



**STATE BANK OF INDIA,  
PREMISES & ESTATE INVITES**

**TENDER DOCUMENT FOR PROPOSED  
AIRCONDITIONING WORKS (RENOVATION) OF SBI  
VIKHROLI (EAST) BRANCH.**

**TENDER ID: MUM20250109**

**THROUGH E-TENDERING PROCESS**

**FROM EMPANELLED CONTRACTORS OF SBI, LHO, MUMBAI METRO IN  
APPROPRIATE CATEGORY IS ONLY ELIGIBLE TO APPLY  
(PROOF OF EMPANELMENT SHOULD BE SUBMITTED)**

**Note: Firm should possess valid digital signature for this e-tender.**

**PART – A: TECHNICAL BID**

**: ARCHITECTS & CONSULTANTS:**

**SANDEEP GOVALKAR DESIGN ASSOCIATES**  
ARCHITECTS INTERIORS LANDSCAPE DESIGNERS PROJECT MANAGEMENT  
CONSULTANTS  
A3/301-302, SHIVCHHAYA, GILBERT HILL ROAD, ANDHERI WEST, MUMBAI- 400058.  
MOB: 98211 73563 / 99696 99169 / 88281 21133  
Email: [govalkarsgda@gmail.com](mailto:govalkarsgda@gmail.com) / [sgdesignassociates@gmail.com](mailto:sgdesignassociates@gmail.com)

## NOTICE INVITING TENDERS

### ONLINE TENDERS FOR PROPOSED AIRCONDITIONING WORK AT SBI VIKHROLI (EAST) BRANCH, MUMBAI

SBI invites “online E-tender” for the captioned work in two bid system from the Empaneled for Air Conditioning works of the appropriate category with SBI, LHO Mumbai only need to apply.

SN	Particulars	Details
1	Name of work	Online Tender for Proposed Air-conditioning Work at SBI Vikhroli (East) Branch at Asmita College Building, Vikhroli East. Mumbai
2	Estimated Cost	<b>Rs 11,80,820/- Plus GST</b>
3	Time allowed for completion	<b>90 Days (3 months)</b>
4	Earnest Money Deposit	<b>₹12,000/- (Rupees Twelve Thousand Only)</b> by means of Demand Draft / Pay Order (Valid for a period of 90 Days from the last date of submission of the tender) from any scheduled Nationalized Bank drawn in favor of <b>The Asst. General Manager (P&amp;E), State Bank of India</b> Concession as per MSME Act will be extended to eligible bidders.
5	Initial Security Deposit (ISD)	2% of the contract value will be in the form of Initial Security Deposit (ISD); which includes the EMD.
7	Tender documents available for download from the websites:	1) <a href="https://www.sbi.co.in">https://www.sbi.co.in</a> under “SBI in the News” link “procurement news” 2) <a href="https://etender.sbi/SBI/">https://etender.sbi/SBI/</a>
8	Availability for download from the above web sites	<b>From 31.01.2025 to 20.02.2025</b>
9	Last date and time for submission of online bids in e- tender portal (Technical & Price Bid)	<b>20.02.2025 at 3.00 P.M.</b> at Service Provider’s portal <a href="https://etender.sbi/SBI/">https://etender.sbi/SBI/</a>
10	Date and Time of opening of e-Tenders: Technical Bid	<b>20.02.2025 at 3.30 P.M.</b>
11	Last date, time & Address for submission of EMD (in original)	<b>20.02.2025 up to 03:00 PM</b> Original EMD should be submitted (before due date and time) <b>physically</b> at the following office: The Assistant General Manager, premises & Estate department, State Bank of India, Mumbai Metro Local Head Office, 3rd Floor, Synergy, C-6, G-Block, Bandra Kurla Complex, Bandra (E), Mumbai E-Mail: <a href="mailto:agmpe.lhomum@sbi.co.in">agmpe.lhomum@sbi.co.in</a> Technical Bid of those firms / contractors who do not submit EMD shall be rejected.

12	Payment terms	<ul style="list-style-type: none"> <li>i) No advance payment.</li> <li>ii) 100% payment after completion of the work subject to deductions as applicable.</li> </ul>
13	Total Security Deposit	5 % of contract value which will be retained till the completion of the defects liability period
14	Additional security Deposit	In case L-1 bidder quotes abnormally low rates (i.e. 7.5% or more, below estimated project cost), the bank may ask such bidder to deposit additional security deposit (ASD) equivalent to difference between 92.5% of estimated cost vis-à-vis L-1 quoted amount for due fulfillment of contract. Such ASD could be in the form of FDR / Bank's guarantee in the Bank's name as per format approved by the Bank. On successful completion of work ASD will be returned to the contractor. In case contractor fails to complete the work in time or as per tender specification or leave the job incomplete, the bank will be at liberty to recover the dues from ASD or to forfeit such ASD as the case may be within its sole discretion
15	Defects Liability period	<b>12 Months</b> from the date of completion or commissioning and handover of the work.
16	Liquidated Damages	0.50% per week subject to max. 5% of contract amount for delay in completion of work.
17	Validity of offer	90 days from the date of opening of Price-bid
18	Tax Deduction	As per applicable rates
19	Rates quoted by bidder	<ol style="list-style-type: none"> <li>1. The quoted rate should be inclusive of Cost of materials, transport, loading , unloading charges, cost Of installation, all taxes (excluding GST), wastages, machinery, temporary works such as scaffolding, cleaning, overheads, profit, statutory expenses, incidental charges and all related expenses required for the completion of the work.</li> <li>2. Additional claims other than the quoted amount will not be entertained.</li> </ol> <p>The quoted rates shall be firm throughout the completion of the project</p>
20	<b>Check list of documents to be uploaded at <a href="https://etender.sbi/SBI/">https://etender.sbi/SBI/</a></b>	<ol style="list-style-type: none"> <li>1. Scanned copy of DD/BC of EMD</li> <li>2. Bidders are required to upload the NIT (i.e. signed copy of entire document) in PDF as uploaded by bank. This will satisfy digital signing of the terms and condition of the tender by the bidder.</li> </ol>
21	Value of Interim Certificate	No advance on materials / plant / machinery or mobilization advance shall be paid under any circumstances
22	Any additional information	<ol style="list-style-type: none"> <li>1. The make of materials should be chosen strictly from the preferred makes as given in the tender.</li> <li>2. Any clarifications sought after opening of the tenders will not be entertained at any cost.</li> <li>3. Firm should visit the website till last date of submission</li> </ol>

	<p>for changes/ corrigendum, if any</p> <p>4. Bank reserves the right to cancel or postpone the tenders at any stage without assigning any reason.</p> <p>5. Claims for revision of the Quoted price by any bidder after the tender will not be entertained.</p> <p>6. Representatives of Bidder may be present during opening of Bids. However Bids would be opened even in the absence of any or all the bidder's representatives.</p>
23	<p><b>e-Tender Service Provider Contact persons:</b></p> <p><b>Primary Contact Numbers:-</b> M:- 9081000427, 9510813528, 6354919566</p> <p>1. Jaymeet Rathod: 9510813528, <a href="mailto:jaymeet.rathod@eptl.in">jaymeet.rathod@eptl.in</a></p> <p>2. Nandan Valera: 9081000427, <a href="mailto:nandan.v@eptl.in">nandan.v@eptl.in</a></p> <p>3. Hemangi Patel: 079-68136852, <a href="mailto:hemangi@eptl.in">hemangi@eptl.in</a></p>

23. The Contractor/ Vendor shall sign and stamp each page of the tender document thereby ensuring the number and sequence of all pages. Tender documents without seal and signature of the authorized tenderer are liable to be rejected.

