTC portal under RBI Portal for the work of **Renovation of 2 Class IV flat (405 & 811) at RBI Staff Quarters, Nandini LayoutF, Bengaluru** not later than **October 08, 2025; 10.00 AM**. Telegraphic, Fax and E-mail tenders shall not be accepted. No tender received after **October 08, 2025; 10.00 AM** shall be accepted by MSTC portal.
2. Bidders may get their doubts clarified during pre-bid meeting in Main office. Any change in mode of meeting shall be intimated to bidders in advance. **The Bank discourages stipulation of any additional conditions by the tenderers.** However, in case the tenderers wish to include any condition / clarification, it shall be separately uploaded in MSTC Portal in their letter head. The clarifications / conditions etc. uploaded if any will be examined and after discussions with all the tenderers, the conditions that are acceptable to the Bank will be intimated to the tenderers. No request for any change in rate or conditions after the opening of the tender will be entertained. However, decision of the Bank on acceptance of conditions put by the bidders is final and binding.
3. Bidders may choose to present for Tender Opening Event in the Bank's Main Office at scheduled date and time. Part I (Techno-Commercial Bid) of the tender shall be opened at **11:00 Hrs on October 08, 2025**. Part II (Price Bid) shall be opened on a subsequent date and time which shall be intimated to the bidders who are successfully qualified in Part I of tender.
4. All information, correspondence letters, shall be submitted in and addressed to Regional Director, Reserve Bank of India, Estate Department, Bengaluru.
5. Tenders shall remain valid for acceptance by the Bank for a period of **three months from the date of opening of Part I** of the tender which period may be extended by mutual agreement and the tenderer shall not cancel or withdraw the tender during this period.
6. The rates quoted shall be based on the **Part-II (Price-Bid) of tender** and shall be firm and binding without any escalation whatsoever till the completion of the contract. Due to limitation in number of words in price bid in MSTC portal, full description may

not be available. However, tenderer shall read all specifications/drawings/conditions from this tender document.

7. For any item, if the rate and amount do not tally with respect to the bill of quantities, then the amount arrived on the basis of quoted rates shall only be considered.
8. Digital Signatures may be used to submit the tender in token of his / their acquainted himself / themselves with the terms and conditions of this tender.
9. If any of the document is missing, the tender may be considered invalid by the Bank at its discretion. No advice of any change in rate or conditions after opening of the tender will be entertained.
10. The vendors shall pay the transaction fee vide the procedures listed in '**Guidelines for e-procurement**'. Transaction fee is non-refundable. A vendor will not have the access to online e-tender without making the payment towards transaction fee.
11. The Reserve Bank of India does not bind itself to accept, the lowest or any tender and reserve to itself the right to accept or reject any or all the tenders, either in whole or in part, without assigning any reasons for doing so.
12. On receipt of intimation from the Employer of acceptance of his / their tender, the successful bidder shall be bound to implement the contract and **within fourteen days** thereof the successful bidder shall sign an agreement in accordance with the draft agreement and the Schedule of Conditions but the written acceptance by the Reserve Bank of India of a tender will constitute a binding contract between the Reserve Bank of India and the person so tendering, whether such formal agreement is or is not subsequently executed.
13. As a security for the due fulfilment of the contract by the Contractor, 5% of the value of the work done will be deducted by the Employer from each payment and bills to be made to the Contractors towards Retention Money. This Retention Money to be deducted will be termed as 'Total Security Deposit'. 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.
14. All compensation or other sums of money payable by the Contractor to the Employer under the terms of this Contract may be deducted from the Security Deposit if the amount so permits and the Contractor shall, unless such deposit has become

otherwise payable, within ten days after such deduction make good in cash the amount so deducted.

15. The Contractor shall not assign the Contract. He shall not sublet any portion of the Contract except with the written consent of the Bank. In case of breach of these conditions, the bank may serve a notice in writing on the contractor rescinding the Contract whereupon the security deposit shall stand forfeited to the Bank.
16. The Contractor shall carry out all the work strictly in accordance with Design and drawings, details, specifications and instructions of the Bank's Engineer. If in the opinion of the Bank's Engineer changes have to be made in the design and with the prior approval in writing of the Employer they desire the Contractor to carry out the same, the contractor shall carry out the same without any extra charge. The Bank's decision in such cases shall be final and shall not be open to arbitration.
17. A Schedule of Probable Quantities in respect of each work and specifications accompany these Instructions to Bidders. The Schedule of Probable Quantities is liable to alteration by omissions, deductions or additions at the discretion of the Bank.
18. The tenderer must obtain for himself on his own responsibility and at his own expenses all the information which may be necessary for the purpose of making a tender and for entering into a contract and must examine the drawings (if any) and must inspect the site of the work and acquaint himself with all local conditions, means of access to the work, nature of the work and all matters appertaining thereto.
19. The rates quoted in the tender shall include all charges for clearing of site before commencement as well as after completion, double scaffolding, centring, boxing, staging, planking, plant and equipment, storage sheds, watching and lighting by night as well as day including Sundays and holidays, temporary lines for drawing plumbing and electricity supply arrangements (water and electricity may be made available at the available sources within the Bank's Premises), protection of the public and safety of walls, buildings and all other erections, matters or things and the Contractor shall take down and remove any or all such centering, scaffolding, staging, etc. as occasion shall require or when ordered so to do and fully reinstate and make good all matters and things disturbed during the execution of work and to the satisfaction of the Bank. The rates quoted shall be deemed to be for the finished

work to be measured at site. The rates shall also be firm and shall not be subject to exchange variations, Labor conditions, fluctuations in railway freights or any conditions whatsoever.

20. **The rates for each item in Part II (Price Bid) in MSTC Portal shall be quoted exclusive of GST. Total Amount including GST shall be automatically calculated by the MSTC Portal and the total amount for all the items including the G.S.T will be taken as the total Contract Value.** Each invoice / bill shall indicate amongst other things, the contractor's PAN and GST Registration Number. The contract value will also be subject to TDS / Withholding Tax as per statutes. No claim in respect of sales tax, sales tax on works contract, excise duty, customs duty, octroi or other tax, duty or levy, service tax whether existing or in future shall be entertained by the Employer.
21. The quantities in the Schedule of Quantities approximately indicate the total extent of work but may vary to any extent and may even be omitted thus altering the aggregate value of the Contract. However, during actual execution of work, if the quantities of any of the items of work exceeds by more than 25% of the tender quantities, the quantities of such items executed, by the authority of the Bank's Engineer and with the concurrence of the employer, in excess of 25% of the tender quantity, shall be considered as an extra item of work for which the Contractors shall submit fresh rates supported by rate analysis worked on the actual cost basis plus 15% towards establishment charges, contractor's overheads and profit. The rates for all such items of work, being current ones, will not be eligible for price adjustment due to increase or decrease in prices of materials and Labor rates as per escalation formula, if any, given in the tender. If any of the items of work is omitted from the accepted tender at the sole discretion of the employer, the contractor shall not be entitled to any claim on this account.
22. Time allowed for carrying out the work as mentioned in the Memorandum shall be strictly observed by the Contractor and it shall be reckoned from the 10th day of issue of written order to commence the work.
23. The work shall throughout the stipulated period of the contract be proceeded with all due diligence and if the Contractor fails to complete the work within the specified period, he shall be liable to pay compensation as defined in Clause 27 of the

General Conditions of the Contract. The tenderer shall before commence the work, prepare a detailed work programme which shall be approved by the employer. If the contractor fails to continue the work as per the detail work program or fails to deploy Labors as required for the smooth flow of the work, Bank reserves right to cancel the contract agreement entered into.

24. Tenders will be considered only from list of contractors empanelled by the Bank in the trades concerned.
25. The Contractor shall not be entitled to any compensation for any loss suffered by him on account of delays in commencing or executing the work, whatever the cause of delays may be, including delays arising out of modifications to the work entrusted to him or in any sub-contract connected therewith or delays in awarding contracts for other trades of the project or in commencement or completion of such works or in procuring Government controlled or other building materials or in obtaining water and power connections for construction purposes or for any other reason whatsoever and the Employer shall not be liable for any claim in respect thereof. The Employer does not accept liability for any sum besides the tender amount, subject to such variations as are provided for herein.
26. The successful tenderer is bound to carry out any items of work necessary for the completion of the job even though such items are not included in the quantities and rates. Schedule of instructions in respect of such additional items and their quantities will be issued in writing by the Bank's Engineer with the prior consent in writing of the Employer
27. The successful tenderer must co-operate with the other Contractors appointed by the Employer so that the execution of work shall proceed smoothly with the least possible delay and to the satisfaction of the Bank's Engineer
28. The Contractor must bear in mind that all the work shall be carried out strictly in accordance with the Specifications, design drawings made by the Bank and also in compliance of the requirements of the local public authorities and to the requirements of the Bank and no deviation on any account will be permitted. Quality of the work should be satisfactory to the bank as per work specifications. Contractor shall make good the bank for any low quality of work executed.