24. No conditions other than mentioned in the tender will be considered, and if given they will have to be withdrawn before opening of the price-bid.

25. The SBI reserve their rights to accept or reject any or all the tenders, either in whole or in part without assigning any reason for doing so and any claim / correspondence shall be entertained in this regard.

26. Tenders received without EMD shall be summarily rejected

27. In case the date of opening of tenders is declared as a holiday, the tenders will be opened on the next working day at the same time.

28. For any clarifications regarding E-Tendering procedure, System requirements etc. please contact M/s e-Procurement Technologies Limited, Ahmedabad, whose address is mentioned in the NIT.

Yours faithfully,

**Assistant General Manager (P&E)**

## **INSTRUCTIONS TO THE TENDERERS**

SBI invites “online item rate E-tender” for the captioned work, through the service provider M/s E-Procurement Technologies Ltd. (Auction Tiger), from the empanelled contractors of SBI, LHO Mumbai Metro are only eligible to quote for this tender.

### **1.0 Scope of work**

Tender For Proposed Air-conditioning Work at SBI VIKHROLI (EAST) Branch, MUMBAI.

### **1.0 Site and its location**

The proposed work is to be carried out at SBI Vikhroli (East) Branch, Asmitha College Building, Kannamvar nagar-2, Vikhroli east Mumbai- 400083.

### **2.0 Tender documents**

2.1 The work has to be carried out strictly according to the conditions stipulated in the tender consisting of the following documents and the most workmen like manner.

#### **Instructions to tenderers**

#### **General conditions of**

#### **Contract Special conditions**

#### **of Contract Additional**

#### **specifications Drawings**

#### **Priced bid**

2.2 The above documents shall be taken as complementary and mutually explanatory of one another but in case of ambiguities or discrepancies, shall take precedence in the order given below;

- a) Price Bid
- b) Technical specifications
- c) Drawings
- d) Special conditions of contract
- e) General conditions of contract
- f) Instructions to Tenderers

2.3 Complete set of tender documents including relative drawings can be downloaded from the Bank’s website <https://bank.sbi> (www.sbi.co.in) under procurement news and Service provider portal <https://etender.sbi/SBI> as per schedule furnished in the NIT

2.4 The tender documents are not transferable.

2.5 Submission of BIDs/Tender Documents: Tenders should be submitted online in the website <https://etender.sbi> along with scanned copy of EMD, Signed copy of entire document and Empanelment letter. The tender document is not required to be sent to us in hard copy. However, EMD is to be submitted to this office on or before last date of submission of tenders.

### 3.0 **Site Visit**

3.1 The tenderer must obtain himself on his own responsibility and his own expenses all information and data that may be required for the purpose of filling this tender document and enter into a contract for the satisfactory performance of the work. The tenderer is requested satisfy himself regarding the availability of water, power, transport and communication facilities, the character quality and quantity of the materials, labour, the law and order situation, climatic conditions local authorities' requirement, traffic regulations etc.

The tenderer will be fully responsible for considering the financial effect of any or all the factors while submitting his tender.

### 4.0 **Earnest Money**

4.1 The tenderers are requested to submit the Earnest Money of **Rs. 12,000/- (Rupees Twelve Thousand Only)** by means of Demand Draft / Pay Order (Valid for a period of 90 Days from the last date of submission of the tender) from any scheduled Nationalized Bank drawn in favour of **Asst. General Manager (P&E), State Bank of India.**

4.2 EMD in any other form other than as specified above will not be accepted. Tender not accompanied by the EMD in accordance with clause 4.1 above shall be rejected.

4.3 No interest will be paid on the EMD.

4.4 EMD of unsuccessful tenderer will be refunded within 30 days of award of Contract.

4.5 EMD of successful tenderer will be retained as a part of security deposit.

### 5.0 **Initial/ Security Deposit**

The successful tenderer will have to submit a sum equivalent to 2% of accepted tender value less EMD by means of DD drawn in favour of **Asst. General Manager (P&E), State Bank of India** within a period of 10 days of acceptance of tender.

**No interest shall be paid to the amount retained by the SBI as Security Deposit.**

### 6.0 **Security Deposit**

6.1 Total security deposit shall be 5% of contract value. Out of this 2% of contract value is in the form of Initial Security Deposit (ISD) which includes the EMD. Balance 3% shall be deducted from the running account bill of the work at the rate of 10% of the respective running account bill i.e., deduction from each

running bill account will be @10% till Total Security Deposit (TSD) including ISD reaches to 5% of contract value. The 50% of the Total Security Deposit shall be paid to the contract on the basis of Architect's certifying the virtual completion. The balance 50% would be paid to the contractors after the defects liability period as specified in the contract.

## 6.2 **Additional Security Deposit**

In case L-1 bidder quotes abnormally low rates (i.e. 7.5% or more, below estimated project cost), the bank may ask such bidder to deposit additional security deposit (ASD) equivalent to difference between 92.5% of estimated cost vis-à-vis L-1 quoted amount for due fulfillment of contract. Such ASD could be in the form of FDR / Bank's guarantee in the Bank's name as per format approved by the Bank. On successful completion of work ASD will be returned to the contractor. In case contractor fails to complete the work in time or as per tender specification or leave the job incomplete, the bank will be at liberty to recover the dues from ASD or to forfeit such ASD as the case may be within its sole discretion

6.3 No interest shall be paid to the amount retained by the Bank as Security Deposit.

## 7.0 **Signing of contract Documents**

The successful tenderer shall be bound to implement the contract by signing an agreement and conditions of contract attached herewith within 30 days from the receipt of intimation of acceptance of the tender by the Bank. However, the written acceptance of the tenders by the Bank will constitute a binding agreement between the Bank and successful tenderer whether such formal agreement is subsequently entered into or not.

## 8.0 **Completion Period**

Time is essence of the contract. The work should be completed in all respect accordance with the terms of contract within a period of **90 days (3 months)** from the date of award of work.

## 9.0 **Validity of tender**

Tenders shall remain valid and open for acceptance for a period of 90 days from the date of opening price bid. If the tenderer withdraws his/her offer during the value period or makes modifications in his/her original offer which are not acceptable to Bank without prejudice to any other right or remedy the Bank shall be at liberty forfeit the EMD.

## 10.0 **Liquidated Damages**

The liquidated damages shall be 0.50% per week subject to a maximum of 5% of contract value.

## 11.0 **Rate and prices:**

### 11.1 **In case of item rate tender**

11.1.1 The tenderers shall quote their rates for individual items both in words and

figure. In case of discrepancy between the rate quoted in words and figures, the unit rate quantity in words will prevail. If no rate is quoted for one or more items such tender shall be treated as "Incomplete Tender" and shall be summarily rejected.

The amount of each item shall be calculated and the requisite total is given. In case of discrepancy between the unit rate and the total amount calculated from multiplication of unit rate and the quantity the unit rate quoted will govern and the amount will be corrected.

If no rate is quoted for one or more tender items, such tenders shall be treated as **Non- Responsive Tenders** and the same shall be summarily rejected.

11.1.2 The tenderers need not quote their rates for which no quantities have been given. In case the tenderers quote their rates for such items those rates will be ignored and will not be considered during execution.

11.1.3 The tenderers should not change the units as specified in the tender. If any unit is changed the tenders would be evaluated as per the original unit and the contractor would be paid accordingly.

The tenderer should not change or modify or delete the description of the item. If any discrepancy is observed he should immediately bring to the knowledge of the Architect/ SBI

11.1.4 Each page of the BOQ shall be signed by the authorized person and cutting or overwriting shall be duly attested by him.

11.1.5 Each page shall be totaled and the grand total shall be given.

11.1.6 The rate quoted shall be firm and shall include all costs, allowances etc. except GST, which shall be payable / reimbursed at actuals.

11.1.7 The SBI reserve their rights to accept any tenders, either in whole or in part or may entrust the work in phases or may drop the part scope of work at any stage of the project within its sole discretion without assigning any reason(s) for doing so and no claim / correspondence shall be entertained in this regard.

11.1.8 In case it is decided by the SBI to drop one or more items from the scope of work at any stage of the project, the contractor shall not be entitled to raise any claim / compensation for such deleted scope of work.

12.0 **Assignment and subletting**

The whole of work included in the contract shall be executed the contractor and he shall not directly entrust and engage or indirectly transfer, assign or underlet the contract or any part or share there of or interest therein without the written consent of the SBI through the Architect/Engineer and no undertaking shall relieve the contractor from the responsibility of the contractor from active & superintendence of the work during its progress.

13.0 **Quality of materials, workmanship & Test**

All materials and workmanship shall be best of the respective kinds described in the contract and in accordance with Architect/consultant instructions and shall be subject from time to time to such tests as the architect/consultant may



direct at the place of manufacture or fabrication or on the site or an approved testing laboratory. The contractor shall provide such assistance, instruments, machinery, labor, and materials as are normally required for examining measuring sampling and testing any material or part of work before incorporation in the work for testing as may be selected and required by the architect/consultant.

14.0 **Accident or Injury to workman:**

The SBI shall not be liable for or in respect of any damages or compensation payable at law in respect or in consequence of any accident or injury to any workmen or other person in the employment of the contractor or any sub-contractor, save and except an accident or injury resulting from any act or default of the SBI or their agents, or employees. The contractor shall indemnify and keep indemnified SBI against all such damages and compensation, save and except as aforesaid, and against all claims, proceedings, costs, charges and expenses whatsoever in respect thereof or in relation thereto. payable to the contractor the amount of any damages costs, charges, and other expenses paid by the SBI and which are payable by the contractors under this clause. The contractor shall upon settlement by the Insurer of any claim made against the insurer pursuant to a policy taken under this clause, proceed with due diligence to rebuild 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 rebuilding or repairing of the materials or goods destroyed or damaged.

14.0 **Commencement of Works:**

The date of commencement of the work will be reckoned as the date, fifteen days from the date of award of letter by the SBI.

15.0 **Extension of time**

If, in the opinion of the Architect/consultant, the work be delayed for reasons beyond the control of the contractor, the Architect/consultant may submit a recommendation to the SBI to grant a fair and reasonable extension of time for completion of work as per the terms of contract. If the contractor needs an extension of time for the completion of work or if the completion of work is likely to be delayed for any reasons beyond the due date of completion as stipulated in the contract, the contractor shall apply to the SBI through the Architect' Consultant in writing at least 30 Days before the expiry of the scheduled time and while applying for extension of time he shall furnish the reason in detail and his justification if an', for the delays. The architect/consultant shall submit their recommendations to the SBI in the prescribed format for granting extension of time. While granting extension of time the contractor shall be informed the period extended time which will qualify for levy of liquidated damages. For the balance period in excess of original stipulated period and duly sanctioned extension of time by the provision of liquidated damages as stated under clause 10.0 shall become applicable. Further the contract shall remain in force even for the period beyond the due date of completion irrespective whether the extension is granted or not.

SIGNATURE OF THE CONTRACTOR

WITH SEAL

(Annexure I)

**LETTER OF UNDERTAKING**

(The bidders are required to print this on their company's letter head and sign, stamp before emailing)

To,  
The Regional Manager  
RBO Ghatkopar, State Bank of India  
Ashoka Mills Compound, 1st Floor  
LBS Marg, Ghatkopar (W)- 400086

Dear Sir,

Having examined the drawings, specification, design 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 at the rates mentioned in the attached Schedule of Quantities and in accordance in all respects with the specifications, design, drawings and instructions in writing referred to in conditions of tender, the Articles of Agreement, Special Conditions, Schedule of Quantities and Conditions of Contract 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)	Description of work	Tender For Proposed Air-conditioning Work at SBI Vikhroli (East) Branch, Asmitha College Building, Kannamvar nagar-2, Vikhroli east Mumbai- 400083
(b)	Earnest Money	<b>₹12,000/- (Rupees Twelve Thousand Only)</b> by means of Demand Draft / Pay Order (Valid for a period of 90 Days from the last date of submission of the tender) from any scheduled Nationalized Bank drawn in favour of SBI and payable in Mumbai.
(c)	Time allowed for completion of the Works from Seven day after the date of written Order or date of handing over of the site (Whichever is later) to commence the work	90 days (3 Months)

- 1) Should this tender be accepted, I/we hereby agree to abide by and fulfill the terms and provisions of the said conditions of contract annexed hereto so far as may be applicable or in default thereof to forfeit and pay to SBI, the amount

mentioned in the said contract.