29. The successful tenderer should make his own arrangement to obtain all materials required for the work. The materials as far as procurable shall be first / premium quality conforming to relevant Indian standards.
30. The successful tenderer is bound to purchase the required materials for which the “Basic Price” has been stipulated in the item from the manufacturer approved and selected by the Bank and at the rate approved by the Bank from time to time.
31. For items where, Basic price of materials is stipulated, the basic price of materials shall be taken as cost of material at dealer’s ex-go-down price i.e. exclusive of GST. The sample of all such materials shall be got approved from the Bank before purchasing. The contractor should provide to the Bank for verification, all paid bills of the purchased materials for ascertaining the actual rate of purchase so as to settle the difference in cost of materials. No overhead and profit shall be considered for cost difference.
32. The tenderer shall have to use materials of the makes / manufacturers specified in the list of material of approved brand and / or manufacture contained in the e-tender clauses.
33. Electricity and water shall be provided free of cost for execution of the work at one point within the premises. Contractor shall make their own arrangements for conveying the same to the required locations. The contractor shall, however, take care to ensure that no undue wastage of electricity & water is caused. Necessary safety measures shall be taken by the contractor to avoid any mishap. The contractor shall be penalized by the Bank if any laxity on his part is observed in this matter.
34. The Contractor shall strictly comply with the provisions in the Safety & Fire Safety Codes annexed hereto.
35. IS Code numbers wherever mentioned in the tender shall be the latest version as on the date of opening of tenders.
36. Total Security Deposit (Retention Money) of the successful tenderer will be forfeited if he / they fail to comply with any conditions of the Contract.
37. Errors, Omission and Descriptions:
- a) In case of discrepancy between the Schedule of Quantities, specification and/or the Drawings, the following order of preference shall be observed i) Description of

Schedule of Quantities ii) Particular Specification and Special Condition, if any iii) Drawings iv) General Specifications v) Indian Standard Specifications of B.I.S

b) In case of difference between the rates mentioned in figures and words, the rate adopted for working out the total amount of item in the original tender form, shall be taken as correct. In all other cases the correct rate would be that which is lower.

38. Clarifications if any with respect to General Conditions, Special Conditions, Scope of work, specifications, design & drawings or any other matter required for submitting the tender shall be obtained from the Bank during working hours of the Bank, before submitting the tenders. Once a tender is submitted, the matter will be decided according to conditions in the tender in the absence of such authentic pre-clarification.
39. The contractor shall abide by and fulfil all requirements laid down under various provisions of Contract Labor (Regulation and Abolition) Act, 1970 and the rules framed there-under. The contractor shall submit to the Bank the maximum number of Labors to be engaged on a single day in the job. Any subsequent increase should be informed to the Bank without delay, if the number of Laborers employed for the job are twenty or more, the contractor shall obtain the license from the Regional Labor Commissioner. The contractor should ensure payment of minimum wages to all Laborers / workmen staff employed by him and maintain record of Labors employed for the work.
40. Contractor should ensure that the instructions/ directions issued by Central as well as State Government, and also by the Bank in connection with Covid-19 Pandemic are followed scrupulously by the workmen deployed at the Bank. Workmen from containment area or under quarantine should not be deployed for work. Further, you are required to closely monitor the staff deployed to the Bank and in case of any staff/family member of staff is found 'Covid' infected, action to be taken to replace the staff at once. Staff should be sensitised to follow strict social distancing norms while they remain deployed. You shall provide them with necessary gloves, masks, sanitizer, etc., at no extra cost to the Bank. Further, you shall indemnify and keep indemnified the Bank from any financial/ legal liability arising out of your failure, fault or negligence in complying-with the above instructions. Any hindrance to the work

due to COVID-19 pandemic or any other reasons shall be intimated to the bank's engineer.

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

Signature, Name & Address of the bidder:

GENERAL CONDITIONS OF CONTRACT

The Conditions Hereinbefore Referred To

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

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

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

l) "Net Prices"

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

m) "The works"

Shall mean '**Renovation of 2 Class IV flats (405 & 811) at RBI Staff Quarters Nandini Layout, Bengaluru**' as provided herein

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

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

explanations which are hereafter collectively referred to as "Bank's Engineer's instruction in regard to":

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

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

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

same. Before the issue of the final certificate to the Contractor he shall forthwith return to the Bank's Engineer all Drawings and Specifications.

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

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

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

7. **Setting out of work:** The Contractor shall set out the works and shall be responsible for the true and perfect setting out of the same and for the correctness of the positions,

levels, dimensions, and alignment of all parts thereof and got approved prior to proceeding of the work. If the contractor fails in their role, any errors/defects shall be rectified at his own expense to the satisfaction of the Bank/ Employer

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

Bank's Engineer except the representatives of public authorities shall be allowed on the works at any time.

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

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

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

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

consent in writing of the Employer and the value of such extra alterations, additions or omission shall, in all cases, be determined by the Employer in accordance with the provisions of Clause 18 hereof, and the same shall be added to, or deducted from the Contract Amount, as the case may be accordingly.

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

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

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

17. **Measurement of works**: The Bank's Engineer may, from time to time, intimate to the contractor that he requires the works to be measured, and the Contractor shall forthwith attend or send a qualified agent to assist Assistant Manager (Tech)/ Manager (Tech)/ AGM (Tech) in taking such measurements and calculations and to furnish all particulars or to give all assistance required by any of them. Should the Contractor not attend or neglect or omit to send such agent then the measurement taken by the Bank's Engineer or a person approved by him shall be taken to be correct measurement of the works. Such measurements shall be taken in accordance with the Method of Measurements detailed in the latest relevant IS Codes of practice.

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

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

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

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

No claim for an extra shall be allowed unless it shall have been executed under provisions of clause 5 hereof with the concurrence of the Employer herein mentioned. Any such extra in herein referred to as authorized and shall be made in accordance with the following provisions.

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

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

(b) The net prices of the original tender shall determine the value of items omitted provided if omissions vary the conditions under which any remaining items of works are carried out, the prices for the same shall be valued under sub-clause(c) hereof.

(c) Where the extra works are not of similar character and/or quoted under similar conditions as aforesaid or where the omissions vary the conditions under which any remaining items of works are carried out or if the amount of any omissions or additions relative the amount of the whole of the Contract works or to any part thereof shall be such that in the opinion of the Bank's engineer, the net rate or price contained in the priced Schedule of Quantities or tender or for any item of the works involves loss or expenses beyond that reasonably contemplated by the contractor or is by reason of such omission or addition rendered unreasonable or inapplicable, the Bank's Engineer shall fix such other rate or price as in the circumstances he shall think reasonable and proper, with the prior approval in writing of the Employer.

(d) Where extra work cannot be properly measured or valued, the Contractor shall be allowed day work prices as the net rates stated in the tender or the Priced Schedule or Quantities or, if not so stated, then in accordance with the local day work rates and wages for the district provided that in either case vouchers specifying the daily time (the workmen's names) and materials employed be delivered for verification to the Bank's Engineer at or before the end of the week following that in which the work has been executed. The measurement and valuation in respect of the Contract shall be completed within the "period of final measurements".

(e) It is further, clarified that for all such authorized extra items where rates cannot be derived from tender, the contractor shall submit rates, supported by rate analysis worked out based on CPWD schedule of rate analysis or for items not available in CPWD schedule, based on market rate with "actual cost basis", plus 15%

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towards establishment charges, contractor's overheads and profit. Such items will not be eligible for escalation.

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

Where in any certificates (of which the Contractor has received payment) the Bank's Engineer has included the value of any unfixed materials included for and/or placed on or adjacent to the works such materials shall become the property of the Employer and they shall not be removed except for use upon the works, without the written authority of the Employer. The Contractor shall be liable for any loss of, or damage to, such materials

20. **Removal of improper work** : The Employer shall, during the progress of the works, have power to order in writing from time to time the removal from the works within such reasonable time or times as may be specified in the order of any materials which in the opinion of the Bank's Engineer are not in accordance with the Specifications, the substitutions of proper materials, and the removal and proper re-execution of any work executed with materials or workmanship not in accordance with the drawings (if any) & specifications or instructions and the contractor shall forthwith carry out such order at his own cost. In case of default on the part of Contractor to carry out such order, the Employer shall have the power to employ any pay other persons to carry out the same; and all expenses consequent thereon, or incidental thereto, shall be borne by the Contractor, or may be deducted by the Employer from any moneys due, or that may become due, to the Contractor.