- 2) I / We have deposited a sum of **₹12,000/- (Rupees Twelve Thousand Only)** of the total tender amount as Earnest Money with the SBI which amount is not to bear any interest. Should I / We fail to execute the Contract when called upon to do so I / We do hereby agree that this sum shall be forfeited by me/us to State Bank of India.
- 3) I / We have read and understood various clauses of this tender and hereby submit our specific undertaking and concurrence in terms clause 6.2 of "Instruction to tenderer" to deposit **Additional Security Deposit (ASD)** of required amount as provided for in this Tender and within the stipulated period, in case, my/our tender is found too low (i.e. beyond 7.5% of the estimated cost), as a performance guarantee for due fulfilment of our contractual obligation for the project.

Further, under any circumstances, whatsoever, if I/We fail to comply the same including compliance of any such other conditions of tender within the stipulated time. I /We hereby, authorized SBI to cancel my/our tender, to forfeit my EMD/ISD/ASD and to take further necessary action as deemed fit including debarring our firm from participating in SBI future tenders/de-paneling etc.

- 4) I / We understand that as per terms of this tender, the SBI may consider accepting our tender in part or whole or may entrust the various work proposed in phases. We, therefore, undertake that we shall not raise any claim/ compensation in the eventuality of Bank deciding to drop any of the work from the scope of work of this tender at any stage during the contract period. Further, we also undertake to execute the work entrusted to us in phases on our approved rates and within stipulated time limit without any extra claim for price escalation as also provided for in the clause 11.1.6 "Instructions to Tenderers" of this tender.
- 5) I / We, hereby, also undertake that, we will not raise any claim for any escalation in the prices of any of the material during the currency of contract/execution/completion period including authorized extended contract period, if any.
- 6) We hereby undertake that our name does not appear in any "**Caution**" list of RBI / IBA or any other regulatory body.
- 7) We also confirm that we have not been **blacklisted by any Bank / PSU / State** or Central Govt. departments for any reasons.
- 8) We confirm that we do not have any **litigation / cases pending** against us in any Bank / PSU / State or Central Govt. departments.
- 9) We confirm that we are responsible to obtain all necessary licenses, permission, NOC from all the statutory /local authorities for the smooth execution of this contract in SBI premises.
- 1) We hereby confirm that all the materials/components/spare parts/equipment etc. to be supplied / used as a part of this contract shall be original / new materials / components / parts / equipment only, from respective OEMs of the products and that no refurbished / duplicate / second hand materials/components /parts/ equipment shall be supplied or shall be used.

- 2) For any type of deviation (to any of above or subsequent instructions), it will be my/ our responsibility to obtain the written instruction of the Engineer-in-charge for the same failing which it shall be deemed that I have carried out any such deviations at my own and I shall be duty bound to replace the all deviated material/ works from the site at my/ our cost as well as I shall be liable to penalized by the Bank as deemed fit and for all such loses made thereof, I/ we shall not have any right to arbitrate in any manner.
- 3) We certify that we have not made any changes in the contents of the tender document read with its amendments/clarifications/ corrigendum provided by Bank, submitted by us in our Bid document.
- 4) For any type of deviation (to any of above or subsequent instructions), it will be my/ our responsibility to obtain the written instruction of the Engineer-in-charge for the same failing which it shall be deemed that I have carried out any such deviations at my own and I shall be duty bound to replace the all deviated material/ works from the site at my/ our cost as well as I shall be liable to penalized by the Bank as deemed fit and for all such loses made thereof, I/ we shall not have any right to arbitrate in any manner.

1) Our Bankers  
are: i)

ii)

The names of partners of our firm  
are: i)

ii)

Name of the partner of the  
firm Authorised to sign  
Or  
(Name of person having Power  
of Attorney to sign the  
Contract. (Certified true copy  
of the Power of Attorney  
should be attached)

Yours faithfully,  
Signature of  
Contractors.  
Signature and addresses of  
Witnesses i)

ii)

## GENERAL CONDITIONS OF CONTRACT

### 1.0 **Definitions: -**

“Contract means the documents forming the tender and the acceptance thereof and the formal agreement executed between SBI (client) and the contractor, together with the documents referred there in including these conditions, the specifications, designs, drawings and instructions issued from time to time by the Architects/ Bank and all these documents taken together shall be deemed to form one contract and shall be complementary to one another.

- 1.1 In the contract the following expressions shall, unless the context otherwise requires, have the meaning hereby respectively assigned to them.
- 1.2 “SBI” shall mean State Bank of India (Client) having its Corporate Centre at Madame Cama Road, Nariman Point, Mumbai- 400 021 and its representative Local Head Offices/Administrative Offices/Regional Business Offices/Branches at various places across India and includes the client’s representatives, successors and assigns.
- 1.2.2 ‘Site Engineer’ shall mean an Engineer appointed by the SBI at site as their representative for day-to-day supervision of work and to give instructions to the contractors.
- 1.2.3 ‘The Contractor’ shall mean the individual or firm or company whether incorporate not, undertaking the works and shall include legal personal representative of individual or the composing the firm or company and the permitted assignees of individual or firms of company.
- 1.2.4 The expression ‘works’ or ‘work’ shall mean the permanent or temporary work description in the “Scope of work” and / or to be executed in accordance with the contract includes materials, apparatus, equipment, temporary supports, fittings and things of kinds to be provided, the obligations of the contractor hereunder and work to be done by the contractor under the contract.
- 1.2.5 ‘Architect/ Engineer’ shall mean the representative of the Architect/consultant M/S. Sandeep Govalkar Design Associates.
- 1.2.6 ‘Drawings’ shall mean the drawings prepared by the Architects and issued by the Architect and referred to in the specifications and any modifications of such drawings as may be issued by the Engineer from time to time
- 1.2.7 ‘Contract value shall mean value of the entire work as stipulated in the letter of acceptance of tender subject such additions there to or deductions there from as may be made under the provide herein after contained.
- 1.2.8 Specifications’ shall mean the specifications referred to in the tender and modifications thereof as may time to time be furnished or approved by the Architect/ Consultant.
- 1.2.9 “Month” means Gregorian calendar month.
- 1.2.10 “Week” means seven consecutive days.

- 1.2.11 “ Day” means a calendar day beginning and ending at 00Hrs. and 24Hrs. respectively.
- 1.2.12 SBI’s Engineer” shall mean The Civil / Electrical Engineer as nominated by the AGM (P&E), SBI LHO Mumbai Metro Circle.