21. **Defects after virtual completion** : Any defect, shrinkage, settlement or other fault which may appear within the "Defects Liability Period" stated in the Appendix hereto, or, if none stated then within twelve months after the virtual completion of the works, arising in the opinion of the Employer from materials of workmanship not in accordance with the contract, shall upon the direction in writing of the Employer, and within such reasonable time as shall be specified therein, be amended and made good by the Contractor, at his own cost and in case of default the Employer may employ and pay other persons to amend and make good such defects, shrinkage settlements or other faults, and all damages loss and expenses consequent thereon are incidental thereto

shall be made good and borne by the Employer or may be deducted by the Employer, upon the Bank's Engineer's Certificate in writing, from any money due or that may become due to the Contractor, or the Employer may in lieu of such amending and making good by the Contractor deduct from any money due to the Contractor a sum, to be determined by the Employer equivalent to the cost of amending such work and in the event of the amount retained under clause 32 hereof being insufficient, recover the balance from the Contractor, together with any expenses the Employer may have incurred in connection therewith. Should any defective work have been done or materials supplied by any sub-contractor employed on the works who has been nominated as provided under clause 13 and 23 hereof, the contractor shall be liable to make good in the same manner as if such work or material had been done or supplied by the Contractor and been subject to the provision of this clause and clause 2 hereof. The contractor shall remain liable under the provisions of the clause notwithstanding the signing of any certificate or the passing of any accounts by the Employer.

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

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

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

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

- (b) That the nominated sub-contractor shall indemnify the contractor against claims in respect of any negligence by the sub-contractors his servants or agents or any misuse by him or them or any scaffolding or other plant, the property of the Contractor or under any Workmen's Compensation Act in force.
- (c) Payment shall be made to the nominated sub-contractor within fourteen days of his receipt of the Employer's Certificate provided that before any Certificate is issued the Contractor shall upon request furnish to the Bank proof that all nominated sub-contractors accounts included in previous certificates have been duly discharged; in default whereof, the Employer may pay the same upon a Certificate of the Bank and deduct the amount thereof from any sums due to the Contractor. The exercise of this power shall not create private of contract as between Employer and Sub-Contractor.

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

25. **Insurance in respect of damage to person and property:** The Contractor shall be responsible for all injury or damage to persons, animals or things and for all damage to property which may arise from any factor omission on the part of the Contractor or any Sub-Contractor or any nominated Sub-Contractor or any of their employees. The liability under this clause shall cover also, inter-alia any damages to structures, whether immediately adjacent to the works or otherwise; any damage to roads, streets, footpaths, bridges as well as damage caused to the buildings and other structures and works forming the subject matter of this contract. The contractor shall also be responsible for any damage caused to the building and other structures and works

forming the subject, matter of this contract due to rain, wind, frost or other inclemency of weather. The contractor shall, indemnify and keep indemnified the Employer and hold him harmless in respect of all and any loss and expenses arising from any such injury or damage to persons or property as aforesaid and also against any claim made in respect of injury or damage, whether under any statute or otherwise and also in respect of any award or compensation or damage consequent upon such claims.

The Contractor shall, at his own expense, effect and maintain till issue of the virtual completion certificate under this contract, with an insurance company approved by the Employer, an **All Risk Policy** for Insurance for the full amount of the contract in the joint names of the employer and the contractor (the name of the former being placed first in the policy) against all risk policy for contractors and deposit such policy or policies with the employer before commencing the works.

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

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

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

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

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

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

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

Without prejudice to his liability under this clause, the contractor shall also cause all nominated sub-contractors to effect, for their respective portions of the works, similar policies of insurance in accordance with the provisions of this clause and shall produce

or cause to produce to the employer such policies. **The contractor shall not permit a nominated sub-contractor to commence work at the site unless the said insurance policies are submitted.** In the event of failure of the sub-contractor to take out such a policy of insurance before commencing the works at the site, the contractor shall be responsible for any claim or damage attributable to the said sub-contractor

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

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

26. **Date of commencement and completion:** The Contractor shall be allowed admittance to the site on "Date of Commencement" stated in the Appendix hereto, or each later date as may be specified by the Employer and he shall thereupon and forthwith begin the works and shall regularly proceed with and complete the same (except such painting or other decorative work as the bank may desire to delay) or before the "Date of Completion" stated in the Appendix subject nevertheless to provisions for extension of time hereinafter contained.

27. **Liquidated damages for non-completion:** If the Contractor fails to complete the works by the date stated in the Appendix or within any extended time under Clause 28 here the Contractor shall pay the Employer the sum named in the Appendix as " Liquidated Damages" for the period during which the said works shall so remain incomplete and the Employer may deduct such damages from any money due to the Contractor.

28. **Delay and extension of time:** If in the opinion of the Employer the works be delayed (a) by force majeure or (b) by reason of any exceptionally inclement weather or c) by reason of proceedings taken or threatened by or dispute with adjoining or neighboring owners or public authorities arising otherwise than through contractor's own default or (d) by the works or delays of other contractor or Tradesmen engaged or nominated by the Employer and not referred to in the schedule of quantities and/or specifications or (e) by reasons of Bank's Engineer instruction as per clause 2 hereof (f) by reason of civil

commotion, local combination of workmen or strike or lockout affecting any of the building trades or (g) in consequence of the Contractor not having received in due time necessary instructions from the Bank for which he shall have specifically applied in writing or (h) from other causes which the Bank may certify as beyond the control of contractor or (I) in the event, the value of the work exceed the value of the Priced Schedule of Quantities owing to variation, the Bank may make a fair and reasonable extension of time for completion shall as soon as may be given written notice thereof to the bank but the Contractor shall nevertheless constantly use his endeavors to prevent delay and shall do all that may reasonably has required to the satisfaction of Bank to proceed with work. Decision of the bank if delay is due to force majeure or not shall be final and binding on the contractor.

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

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

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

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

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

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

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

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

Then and in any of the said cases the Employer may, notwithstanding any previous waiver, after giving seven days' notice in writing to the Contractor, determine the contract, the whole of which shall continue in force as fully as if the Contract has not been so determined, and so if the works subsequently execute had been executed by or on behalf of the Contractor. And further, the Employer by his agents or servants may enter upon and taken possession of the works and all plant, tools scaffoldings, sheds,

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machinery, steam and other power utensils and materials lying upon the premises or the adjoining lands or roads, and use the same as his own property or may employ the same by means of his own servants and workmen in carrying on and completing the work or by employing any other Contractor or other person or persons to complete the works, and the Contractor shall not in any way interrupt or do any act matter or thing to prevent or hinder such other contractor or other person or persons employed for completing and finishing or using the materials and plant for the works. When the works shall be completed or as soon thereafter as convenient the Bank shall give a notice in writing to the Contractor to remove his surplus materials and plant, and should the Contractor fail to do so within a period of fourteen days after receipt thereof by him, the Employer may sell the same by public auction, and give credit to the Contractor for the net amount realized. The employer shall thereafter ascertain and certify in writing under his hand what of the said plant and materials so taken possessions or by the Employer and the expenses or loss which the Employer shall have been put to in procuring the works to be completed and the amount. If any, owing the Contractor and the amount which shall be so certified shall thereupon be paid by the Employer to the Contractor or by the Contractor to the Employer, as the case may be, and the Certificate of the Bank shall be final and conclusive between the parties.

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

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

32. Certificates and Payments:

- a. The Contractor shall be paid by the Employer from time to time by instalments under Interim Certificates to be issued by the Bank's Engineer to the Contractor on account of the works executed when in the opinion of the Bank's Engineer, work to the approximate value named in the Appendix as 'Value of work for Interim Certificates' (or less at the reasonable discretion of the Bank's Engineer) has been executed in accordance with this Contract, subject, however, to a retention of the percentage of such value named in the Appendix hereto as 'Retention Percentage for Interim Certificates' until the total amount retained shall reach the sum named in Appendix as 'Total "Retention Money"' after which time instalments shall be up to the full value of the work subsequently so executed and fixed in the building. The Bank's Engineer may in his discretion include the Interim Certificate such amount as he may consider proper on account of materials delivered upon the site by the Contractor for use in the works. And when the works have been virtually completed and the Bank's Engineer shall have certified in writing that they have been completed, the Contractor shall be paid by the Employer in accordance with the Certificate to be issued by the Bank's Engineer the sum of money named in the Appendix as 'Instalment after Virtual Completion' being a part of the said Total Retention money. And the Contractor shall be entitled to the payment of the final balance in accordance with the Final Certificate to be issued in writing by the Bank's Engineer at the expiration of the period referred to as the 'Defect Liability Period' in the Appendix hereto from the date of Virtual Completion or as soon as after the expiration of such period as the works shall have been finally completed and all defect made good according to the true intent and meaning hereof whichever shall last happen, provided always that the issue by the Bank's Engineer of any Certificate during the progress of the works or at or after their completion shall not relieve the contractor from his liability under Clause 2 and 21, in cases of fraud, dishonesty, or

fraudulent concealment relating of the works or material or to any matter dealt with in the Certificate, and in case of all defects and insufficiencies in the works or materials which a reasonable examination would not have disclosed. No certificate of the Bank's Engineer shall of itself be conclusive evidence that any works or materials to which it relates are in accordance with the Contract neither will the Contractor have a claim for any amounts which the Bank's Engineer might have certified in any interim bill and paid by the Employer, and which might subsequently be discovered as not payable and in this respect the Employer's decision shall be final and binding.