## CLAUSE

- 1.0 Total Security Deposit- Total Security deposit comprise of:  
Earnest Money Deposit Initial security deposit Retention Money
- a) **Earnest Money Deposit (EMD):**

The tenderer shall furnish EMD of **Rs. 12,000/- (Rupees Twelve Thousand Only)** in the form of Demand draft or banker’s cheque drawn in favour of **The Asst. General manager (P&E) State Bank of India** on any Scheduled Bank. No tender shall be considered unless the EMD is so deposited in the required form. No interest shall be paid on this EMD. The EMD of the unsuccessful tenderer shall be refunded soon after the decision to award the contract is taken without interest. The EMD shall stand absolutely forfeited if the tenderer revokes his tender at any time the period when he is required to keep his tender open acceptance by the SBI or after it is accepted by the SBI the contractor fails to enter into a formal agreement or fails to pay the initial security deposit as stipulated or fails to commence the work within the stipulated time.

- b) **Initial Security Deposit (ISD):**

The amount of ISD shall be 2% of accepted value of tender including the EMD in the form of DD/FDR drawn on any scheduled Bank and shall be deposited within 15 days from the date of acceptance of tender.

## **ADDITIONAL SECURITY DEPOSIT / PERFORMANCE GUARANTEE**

In case L-1 bidder quotes abnormally low rates (i.e. 7.5% or more, below estimated project cost), the bank may ask such bidder to deposit additional security deposit (ASD) equivalent to difference of estimated cost vis-à-vis L-1 quoted amount for due fulfillment of contract as performance guarantee. Such ASD could be in the form of DD in favour of **The Asst. General manager (P&E) State Bank of India**. On successful completion of work ASD will be returned to the contractor. In case contractor fails to complete the work in time or as per tender specification or leave the job incomplete, the bank will be at liberty to recover the dues from ASD or to forfeit such ASD as the case may be within its sole discretion.

No interest shall be paid to the amount retained by the Bank as Security Deposit.

- c) **Retention Money:**

Besides the SD as deposited by the contractor in the above said manner, the Retention money shall be deducted from the running account bill at the rate of 10% of the gross value of work done by the contractor and claimed in each bill provided the total security deposit i.e. ISD plus EMD plus Retention Money shall both together not exceed 5% of the contract value. The 50% of the total security deposit shall be refunded to the contractor without any interest on issue of Virtual Completion certificate by the Architect/consultant. The balance 50% of the total security deposit

shall be refunded to the contractors without interest within fifteen days after the end of defects liability period provided the contractor has satisfactorily attended to all defects, if any, in accordance with the conditions of contract including site clearance. The successful bidder may choose to submit such Bank Guarantee to the SBI soon after commencement of work to avoid deduction of retention money from the Bills. No advance on materials / plant / machinery or mobilization advance shall be paid in any circumstances.

d) **Language**

The language in which the contract documents shall be drawn shall be in English.

e) **Errors, omissions and discrepancies**

In case of errors, omissions and/ or disagreement between written and scaled dimensions on the drawings or between the drawings and specifications etc., the following order shall apply.

- i) Between scaled and written dimension (or description) on a drawing, the latter shall be adopted.
- ii) Between the written or shown description or dimensions in the drawings and the corresponding one in the specification the former shall be taken as correct.
- iii) Between written description of the item in the specifications and descriptions in bills of quantities of the same item, the former shall be adopted:
  - a) In case of difference between rates written in figures and words, the rate in words shall prevail.
  - b) Between the duplicate / subsequent copies of the tender, the original tender shall be taken as correct.
- f) **Scope of Work:**

The contractor shall carryout complete and maintain the said work in every respect strictly accordance with this contract and with the directions of and to the satisfaction Bank to be communicated through the Architect/consultant/ Bank's Engineer. The Architect/consultant at the directions of the SBI from time to time issue further drawings and / or write instructions, details directions and explanations which are here after collectively references to as Architect's /consultant's instructions in regard to the variation or modification of the design, quality or quantity of any work or the addition or omission or substitution work. Any discrepancy in the drawings or between BOQ and / or drawings and / or specifications. The removal from the site of any material brought thereon by the Contractor and any substitution of any other materials therefore the removal and / or re-executed of any work executed by him. The dismissal from the work of any person engaged thereupon.

g) **i) Letter of Acceptance:**

Within the validity period of the tender the SBI shall issue a letter of acceptance directly or through the Architect by registered post or otherwise depositing at the of the contractor as given in the tender to enter into a Contract for the execution of the work as per the terms of the tender. The letter of acceptance shall constitute a binding contract between the SBI and the contractor.

ii) *Contract Agreement:*

On receipt of intimation of the acceptance of tender from the SBI/ Architect, the successful tenderer shall be bound to implement the contract and within fifteen days there of shall sign an agreement in a non-judicial stamp paper of appropriate value.

6.0 *Ownership of drawings:*

All drawings, specifications and copies thereof furnished by the SBI through its Architect / consultants are the properties of the SBI They are not to be used on other work.

7.0 *Detailed drawings and instructions:*

The SBI through its Architects / consultants shall furnish with reasonable proper additional instructions by means of drawings or otherwise necessary for the execution of the work. All such drawings and instructions shall be consistent with contract documents, true developments thereof and reasonably inferable there.

The work shall be executed in conformity therewith and the contractor prepare a detailed programme schedule indicating therein the date of start and completion of various activities on receipt of the work order and submit the same to the SBI directly/through the Architect/consultant

7.0 *Copies of agreement*

Two copies of agreement duly signed by both the parties in a non-judicial stamp paper of Rs 500/- with the drawings shall be handed over to the contractors.

8.0 *Liquidated damages:*

If the contractor fails to maintain the required progress in terms of **clause 6. 0 of GOC** or to complete the work and clear the site including vacating their office on or before the contracted or extended date or completion, without justification in support of the cause of delay, he may be called upon without prejudice to any other right of remedy available under the law to the SBI on account of such breach to pay a liquidated damage at the rate of 0.50% of the contract value which subject to a maximum of 5% of the contract value.

9.0 *Materials, Appliances and Employees*

Unless or otherwise specified the contractor shall provide and pay for all materials, labour, water, power, tools, equipment transportation and any other facilities that are required for the satisfactory execution and completion of the work. Unless or otherwise specified all materials shall be new and both workmanship and materials shall be best quality. The contractor shall at all times enforce strict discipline and good order among his employees and shall not employ on the work any unfit person or anyone not skilled in the work assigned to him. Workman whose work or behavior is found to be unsatisfactory by the SBI /ARCHITECT/ consultant he shall be removed from the site immediately.