- b. The Contractor has to submit along with his all running account bills and final bill, a statement showing the details as well as the quantities of cement, steel and other building materials procured by him up to the date of the bill for verification of the same before settlement of such bills by the Bank.
- c. The Bank's Engineer shall have power to withhold any Certificate if the works or any parts thereof are not being carried out to his satisfaction.
- d. The Bank's Engineer may make any correction in any previous Certificate which shall have been issued by him.
- e. No certificate of payment shall be issued by the Bank's Engineer if the Contractor fails to insure the work and keep them insured till the issue of the Virtual Completion Certificate.
- f. Payment upon the Bank's Engineer's Certificate shall be made within the periods named in the Appendix as 'Period for honor of Certificates' after such Certificates have been delivered to the Employer

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

On account bills shall be made as under detailed item-wise measurement will be taken and payment shall be made based on completion of specific item of work basis on the quoted rate. All payment shall be subject to recovery of 5% towards Retention Money & TDS as per the statutory requirements. Contractor shall note that the interim value of work done towards payment of running bill is ₹5.00 Lakh.

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

The arbitrator or arbitrators, as the case may be, shall have power to open up, review and revise any certificate, opinion, decision, requisition or notice, save in regard to the excepted matters, referred to in the preceding clause, and to determine all matters to dispute which shall be submitted to arbitration and of which notice shall have been given as aforesaid.

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

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

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

36. **Right of technical scrutiny of final bill:** The Employer shall have a right to cause a technical examination of the works by any of the persons or organization as appointed by the employer and the final bill of the Contractor including all supporting vouchers, abstracts, etc. If as a result of this examinations or otherwise any sum is found to have been overpaid or over certified it shall be lawful for the Employer to recover the sum from any payment due to the Contractor for this works or any other works being carried out by the contractors elsewhere under the RESERVE BANK OF INDIA.
37. **Employer entitled to cover compensation paid to workmen:** If, for any reason, the Employer is obliged, by virtue of the provisions of the Workmen's Compensation Act, 1923, or any statutory modification or re-enactment thereof to pay compensation to a workman employed by the Contractor in execution of the works, the Employer shall be entitled to recover from the Contractor the amount of compensation so paid, and without prejudice to the rights of the Employer under the said Act. The Employer shall be at liberty to recover such amount or any part thereof by deducting it from the security deposit or from any sum due by the Employer shall not be bound to contest any claim made against it under the said Act, except on the written request of the Contractor and upon his giving to the Employer full security to the satisfaction of the Employer for all costs for which the Employer might become liable in consequence of contesting such claim.
38. **Abandonment of works:** If at any time after the acceptance of the tender, the Employer shall for any reasons whatsoever not requires the whole or any part of the works to be carried out, the Bank shall give notice in writing to the Contractor who shall have no claim to any payment of compensation or other-wise whatsoever on account of any profit or advantage which he might have derived from the execution of the whole works.
39. **Return of surplus materials:** Notwithstanding anything to the contrary contained in any or all the clauses of this Contact, where any material for the execution of the Contract is procured with the assistance of the Employer by purchase made under orders or permits or licenses issued by Government, the Contractor shall hold the said materials economically and solely for the purpose of the Contract and not dispose of them without the prior written permission of the Employer and return it to the

Employer, if required by the Employer, at the price to be determined by the Bank having due regard to the conditions of the materials, the price to be determined not be exceed the purchase price thereof inclusive of GST and other such levies paid by the Contractor in respect thereof, in the event of breach of the aforesaid condition, the Contractor shall in addition to being liable to action for contravention of the terms of licenses or permit and/or criminal breach of trust, be liable to Employer for all moneys, advantages or profits resulting or which in the usual course would have resulted to his by reason of such breach.

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

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

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

41. **Right of employer to terminate contract in the event of death of Contractor if individual:** Without prejudice to any of the rights or remedies under this Contract, if the

Contractor, being an individual, dies, the Employer shall have the option of terminating the contract without incurring any liability for such termination.

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

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

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

45. The contractor shall comply with the provisions of the Employee Provident Fund and Miscellaneous Provision Act, 1952.

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

47. Sexual Harassment of women at workplace

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

constituted by the Contractor / Agency and the Contractor / Agency shall ensure appropriate action under the said Act in respect of the complaint.

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

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

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

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

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

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

Signature, Name & Address of the bidder:

APPENDIX HEREIN BEFORE REFERRED

1. Defects liability Period	1 Year from the date of issue of virtual completion certificate.
2. Period of final measurement	3 months from the date of final commissioning.
3. Date of commencement	10 th day from the date of award of work
4. Date of completion	90 days from the date of commencement
5. Liquidated Damages	0.25% of the contract amount per week subject to a maximum of 10% of the total accepted contract value.
6. Value of work for Interim Certificate	₹5 Lakh
7. Percentage of retention money to be deducted from bills (R.M.)	5% of the value of bill
8. Total Security Deposit (SD = RM)	5%
9. Installment of Security Deposit to be refunded after virtual completion	Security deposit will be released after successful expiry of defects liability period.
10. Period of honoring interim certificate	NA
11. Period of honoring final certificate	3 Months
12. Interest for delayed payment	3% (three percent) per annum

Signature, Name & Address of the bidder:

SPECIAL CONDITIONS

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

8. Materials brought to the site shall be intimated to the Bank's Engineer immediately for inspection of quality and measurement of quantity of the materials. This quantity of the material brought at site and consumed shall be cross checked with the actual requirement as specified in the technical specification of the work.
9. The contractor shall submit a properly planned & prepared work programme to the Bank before commencement of the work so as to enable the Bank to intimate other agencies in advance for smooth working, progress and coordination and the time schedule in the work programme should be strictly adhered to.
10. **90 days** period of completion mentioned in the tender is inclusive of monsoon period and holidays including Sundays / Saturdays falling within in the contract period. The contractors shall comply with statutory requirements to work on holidays at their own risk & cost and indemnify the Banks for any risks associated with it. No work causing noise will be carried out on Saturdays & Sundays.
11. The work has to be carried out with least inconvenience to the staff.
12. Programme should be submitted before commencement of work so as to enable the Bank to intimate other agencies in advance for smooth working and better progress and the time schedule should be strictly adhered to.
13. No Laborers shall be permitted to stay inside the campus after working hours.
14. The Contractor should have valid Labor License from Labor commissioner wherever the number of Laborers engaged is 20 or more.
15. GST shall be included in the rates quoted by the contractor as per Schedule of Quantities (Price Bid) format in e tender. The rate quoted shall include all such taxes and levies. However, while submitting the bill/ invoice for the work the contractor shall clearly indicate the various components of GST involved in the work value.
16. The Contractor shall have the addresses and photographs of their workmen being engaged by them for the said work. The entry of workmen will be allowed inside the

building only on producing the photo pass issued by the Bank & also have to subject themselves to the security restrictions imposed by the Bank.

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

sheets approved as 'final' shall be bound in the form of a MB at the cost of the Contractor and submitted to the Bank.

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

Signature, Name & Address of the bidder

SAFETY CODE

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

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

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

Signature, Name & Address of the bidder

FIRE SAFETY CODE

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

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

Signature, Name & Address of the bidder

GENERAL SPECIFICATION OF WORKS

The scope of work covers '**Renovation of 2 Class IV flats (405 & 811) at RBI Staff Quarters, Nandini Layout, Bengaluru**' in accordance with specifications prepared to the satisfaction of the Bank's Engineer. The following specifications shall form part of the contract, and these shall deem to be supplemental to the specifications and not in derogation thereof except to the extent specifically provided herein.

1. Materials shall be of the best-approved quality obtainable, and they shall comply with the respective IS specifications. Plywood used in the work shall conform IS 710. Samples of all materials and their rates shall be got approved before placing an order and the approved sample shall be deposited in the Bank.
2. The tiles shall conform to the relevant IS codes. The color and the design shall be as approved by the Bank. The sub grade shall be thoroughly cleaned of all dirt, grease, oil stains, filling up of pits etc., before commencement of the work and the same shall be got approved by the Bank's Engineer. The tiles shall be fixed using adhesive/ cement mortar in a perfect workmanship manner, true line, level and plump strictly as per specifications and ensure that no cavity/ hollowness in the tile base. The tiles shall be gently tapped till it is properly bedded and in level with adjoining tiles. The junction of four tiles shall be exactly matching and no skew joint shall be accepted. The joints of the tiles shall be fine and as imperceptible as possible. The edges shall be uniform and not serrated. The jointing of the tile shall be properly finished with matching pigment and sealed in a manner to make it impervious.
3. Damaged surface of walls/floor/skirting etc., surface shall be made good to the original condition with appropriate tile/plastering/painting etc., as per the direction, without any extra cost.
4. Rate also includes Necessary extension of water supply lines with in the flat shall be done including necessary pipelines, specials, cutting of walls making good the surface etc.
5. Rates shall be inclusive of doing plaster patch work (not exceeding 0.1 Sq m. for each patch) and also making up the broken edges of walls, columns, beams, sills, ceilings etc. so as to match the existing surface.

6. Minor alterations (of the order of a few centimeters) as per site conditions may be carried out during execution with respect to the drawings.
7. The entire painting work shall be done in first class manner. The Contractors shall use ready-made paints of best quality and of approved Manufacturers such as Asian Paints, Akzonobel (I.C.I.Dulux) Paints, Berger, etc. of appropriate grade and they shall comply with the respective IS specifications. The Contractor will not be permitted to carry out any mixing at site except for addition of thinners for thinning the paint which shall be carried out in the presence of Bank's Engineer. The Contractor shall deposit with the Engineer at his own cost, sample panels of paints approved prior to commencement of work. The colour shades of the paint approved by the Engineer only shall be used. For different items of painting, sample area shall be prepared and the shade got approved.
8. Surface prepared for painting shall be got approved before proceeding with painting work. Similarly, work for each coat shall also be got approved from the Engineer before proceeding to next coat. In case of failure to comply with this clause, the item will not be measured and paid for. No further coat shall be applied, till previous coat has completely dried. Additional coats shall have to be given without any extra cost, if instructed by the Engineer, over and above the number of coats prescribed till the surface presents smooth and uniform finish.
9. After day's work is over, stains of paint, cement, dust over floor, fittings, furniture, glass panes etc. shall be thoroughly removed.

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

Signature, Name & Address of the bidder

Technical Specifications:

The scope of work covers execution, completion and testing of the work of '**Renovation of 2 Class IV flats (405 & 811) at RBI Staff Quarters, Nandini Layout, Bengaluru**' in accordance with drawings (if any) and specifications prepared by the Bank's Engineer and to the satisfaction of the Bank's Engineer.

- 1. Quality:** Materials to be used for the work shall confirm to relevant Indian/ International standards as far as procurable & best quality of their respective kinds as specified herein and shall be of approved make and shall comply strictly with the tests prescribed hereinafter or, where tests are not laid down, with the requirements of the latest edition of the relevant Indian/ International standards approved by the Bank's Engineer.
- 2. Inspection and Testing:** All materials before being used in the Works shall be subjected to inspection and testing, if so required by Bank's Engineer, as provided in the Conditions of Contract and elsewhere in the Specifications. The cost of all samples required for all such tests as per relevant Standards shall be deemed to be included in the Contract rates. Cost of material testing, if any directed by the Engineer shall be reimbursed by the bank after submission of test reports and against original invoice. No materials shall be used in the works unless they have first been approved by the Engineer or his representative. Manufacturer test certificate/ Batch test reports as applicable for the material concern shall accompany the lot of material supplied at site which may be sent for testing if required by the Bank's engineer.
- 3. Cost of Transportation:** The Contractor shall allow in his cost for all transporting, unloading, stacking and storing of supplies of goods and materials for this work on the site and in the places approved from time to time by the Bank's Engineer. The Contractor shall allow in his price for transport of all materials controlled or otherwise to the site.
- 4. Rate to include:** The rates quoted shall be for all heights and depths and for finished work.
- 5. To ascertain from Contractors for the other trades:** The contractor shall ascertain as directed by the Bank all particulars relating to their work with regard to the order of its execution and the position in which chases, holes and similar items will be required, before the work is taken in hand as no claims for extras will be allowed for cutting away work already executed in consequences of any neglect by the Contractors to ascertain these particulars beforehand.
- 6. Testing of Material:** The contractor shall, before he places orders for supply of

materials, furnish to the Bank's Engineer at his own expense, samples of materials including patented products and those under specific makes, proposed to be used in the works, well in time, notwithstanding prior approval by Bank's Engineer/Employer of such products and makes; such prior approval shall not constitute a waiver of the rule regarding approval of samples. In all cases makers/ manufacturers test certificates shall be produced by the contractor along with the samples for their goods/articles/ products/ processes/equipment.

- 7. Clearing of Site & debris:** The Contractor shall ensure to clear the site of all debris and left-over materials at his own expense to the entire satisfaction of the employer to a place permissible by Municipal or other local public authorities.
- 8. Preparation of building for occupation and use on completion:** The whole of the work shall be thoroughly inspected by the Contractors and all deficiencies and defects set right. On completion of such inspection, the Contractor shall inform the employer in writing, that he was finished the work and it is ready for the Bank's engineers' inspection. On completion, the contractor shall clean all windows and doors and all glass panes including cleaning of all floors, staircase and every part of the work area including oiling of all hardware. He will leave the entire work area neat and clean and ready for immediate occupation and to the satisfaction of the employer.
- 9. Vouchers:** The Contractor shall furnish the employer with vouchers on request, to prove that the materials are as specified and to indicate the rates at which the materials purchased in order to work out the rate analysis of the non-tender items which he may be called upon to carry out thereafter.
- 10. Protection:** The contractor shall properly cover up and protect all work throughout the duration of work until completion, particularly masonry / finish, mouldings, steps terrazzo or special floor finishes, staircases and balustrades, doors and windows frames, plaster angles, lighting and sanitary fittings, glass, paint work and all finishes.

11. MATERIALS AND WORKMANSHIP

The contractor under this contract bind himself to use first class materials. Quality of workmanship shall be of the highest order befitting the nature of the project. All work not up to the standard shall be summarily rejected and the Contractor will be required to dismantle the defective work and redo the work at his own cost and risk. The decision of Bank's Engineer regarding the quality/standard of workmanship shall be final and binding on the contractor.

MATERIALS:

- a) Materials shall be of the best approved quality and they shall comply with the

respective latest IS code specified.

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

LIST OF MATERIALS OF APPROVED BRAND AND/OR MANUFACTURER

Note:

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

SI no	Material	Make
1	Cement	ACC, Birla, Ultratech, L&T or approved equivalent
2	Ceramic /Vitrified tiles	Kajaria, NITCO, RAK, H & R Johnson, Somany or approved equivalent
3	Tile fixing adhesives, water proofing compound	Bal Endura (Gold Star), Pidilite, Fosroc Nitotile, Fevimat, Laticrete or approved equivalent
4	Plywood/ Veneer	Kitply, Duro, Green Ply, Century, Merino, Durian, Greenlam or approved equivalent
5	Laminated Particle Board/ Laminates	Kitply, Greenlam, Action TESA, Century Ply, Merino, Sunmica or approved equivalent
6	CI pipes	Neco, HEPCO or approved equivalent
7	PVC pipes	Prince, Supreme or approved equivalent

8	G.I./ M.S Pipe	Tata, Jindal (Hisar) or approved equivalent
9	Sanitary fittings	Hindware, Parryware or approved equivalent
10	CP Brass Fittings (Normal Range)	Hindware, Jaquar (Continental Series), Parryware or approved equivalent
11	Stainless Steel sink	Nirali or approved equivalent
12	Modular Kitchen units	Sleek, Godrej or approved equivalent
13	SS Baskets/ accessories, fittings/ hinges	Ebco, Hettich or approved equivalent
14	Paint, Primer	Asian Paint, ICI Ltd., Jenson & Nicholson or approved equivalent

Note

The contractor shall produce 2-3 makes as the case may be for Bank's approval, before using the same in the works. Material approved by the Bank shall only be used in the work including approval of Basic rate items

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

Signature, Name & Address of the bidder

Articles of Agreement

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

WHEREAS the Bank is desirous of carrying out the "Renovation of 2 Class IV flats (405 & 811) at RBI Staff Quarters, Nandini Layout, Bengaluru" and has prepared drawing and/or Schedule of Quantities showing and describing the work to be done under the direction of Bank's Engineer.