10.0 *Permits, Laws and Regulations:*

Permits and licenses required for the execution of the work, shall be obtained by the



contractor at his own expenses. The contractor shall give notices and comply with the regulations, laws, and ordinances rules, applicable to the contract. If the contractor observes any discrepancy between the drawings and specifications, he shall promptly notify the SBI in writing under intimation of the Architect/ Consultant. If the contractor performs any act, which is against the law, rules and regulations he shall meet all the costs arising there from and shall indemnify the SBI for any legal actions arising there from.

11.0 *Setting out Work:*

The contractor shall set out the work 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 get it approved by the Architect / consultant before proceeding with the work. If at any time any error in this respect shall appear during the progress of the works, irrespective of the fact that the layout had been approved by, the Architect / consultant the contractor shall be responsible for the same and shall his own expenses rectify such error, if so, required to satisfaction of the SBI.

12.0 *Protection of works and property:*

The contractor shall continuously maintain adequate protection. of all his work from damage and shall protect the SBI's properties from injury or loss arising in connection with contract. He shall make good any such damage, injury, loss, except due to causes beyond his control and due to his fault or negligence.

He shall take adequate care and steps for protection of the adjacent properties. The contractor shall take all precautions for safety and protections of his employees on the works and shall comply with all applicable provisions of Govt. and local bodies' safety laws and building codes to prevent accidents, or injuries to persons or property on about or adjacent to his place of work. The contractor shall take insurance covers as per clause 24.0 at his own cost. The policy may be taken in joint names of the contractor and the SBI and the original policy may be lodged with the SBI

13.0 *Inspection of work:*

The SBI / Architect / Consultant or their representatives shall at all reasonable times have free access to the work site and / or to the workshop, factories, or other places where materials are lying or from where they are obtained and the contractor shall give every facility to the SBI/Architect/consultant and their representatives necessary for inspection and examination and test of the materials and workmanship. No person unless authorized by the SBI/ Architect /Consultant except the representative of Public authorities shall be allowed on the work at any time. The proposed work either during its construction stage or its completion can also be inspected by the Chief Technical Examiner's Organization a wing of Central Vigilance commission.

14.0 *Assignment and subletting*

The whole of work included in the contract shall be executed the contractor and he shall not directly entrust and engage or indirectly transfer, assign or underlet the contract or any part or share there of or interest therein without the written consent of the SBI through the Architect and no undertaking shall relieve the contractor from the

responsibility of the contractor from active & superintendence of the work during its progress.

15.0 *Quality of materials, workmanship & Test*

All materials and workmanship shall be best of the respective kinds described in the contract and in accordance with Architect/consultant instructions and shall be subject from time to time to such tests as the Architect/consultant may direct at the place of manufacture or fabrication or on the site or an approved testing laboratory. The contractor shall provide such assistance, instruments, machinery, labor, and materials as are normally required for examining measuring sampling and testing any material or part of work before incorporation in the work for testing as may be selected and required by the Architect/consultant.

ii) *Samples*

All samples of adequate numbers, size, shades & pattern as per specifications shall be supplied by the contractor without any extra charges. If certain items proposed to be used are of such nature that samples cannot be presented or prepared at the site detailed literature / test certificate of the same shall be provided to the satisfaction of the Bank/Architect/consultant. Before submitting the sample / literature the contractor shall satisfy himself that the material / equipment for which he is submitting the sample / literature meet with the requirement of tender specification. Only when the samples are approved in writing by the Bank/Architect / consultant the contractor shall proceed with the procurement and installation of the particular material / equipment. The approved samples shall be signed by the Bank/Architect / Consultant for identification and shall be kept on record at site office until the completion of the work for inspection / comparison at any time. The Bank/Architect/Consultant shall take reasonable time to approve the sample. Any delay that might occur in approving the samples for reasons of its not meeting the specifications or other discrepancies inadequacy in furnishing samples of best qualities from various manufacturers and such other aspects causing delay on the approval of the materials / equipment etc. shall be to the account of the contractor.

iii) *Cost of tests*

The cost of making any test shall be borne by the contractor if such test is intended by or provided for in the specification or BOQ.

iv) *Costs of tests not provided for*

If any test is ordered by the Bank/Architect/ Consultant which is either

- a) If so intended by or provided for or (in the cases above mentioned) is not so particularized, or though so intended or provided for but ordered by the Architect / Consultant to be carried out by an independent person at any place other than the site or the place of manufacture or fabrication of the materials tested or any Government / approved laboratory, then the cost of such test shall be borne by the contractor.

16.0 *Obtaining information related to execution of work*

No claim by the contractor for additional payment shall be entertained which is consequent upon failure on his part to obtain correct information as to any matter affecting the execution of the work nor any misunderstanding or the obtaining incorrect information or the failure to obtain correct information relieve him from any risks or from the entire responsibility for the fulfillment of contract.

#### 17.0 *Contractor's superintendence*

The contractor shall give necessary personal superintendence during the execution the works and as long, thereafter, as the Bank/Architect / Consultant may consider necessary until the expiry of the defects liability period, stated here to.

#### 18.0 *Quantities*

- i) The bill of quantities (BOQ) unless or otherwise stated shall be deemed to have been prepared in accordance with the Indian Standard Method of Measurements and quantities. The rate quoted shall remain valid for variation of quantity against individual item to any extent. The entire amount paid under Clause 19, 20 hereof as well as amounts of prime cost and provision sums, if any, shall be excluded.

#### 19.0 *Works to be measured*

The Bank/Architect/Consultant may from time to time intimate to the contractor that he requires the work to be measured and the contractor shall forthwith attend or send a representative to assist the Bank/Architect in taking such measurements and calculation and to furnish all particulars or to give all assistance required by any of them. Such measurements shall be taken in accordance with the Mode of measurements detail in the specifications. The representative of the Bank/Architect / Consultant shall take measurements with the contractor's representative and the measurements shall be entered in the measurement book. The contractor or his authorized representative shall sign all the pages of the measurement book in which the measurements have been recorded in token of his acceptance. All the corrections shall be duly attested by both representatives. No over writings shall be made in the Measurement Book (M.B.) Should the contractor not attend or neglect or omit to depute his representative to take measurements, the measurements recorded by the representative of the Bank/Architect / consultant shall be final. All authorized extra work, omissions and all variations made shall be included such measurement.

#### 20.0 *Variations*

No alteration, omission or variation ordered in writing by the Bank/Architect / consultant vitiates the contract. In case the SBI / Architect / Consultant thinks proper at any during the progress of works to make any alteration in, or additions to or omission from the works or any. alteration in the kind or quality of the materials to be used therein, the Bank/Architect / Consultant shall give notice thereof in writing to the contractor shall confirm in writing within seven days of giving such oral instructions the contract shall alter to, add to, or omit from as the case may be in accordance with such 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 previous consent in writing of the Bank/Architect/ Consultant and the value of such extras, alterations, additions or omissions shall in all cases be determined by the Architect / Consultant and the same shall be added to or deducted from the contract value, as the case may be.

#### 21.0 *Valuation of Variations*

No claim for an extra shall be allowed unless it shall have been executed under the authority of the Bank/Architect / Consultant with the concurrence of the SBI as herein mentioned. Any such extra is herein referred to as authorized extra and shall be made in accordance with the following provisions.

- a) (i) The net rates or prices in the contract shall determine the valuation of the extra work where such extra work is of similar character and executed under similar conditions as the work priced herein.  
  
(ii) Rates for all items, wherever possible should be derived out of the rates given in the priced BOQ.
- b) The net prices of the original tender shall determine the value of the items omitted, provided if omissions do not vary the conditions under which any remaining items of Works are carried out, otherwise the prices for the same shall be valued under sub-Clause 'c' hereunder.
- c) Where the extra works are not of similar character and/or executed under similar conditions as aforesaid or where the omissions vary the conditions under which any remaining items or works are carried out, then the contractor shall within 7 days of the receipt of the letter of acceptance inform the Architect/ consultant of the rate which he intends to charge for such items of work, duly supported by analysis of the rate or rates claimed and the Architect/ consultant shall fix such rate or prices as in the circumstances in his opinion are reasonable and proper, based on the market rate.
- d) Where extra work cannot be properly measured or valued the contractor shall be allowed day work prices at the net rates stated in the tender, of the BOQ 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 (and if required by the Architect/Consultant) the workman's name and materials employed be delivered for verifications to the Architect /consultant at or before the end of the week following that in which the work has been executed.
- e) It is further clarified that for all such authorized extra items where rates cannot be derived from the tender, the Contractor shall submit rates duly supported by rate analysis worked on the 'market rate basis for material, labour hire / running charges of equipment and wastages etc. plus 15% towards establishment charges, contractor's overheads and profit. Such items shall, not be eligible for escalation.

#### 22.0 *Final measurement*

The measurement and valuation in respect of the contract shall be completed within two months of the virtual completion of the work.

### 23.0 *Virtual Completion Certificate (VCC)*

On successful completion of entire works covered by the contract to the full satisfaction of the SBI, the contractor shall ensure that the following works have been completed the satisfaction of the SBI:

- a) Clear the site of all scaffolding, wiring, pipes, surplus materials, contractor's labour equipment and machinery.
- b) Demolish, dismantle and remove the contractor's site office, temporary works, structure including labour sheds/camps and constructions and other items and things whatsoever brought upon or erected at the site or any land allotted to the contractor by the SBI not incorporated in the permanent works.
- c) Remove all rubbish, debris etc. from the site and the land allotted to the contractor the SBI and shall clear, level and dress, compact the site as required by the SBI.
- d) Shall put the SBI in undisputed custody and possession of the site and all land allot by the SBI.
- e) Shall hand over the work in a peaceful manner to the SBI
- f) All defects / imperfections have been attended and rectified as pointed out by the Architects to the full satisfaction of SBI. Upon the satisfactory fulfillment by the contractor as stated above, the contractor is entitled to apply to the Architect / consultant is satisfied of the completion of work. Relative to which the completion certificate has been sought, the Architect/ consultant shall within fourteen (14) days of the receipt of the application for completion certificate, issue a VCC in respect of the work for which the VCC has applied.

This issuance of a VCC shall not be without prejudice to the SBI's rights and contractor liabilities under the contract including the contractor's liability for defects liability nor shall the issuance of VCC in respect of the works or work at any site be construction as a waiver of any right or claim of the SBI against the contractor in respect of or work at the site and in respect of which the VCC has been issued.

### 24.0 *Work by other agencies*

The SBI / Architect / consultant reserves the rights to use premises and any portion the site for execution of any work not included in the scope of this contract which it may desire to have carried out by other persons simultaneously and the contractor shall not only allow but also extend reasonable facilities for the execution of such work. The contractor however shall not be required to provide any plant or material for the execution of such work except by special arrangement with the SBI. Such work shall be carried out in such manner as not to impede the progress of the works included in the contract.

### 25.0 *Insurance of works*

- 25.1 Without limiting his obligations and responsibilities under the contract the contractor shall insure in the joint names of the SBI and the contractor against all loss of

damages from whatever cause arising other than the excepted risks, for which he is responsible under the terms of contract and in such a manner that the SBI and contractor are covered for the period stipulated vide clause of GCC and are also covered during the period of maintenance for loss or damage arising from a cause, occurring prior to the commencement of the period of maintenance and for any loss or damage occasioned by the contractor in the course of any operations carried out by him for the purpose of complying with his obligations under clause.

- a) The Works for the time being executed to the estimated current Contract value thereof, or such additional sum as may be specified together with the materials for incorporation in the works at their replacement value.
- b) The constructional plant and other things brought on to the site by the contractor to the replacement value of such constructional plant and other things.
- c) Such insurance shall be affected with an insurer and in terms approved by the SBI which approval shall not be unreasonably withheld and the contractor shall whenever require produce to the Architect / consultant the policy if insurance and the receipts for payment of the current premiums.

#### 25.2 *Damage to persons and property*

The contractor shall, except if and so far as the contract provides otherwise indemnify the SBI against all losses and claims in respect of injuries or damages to any person or material or physical damage to any property whatsoever which may arise out of or in consequence of the execution and maintenance of the works and against all claims proceedings, damages, costs, charges and expenses whatsoever in respect of or in relation thereto except any compensation of damages for or with respect to:

- a) The permanent use or occupation of land by or any part thereof.
- b) The right of SBI to execute the works or any part thereof on, over, under, in or through any lands.
- c) Injuries or damages to persons or properties which are unavoidable result of the execution or maintenance of the works in accordance with the contract
- d) Injuries or damage to persons or property resulting from any act or neglect of the SBI their agents, employees or other contractors not being employed by the contractor or for or in respect of any claims, proceedings, damages, costs, charges and expenses in respect thereof or in relation thereto or where the injury or damage was contributed to by the contractor, his servants or agents such part of the compensation as may be just and equitable having regard to the extent of the responsibility of the SBI, their employees, or agents or other employees, or agents or other contractors for the damage or injury.

#### 25.3 *Contractor to indemnify SBI*

The contractor shall indemnify the SBI against all claims, proceedings, damages, costs, charges and expenses in respect of the matters referred to in the provision

sub-clause 25.2 of this clause.