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

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

NOW IT IS HEREBY AGREED AS FOLLOWS:

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

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

4. The plans, agreement and documents mentioned herein shall form the basis of this Contract.
5. This Contract is neither a fixed Lumpsum Contract nor a Piece Work Contract but is a Contract to for the complete work to be paid for according to actual measured quantities at the rates contained in the Schedule of Rates and Probable quantities or as provided in the said Conditions.
6. The Contractor shall afford every reasonable facility for the carrying out of all works relating to civil works and other ancillary works in the manner laid down in the said Conditions, and shall make good any damages done to walls, floors etc. after the completion of such works.
7. The Bank reserves to itself the right of altering the Drawings and nature of the work by adding to or omitting any items of work or having portions of the same carried out without prejudice to this contract.
8. Time shall be considered as the essence of this Contract, and the Contractor hereby agrees to commence the work from tenth day of date of work award letter and to complete the entire work within 4 months, subject nevertheless to the provisions for extension of time in writing by such form (i.e., by way of a deed of agreement or by exchange of letters/ emails) as may be mutually decided by the parties.
9. All payments by The Bank under this Contract will be made only at Bengaluru
10. All disputes arising out of or in any way connected with this agreement shall be deemed to have arisen at Bengaluru and only Courts in Bengaluru shall have jurisdiction to determine the same.
11. That the several parts of this Contract have been read by the Contractor and fully understood by the Contractor.

If the contractor is a Partnership or an Individual

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

If the contractor is a Company

IN WITNESS WHEREOF The Bank has set its hand to these presents through its duly

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authorized official and the Contractor has caused its common seal to be affixed hereunto and the said two duplicate/has caused these presents and the said two duplicates hereof to be executed on its behalf, the day and year first hereinabove written.

Signature Clause

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

(name and designation)

in the presence of

(1)

Address

(2)

Address

Witnesses

SIGNED AND DELIVERED BY
in the presence of

(1)

Address

(2)

Address

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

Witnesses

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

(1)

(2)

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

(1)

(2)

SIGNED AND DELIVERED BY

The Contractor by the hand of
Shri _____
And duly constituted attorney.

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

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

Proforma of Performance Guarantee for Damp-proofing and Water proofing

(On Non-Judicial Stamp Paper of appropriate value)

WATER PROOFING OF WC/BATHROOM/KITCHEN FOR THE WORK OF “Renovation of 2 Class IV flats (405 & 811) at RBI Staff Quarters Nandini Layout, Bengaluru.”

We have treated the WATER PROOFING OF Bathroom, Toilet and Kitchen FOR THE WORK OF Renovation of 2 Class IV flats (405 & 811) at RBI Staff Quarters Nandini Layout, Bengaluru “, as Contractors M/S_____ the Contractors for the work. We have read and understood the scope and responsibility of the waterproofing and damp proofing work as provided for in the Work in the (M/s_____) Contract with the Reserve Bank of India. Accordingly, as the Agency M/s_____, for the items of works of damp proofing and water proofing in the building, we have treated the abovementioned surface/areas as per specifications for works furnished by us to the Bank, as a Contractor.

After virtual completion of work and before the ___day___month of___ at any time or times the sunken floor and other portion treated by us M/s_____ starts leaking or in any way get damaged to the influence of seeping water including forming wet patches, dampness etc. either due to the inadequacy of the work carried out or due to any other reason whatsoever relating to the specification, workmanship etc. including the responsibility for any surface treatment and plumbing works etc. carried out by other agencies, we the M/s_____ hereby undertake and guarantee carry out necessary remedial measures up to 10 years from the date of virtual completion of the works to such extent and so often as may be necessary to free the premises from such leakages, dampness without any extra cost to the Employer (Reserve Bank of India). The decision of the Employer in regard to the question as to whether there is any leakage or the treatment has given way to water or moisture, shall be treated as final and binding on us. We also undertake to reinstate the surface disturbed to attend to the rectification work to its original condition after carrying out the rectification work, if necessary, by bringing new materials at no extra cost to the Employer

Signed by for and on behalf of
M/s._____ (Contractors)
Date _____ Place _____



RESERVE BANK OF INDIA
Estate Department
Bengaluru

Tender

For

**Renovation of 2 Class IV flats (405 & 811) at RBI Staff Quarters
Nandini Layout, Bengaluru**

Name of Tenderer: _____

Address:

Schedule of Quantity/ Part - II (Price Bid)

	Activity	Date
1	Date of availability of Tender in RBI Website and MSTC Portal	September 16, 2025; 12.00 PM onwards
2	Due date for submission of Tender	October 08, 2025; till 10.00 AM
3	Date of opening of Tender	October 08, 2025; 11.00 AM

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RESERVE BANK OF INDIA, BENGALURU					
ESTATE DEPARTMENT					
Renovation of 2 Nos. Class IV flats (405 & 811) at RBI Staff Quarters Nandini Layout, Bengaluru					
Schedule of Quantity					
Item no	Particulars of the work	Quantity	Unit	Rate ₹	Amount (₹)
1	<p>Dismantling Works:</p> <p>(i) Bath & WC area: Carefully dismantling (i) All existing old plumbing and sanitary fittings, existing door shutter, frames and floors & wall tiles including bed/back mortar. (Approx area of one bathroom 1.80sqm and WC is 1.30 sqm respectively)</p> <p>(ii) Kitchen: Dismantling the existing inbuilt RCC shelf, kitchen platform along with kitchen mori, brick partitions, R.C.C. slab (dismantling entire old water proofing treatment in kitchen mori up to the concrete level) complete as directed. (Approx area 2.1sqm).</p> <p>(iii) Dismantling of existing ceramic/vitrified tile flooring and skirting: Carefully dismantling of existing ceramic tile flooring and skirting of entire flat including kitchen & balcony (excluding WC/Bathroom) along with bed mortar of all thickness. (Approx area 30sqm)</p> <p>The rate quoted shall include for (i) stacking the salvageable items obtained from all the above dismantling works at place directed (ii) disposing off the all debris out of the Bank's premises to place directed by municipal corporation (iii) making good the damages to walls, floors, etc., with required quantity cement mortar (1 cement : 4 sand) or plain cement concrete (1 cement : 2 sand : 4 aggregate) etc complete as directed by the Bank's Engineer. Item will be measured on lumpsum basis per flat.</p>	2	Each flat		
2	<p>Dismantling old MS windows/ ventilators and grills of flat:</p> <p>Carefully dismantling and removing the MS windows/ventilators, stacking the shutters at a place directed and repairing the damages to windows/ventilator sills, soffits and jambs with CM (1:4) (1 Cement: 4 Sand) in line and level a etc. complete directed.</p> <p>(ii) Repairing to Existing MS grills of Windows/Ventilator: Cutting the existing all round MS section and providing and welding 25mmx3mm thick flat to all round of grill and refixing the same to granite framed window etc., complete as directed. (Granite work shall be paid separately). Rate shall be for set of windows and ventilators repairing and refixing per flat as lump sum.</p>	2	Each flat		

3	<p>Water proofing of WC, Bathroom: Providing proprietary cement-based water proofing treatment. The treated areas shall be tested by water ponding (first ponding test after application and curing of waterproof coating & plaster to the sunken / floor portion and second after rendering and curing of the top layer of plaster after laying brick bat coba) 72 hours and shall be got approved before proceeding with further works. The water proofing treatment shall be guaranteed against any seepage / leakage / dampness for a period of 10 years from the date of completion certificate issued by the Bank. The guarantee has to be furnished by the contractor in the stamp paper of appropriate value in Bank's prescribed format (Annexure I of Part - I)</p> <p>(i) Providing and applying two or more coats of approved make SBR based cementitious waterproof coating admixed with ordinary portland cement to the sunken portion of W.C, bathroom and kitchen Nahani trap area including verticals and side walls up to 600 mm height above the floor finish level and to the floor portion of bathroom. The rate shall include preparation of surface by scrapping and cleaning the surface with wire brush, sealing of all joints, corners, junctions of pipes and masonry with SBR modified cement slurry. The rate shall include necessary curing, testing, etc., complete as directed by the Bank's Engineer.</p> <p>(ii) Providing and rendering 20 mm average thick plaster using approved quality and make polymer modified ready mix plaster to the sunken portion of W.C, bathroom and kitchen Nahani trap area including verticals, side walls up to 600 mm height above FFL and to the floor portion of bathroom/ WC. The rate shall include preparing the surface, curing, etc., complete as directed by the Bank's Engineer.</p> <p>(iii) Providing and laying brick bat coba using well burnt broken brick bats 25 mm to 40 mm size with 50% of cement mortar 1:5 (1 Cement: 5 Coarse sand) admixed with approved quality and make SBR to fill the sunken portion of the WC (approximate 0.3 Cu m), bathroom (0.75 Cu. m) and kitchen Nahani trap area for average depth of 200 mm as directed by the Bank's Engineer. The rate shall include necessary preparation of surface, curing etc., complete as directed by the Bank's Engineer.</p> <p>Note: Rate shall be on per Sq m including all the above works.</p>	7	Sqm		
4	<p>Granite sill, soffit & jam for window:- Providing & fixing 18mm thick approved quality mirror polished jet black granite for sill, soffit & jam in single piece of required width on all four sides and in 2 level/step arrangement at bottom with outside step at lower level fixed with cement mortar in proportion 1:4 (1 Cement : 4 Sand) or approved tile adhesive including necessary curing, finishing etc. complete as directed. Width of granite shall be as per site condition or as directed by the Bank's Engineer.</p>	17	Sqm		

5	<p>Kitchen platform: Providing and constructing L shape kitchen platform made of granite slab (25mm thick min.) of platform of size approximate size- 1450 x 650mm, 850mm(high) & 1400mm x 650mm, 850mm(high) as consist of the following specifications.</p> <p>i) Vertical supports with min. 30mm thick Kadappa stone including groove cutting in floor and walls and fixing firmly with suitable adhesive/inserts.</p> <p>ii) Providing and fixing top slabs of minimum 25mm thick in 2 single pieces for entire kitchen platform including inserting into wall dado by a minimum of 25 mm after making necessary machine cut grooves around with necessary granite fixing adhesives and resting in true level over the vertical support slabs.</p> <p>iii) Providing and fixing 25mm thick front edge (facia patti) to the platform slab and it shall project above the finished horizontal granite slab toping by 5 mm and the top edge of the same shall be cut, bull-nosed and polished to the approved profile.</p> <p>(iv) Providing and fixing 100 mm high one end quarter round granite facia at the junction of wall and top slab with suitable adhesive/inserts.</p> <p>The rate shall include making necessary openings on the platform top for gas pipe and to fix the kitchen sink, rounding and polishing of the edges of the openings, filling and finishing the joints between the sink & platform / slabs with waterproof cement grout/silicone sealant etc.</p> <p>Note: Finished plan area of the kitchen platform will be measured for payment.</p>	4	Sqm		
6	<p>Providing and fixing in position stainless steel sink of approved make anti scratch type without drain board of size 610x460 mm with bowl size 560X410X254mm along with 40mm dia CP waste coupling, flexible 40mm PVC waste pipe, grating plug with all accessories, etc., complete. The rate shall include making necessary connections of waste pipe to existing waste pipeline in the kitchen, etc., all complete as per direction of Bank's Engineer.</p>	2	Nos		
7	<p>Ceramic Tile Flooring in Bathroom, WC and balcony: Providing and laying 1st quality non-skid ceramic floor tile conforming to IS: 15622 of approved make, in pattern, design and shade approved for flooring in bathroom and WC using of tiles of approximate size of 300mm x 300mm (thickness to be specified by the manufacturer) over bed mortar CM 1:4 (1 cement : 4 coarse sand), filling the joints with epoxy tile grout of matching shade or matching shade joint filler of approved make, laid to the required slope, cutting, curing etc., complete all as directed by the Bank's Engineer. (Basic price of tile excluding GST ₹515 per Sq m)</p>	14	Sqm		

8	Ceramic Tile Wall Dado in Bathroom, Kitchen, WC and Wash Basin area: Providing and fixing 1st quality glazed ceramic wall tiles conforming to IS 15622 of approved make, in pattern, design and shade approved using tiles of approximate size 300mmx450 or any other size (thickness to be specified by the manufacturer) to wall dado in WC, Bathroom, Kitchen and wash basin area using approved make tile fixing chemical adhesive of required thickness, filling the joints with epoxy tile grout of matching shade or cement joint filler chemical of approved make all in line, level and plumb, curing etc., complete all as directed. The rate shall include preparation of the existing surfaces by hacking, roughening and making true level by grinding, etc. to receive tiles with good bond etc, complete as directed. (Basic price of tile excluding GST ₹485 per Sq m)	70	Sqm		
9	Vitrified Tile Flooring & skirting : Providing and laying 1st quality vitrified tile flooring & skirting of size 600 x 600 mm (thickness to be specified by the manufacturer) with water absorption less than 0.08% & conforming to IS 15622 of approved make and shade in all colours laid using approved make tile fixing chemical adhesive of required thickness after necessary surface preparation of existing mosaic floor by hacking & roughening including grouting of vitrified tile joints with white cement and matching pigments, cleaning, etc. Rate shall include for notch trowel, plier, wedge, clips of required thickness, levelling system and rubber mallet for placing the tiles gently and easily, cutting of door and finishing if required etc. complete as directed by Bank's Engineer. (Basic price of vitrified tiles excluding GST - ₹ 500 per Sq m).	60	Sqm		
10	Granite for door sill: -Providing & fixing 18mm thick and 50mm to 75 mm wide mirror polished black granite door sill in single piece with readymade adhesive including filling the joints with matching colour pigment, finishing etc. complete as directed.	7	Rmt		
11	GI PIPE LINE INTERNAL: Providing and fixing in position 'C' class Jindal make or 'B' class Tata make <u>G.I. pipe of 20mm dia.</u> including specials such as union ,bend, elbow , socket etc., including pipe line to be concealed in the wall after making necessary grooves/chasing with GI hooks, filling of cement mortar (1:4) (1 Cement : 4 Sand), painting with anti-corrosive weather proof rubber paint to concealed pipes all of approved make & for geyser hot water pipe line should be wrapped with hessain cloth dipped in bitumen & again painting with rubber paint etc., complete. Pressure testing the pipeline for leakages obtaining permission of Bank's Engineer etc. complete as directed. Note: Length of pipe including specials will measure in running metre for payment.	30	Rmt		

	PVC PIPELINE INTERNAL: -Providing and fixing PVC pipes of following size of approved make for soil/waste line including fittings such as tee bend, 'y' junction including making necessary grooves/chasing with PVC hooks, filling of cement mortar (1:4) (1 Cement: 4 Sand) and embedding in PCC (1:2:4) for horizontal length in floor. Note: Length of pipe including specials will measure in running metre for payment.				
12	75mm dia	14	m		
13	110mm dia	4	m		
14	Providing and fixing floor mounted European type Water Closet with P/S trap with standard seat cover, dual flush tank with long bend pipe, PVC connection pipe, coupling and all accessories, all of approved size, white colour and model of Hindware/ Parryware or equivalent make 1st quality etc. complete as directed by Bank's Engineer.	2	Each		
15	Providing and fixing Wash Basin of Hindware/Parryware or approved equivalent make, white colour, size 455 x 330 x 195 mm mm size (approx.) with all accessories viz. PVC connection with C.P. waste couplings, waste pipe including connection to the waste line, etc complete.	2	Each		
16	Providing and fixing concealed type C.P. brass two-way bib cock with health faucet arrangement with all accessories of 15mm dia heavy quality or approved make with flanges	2	Each		
17	Providing and fixing approved make concealed type C.P. brass angle cock of 15mm dia with flanges.	4	Each		
18	Providing and fixing approved make concealed type C.P. brass stop cock of 15mm dia with flanges.	4	Each		
19	Providing & fixing wall / shower mixer with spout and necessities accessories etc., all complete as directed.	2	Each		
20	Providing and fixing C.P. brass overhead Shower rose with SS shower arm and wall flange of 125mm dia of approved make & model etc., complete	2	Each		
21	Providing and fixing C.P. brass pillar cock with areator of approved make including testing for leakage etc complete.	2	Each		
22	Providing and fixing approved make wall mounted swan neck sink cock with areator and flanges for kitchen sink.	2	Each		
23	Providing and fixing 4" square CP grating with frame Heavy quality of approved make.	6	Each		
24	C.P. brass Heavy approved make and quality Towel rod of 600mm long along with the wooden cleats and screws	2	Each		
25	C.P. brass Heavy approved make and quality round Towel ring etc complete.	2	Each		
26	Providing & fixing decorative glass shelf approved make & quality size of 600mm	4	Each		
27	Providing and fixing Mirror of approved make above wash basin with PVC frame of size 600mmX450mm etc., complete	2	Each		

28	Main entrance door: Carefully removing the existing main door shutter, repairing, strengthening and re-fixing the same with the following specifications - Shutter 1.1x2.1m (frame 1.3mX2.25m)(i) Providing and fixing 4mm thick approved make veneer to all sides of door frame including all hardwares and adhesives.(ii) Providing and fixing approved make 8mm BWR plywood boards of required thickness and size to the existing door shutter panel portion (front & back) including adhesives, hardwares, finishing etc. Complete including providing and fixing 4mm thick veneer of approved make and shade on front and back side and beading to edges of the shutter. (iii) Providing and applying two or more coat of melamine polish with necessary putty and primer work to give smooth finish for front and back side of shutter and frame to give smooth finish of shutter and frame etc., complete as directed by Bank's Engineer.	2	Each		
29	WPC solid door with frame for WC & bathroom: Providing and fixing approved make, shade and design 30mm thick factory-made solid WPC door shutters including frame. The shutter shall be of suitable size as per actual measurements at site. The door shutter shall be fixed with approved 3 Nos. of S S hinges of 100mm size, 2 Nos. of 100mm heavy SS tower bolts and 2 Nos. of 100mm SS handles etc. complete as per direction of Bank's Engineer.	4	Each		
30	Modular Kitchen: Providing, fabricating and fixing in position modular kitchen of approved make of following specifications and layout, sizes as per drawings enclosed and site condition: (i) All carcasses below the platform shall be fabricated with 18/19mm thick BWP grade ply of approved make finished with 1mm thick approved decorative laminate on outside and 0.8mm white shade on all other sides. The edges to be finished with PVC edge banded tapes. Carcasses rear panel shall be with 12mm thick BWP plywood of approved make finished with 0.8mm thick laminate on both sides. (ii) All shutters shall be fabricated out of 18/19mm thick BWP grade ply of approved make finished with 1mm thick decorative laminate of approved make on front side and 0.8mm laminate (machine pressed) on inside, edges to be finished with PVC edge banded tapes. All the shutters shall be provided with front laminate of approved darker shade/ design, SS 304 matt finished approved make D-type handles of dimension 160mm. (iii) All frames, vertical dividers, shelves, fillers wherever required to cover gaps and shall be fabricated with 18/19mm thick BWP grade ply of approved make finished with 1mm thick laminate on all sides. (iv) All Hinges for shutters are of approved make for normal opening functions. Construction of carcass units shall be with mini fixtures/ shear connectors, hardware of approved make. Note: Finished front elevation area below the platform granite slab level up to floor finish level/ bottom of shutter as	4	Sqm		

	applicable will be measured for payment.				
31	<p>Providing and fixing SS 304 grade approved make accessories consists of the following including heavy duty telescopic channels finished with zinc (45kg capacity) of 450mm size as per layout requirement for the following units:</p> <p>a) Plain baskets of approx. size 470 x 485 x 200mm x 1Nos b) Plain baskets of approx. size 470 x 485 x 150mm x 1 nos c) Plain baskets of approx. size 470 x 485 x 100mm x 1 nos d) Cup & saucer tray of approx. size 470 x 485 x 100mm x 1 nos e) Perforated cutlery tray of approx. size 470 x 485 x 100mm x 1 nos f) Plate basket 470 x 485 x 200mm x 1 nos g) Garbage basket ring type 260mm dia x 150mm h) Detergent holder 225 mm x 200 mm x 390 mm</p>	2	Each flat		
32	<p>Providing and fixing overhead cabinet above cooking platform as per layout drawing. Carcasses shall be as per specifications given above in item no 30 except shutters, which shall be partly glazed as per sizes shown in layout drawings. Glazed portion shall be provided with 5mm thick plain glass of approved make. Shelf shall be as per specification given in item 30 above including necessary approved mini fixtures, brackets, hinges and all hardware etc., complete. Note: Only finished front elevation (visible) area of overhead unit will be measured for payment.</p>	1.50	Sqm		
33	<p>Loft covering : Providing and fixing wooden shutters with frames in approved design and shade with following specifications and drawing approved by Bank's Engineer. (i)Shutter shall be made of 18mm thick approved make BWP ply wood boards finished with approved 1mm thick decorative laminate on front side and 0.80mm thick balancing laminate on back side with necessary heavy quality 100mm S.S handles,75mm Hinges (2-Nos to each shutter) and magnetic catchers. (ii) Frames shall be 100mm wide and shall be made of 18mm thick approved make plywood boards finished 1mm thick decorative laminate on front side and 0.80mm thick balancing laminate on back side with necessary lipping, joining and fixing with S.S. screw etc complete as directed by Bank's Engineer. Payment will be made for the external front elevation area of the loft covering.</p>	6	Sqm		

34	Built-in cupboard covering in bed room: Providing and fixing wooden shutters with frame for built-in cupboard in bedroom in approved design and shade with following specifications:(i) Shutter of approximate size of 2000mmX1000mm shall be made of 18mm thick approved make BWP ply wood boards finished 1mm thick decorative laminate on front side and 0.80mm thick balancing laminate on back side with necessary heavy quality 100mm S.S handles (1 no. to each shutter), 75mm Hinges (3 nos to each shutter) and magnetic catchers. (ii)Frames shall be 100mm wide and shall be made of 18mm thick approved make plywood boards finished with 1mm thick decorative laminate on front side and 0.80mm thick balancing laminate on back side with necessary lipping, joining and fixing with S.S. screw etc complete as directed by Bank's Engineer. Rate shall include for carefully removing the old shutters along with hinges.Payment will be made for the external area of the loft covering. Rate quoted shall be per cupboard on lumpsum basis.	2	Each flat		
35	Providing and fixing S.S heavy duty following new hardware fittings with necessary approved quality wood screws to the doors and cupboard shutters. The rate shall include removing old fixtures as required. a) Heavy duty decorative finish Aldrop 250mm long (for main doors matching with existing fully renovated flat) -1 No. b) Heavy duty Aldrop 200mm long (for 1 flat - bedroom door-1 No, Balcony door-1 No., Kitchen door-1 No. c) Decorative Handles of 250mm size (for main doors) - 1 No. d) Handles of 150mm size (For 1 flat - main door inside-1No. Bedroom -2 Nos, Balcony -2 Nos, Kitchen -2 Nos) e) Tower Bolt/sliding bolt of 200 mm long heavy (for main door -2 Nos, Bedroom door-2 Nos, Balcony door -1 No., kitchen -1 No.) f) Safety chain heavy -1 No. g) Peep hole of approved quality -1 No.	2	Each flat		
36	Three track sliding windows with S.S Mosquito Mesh: Providing and fixing powder coated three track sliding aluminium window made of frame sections of 92X32X 1.5mm with bottom gutter section of size 92X45X1.5 mm with concealed type lock arrangement and sliding shutters of 40mmX18mmx1.5mm with concealed/recessed type locks. Outer two shutter shall be with 5 mm thick approved make frosted glass and inner shutter shall be with 27-gauge stainless steel mosquito proof mesh including beading etc. complete. Kitchen window should have provision for exhaust fan with necessary framing arrangement etc., complete as directed by Bank's Engineer.	10	Sqm		

37	Ventilators with SS mesh frame:- Providing and fixing louvered ventilator made of powder coated aluminium section of size 38.10X25.40X1.44mm with 5 MM thick smooth edge approved make frosted glass panels fixed with good quality PVC clips including providing and fixing of 27-gauge SS mosquito proof mesh etc., complete as directed by Bank's Engineer.	3	Sqm		
38	Providing and fixing decorative M.S. powder coated curtain rods (6 flower brackets, 2 end bracket, 2 L bracket for 6 No of rods and total length approx 5.25 mtr long) with decorative side/end/L brackets. The rate shall be inclusive of set of wooden round supports for each curtain rod.	2	Each flat		
39	Repainting of flat:: Repainting the entire flat after scraping existing wall/ceiling finishes and preparation of surface of walls, ceilings, wood work, steel work with necessary putty work as per the following finishes with approved make/shade paints (excluding MS window/ventilator grills) viz i) Two or more coats of oil bound distemper for walls, ceiling, beam & columns of flat including balcony, etc after applying necessary coats of putty, over a coat of primer to get smooth surface (Approx. total quantity per flat= 155 sq m) ii) Two or more coats of synthetic enamel paint to doors and cup boards (interior walls/wooden surfaces) after applying necessary coats of putty, over a coat of primer to get smooth surface (Approx total quantity per flat =26 sq m) Payment shall be for entire flat repainting as lumpsum.	2	Each flat		
		Total			
		Add CGST(@9%)			
		Add SGST(@9%)			
		Grand Total (A)			
40	Rebate for taking away the scrap materials viz. MS windows/Ventilator shutters, old door fittings, plumbing and sanitary items of kitchen or any other of scrap items obtained in dismantling works specified above except electrical fittings inclusive of all taxes (B)	2	Each flat		
		Net Total (A-B)			