#### 25.4 *Contractor's superintendence*

The contractor shall fully indemnify and keep indemnified the SBI against any action, claim, or proceeding relating to infringement or use of any patent or design or any alleged patent or design rights and shall pay any royalties which may be payable in respect of any article or part thereof included in the contract. In the event of any claim made under or action brought against SBI in respect of such matters as aforesaid the contractor shall be immediately notified thereof and the contractor shall be at liberty, at his own expenses to settle any dispute or to conduct any litigation that may arise there from, provided that the contractor shall not be liable to indemnify the SBI if the infringement of the patent or design or any alleged patent or design right is the direct result of an order passed by the Architect / consultant in this behalf.

#### 25.5 *Third Party Insurance*

25.5.1 Before commencing the execution of the work the contractor but without limiting his obligations and responsibilities under clause 24.0 of GCC shall insure against his liability for any material or physical damage, loss, or injury which may occur to any property including that of SBI, or to any person, including any employee of the SBI, by or arising out of the execution of the works or in the carrying out of the contract, otherwise than due to the matters referred to in the provision to clause 24.0 thereof.

##### 25.5.2 *Minimum amount of Third-Party Insurance*

Such insurance shall be affected with an insurer and in terms approved by the SBI which approval shall not be reasonably withheld and for at least the amount stated below. The contractor shall, whenever required, produce to the Architect / consultant the policy or policies of insurance cover and receipts for payment of the current premiums.

25.6 The minimum insurance cover for physical property, injury, and death is ₹5 Lakh per occurrence with the number of occurrences limited to four. After each occurrence contractor will pay additional premium necessary to make insurance valid for four occurrences always.

#### 25.7 *Accident or Injury to workman:*

25.7.1 The SBI shall not be liable for or in respect of any damages or compensation payable at law in respect or in consequence of any accident or injury to any workmen or other person in the employment of the contractor or any sub-contractor, save and except an accident or injury resulting from any act or default of the SBI or their agents, or employees. The contractor shall indemnify and keep indemnified SBI against all such damages and compensation, save and except as aforesaid, and against all claims, proceedings, costs, charges and expenses whatsoever in respect thereof or in relation thereto.

##### 25.7.2 *Insurance against accidents etc. to workmen*

The contractor shall insure against such liability with an insurer approved by the SBI

during the whole of the time that any persons are employed by him on the works and shall, when required, produce to the Architect / consultant such policy of insurance and receipt for payment of the current premium. Provided always that, in respect of any persons employed by any sub-contractor the contractor's obligation to insured as aforesaid under this sub-clause shall be satisfied if the sub-contractor shall have insured against the liability in respect of such persons in such manner that SBI is indemnified under the policy but the contractor shall require such sub-contractor to produce to the Architect /consultant when such policy of insurance and the receipt for the payment of the current premium.

#### 25.7.3 *Remedy on contractor's failure to insure*

If the contractor fails to effect and keep in force the insurance referred to above or any other insurance which he may be required to effect under the terms of contract, then and in any such case the SBI may effect and keep in force any such insurance and pay such premium or premiums as may be necessary for that purpose and from time to time deduct the amount so paid by the SBI as aforesaid from any amount due or which may become due to the contractor, or recover the same as debt from the contractor.

25.7.4 Without prejudice to the others rights of the SBI against contractors. In respect of such default, the employer shall be entitled to deduct from any sums payable to the contractor the amount of any damages costs, charges, and other expenses paid by the SBI and which are payable by the contractors under this clause. The contractor shall upon settlement by the Insurer of any claim made against the insurer pursuant to a policy taken under this clause, proceed with due diligence to rebuild 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 rebuilding or repairing of the materials or goods destroyed or damaged.

#### 26.0 *Commencement of Works:*

The date of commencement of the work will be reckoned as the date, seven days from the date of award of letter by the SBI.

#### 27.0 *Time for completion*

Time is essence of the contract and shall be strictly observed by the contractor. The entire work shall be completed within a period of **90 days (3 months)** from the date of commencement. If required in the contract or as directed by the Bank/Architect / consultant. The contractor shall complete certain portions of work before completion of the entire work. However, the completion date shall be reckoned as the date by which the whole work is completed as per the terms of the contract.

#### 28.0 *Extension of time*

If, in the opinion of the Bank/Architect/consultant, the work be delayed for reasons beyond the control of the contractor, the Architect/consultant may submit a recommendation to the SBI to grant a fair and reasonable extension of time for completion of work as per the terms of contract. If the contractor needs an extension of time for the completion of work or if the completion of work is likely to be delayed for any reasons beyond the due date of completion as stipulated in the contract, the contractor shall apply to the SBI directly/ through the Architect' Consultant in writing at least 30 Days before the expiry of the scheduled time and while applying for



extension of time he shall furnish the reason in detail and his justification if any, for the delays. The Architect/consultant shall submit their recommendations to the SBI in the prescribed format for granting extension of time. While granting extension of time the contractor shall be informed the period extended time which will qualify for levy of liquidated damages. For the balance period in excess of original stipulated period and duly sanctioned extension of time by the provision of liquidated damages as stated under clause 10.0 shall become applicable. Further the contract shall remain in force even for the period beyond the due date of completion irrespective whether the extension is granted or not.

29.0 *Rate of progress*

Whole of the materials, plant and labour to be provided by the contractor and the mode, manner and speed of execution and maintenance of the works are to be of a kind and conducted in a manner to the satisfaction of the Bank/Architect / consultant should the rate of progress of the work or any part thereof be at any time be in the opinion the Bank/ Architect / consultant too Slow to ensure the completion of the whole of the work the prescribed time or extended time for completion the Bank/ Architect / consultant shall thereupon take such steps as considered necessary by the Bank/Architect / consultant to expedite progress so as to complete the works by the prescribed time or extended time. Such communications from the Bank/Architect / consultant neither shall relieve the contractor from fulfilling obligations under the contract nor he will be entitled to raise any claims arising out of such directions.

30.0 *Work during nights and holidays*

Subject to any provision to the contrary contained in the contract no permanent work shall save as herein provided be carried on during the night or on holidays without the permission in writing of the Bank/Architect / consultant, save when the work is unavoidable or absolutely necessary for the saving of life or property or for the safety of the work in which case the contractor shall immediately advise the Bank/ Architect / consultant. However, the provisions of the clause shall not be applicable in the case of any work which becomes essential to carry by rotary or double shifts in order to achieve the progress and quality of the part of the works being technically required / continued with the prior approval of the Architect / consultant at no extra cost to the SBI

All work at night after obtaining approval from competent authorities shall be carried out without unreasonable noise and disturbance.

31.0 *No compensation or restrictions of work*

If at any time after acceptance of the tender SBI shall decide to abandon or reduce the scope of work for any reason whatsoever and hence not required the whole or any part of the work to be carried out. The Architect / consultant shall give notice in writing that effect to the contractor and the contractor shall act accordingly in the matter. The contractor shall have no claim to any payment of compensation or otherwise what so ever on account of any profit or advantage which he might have derived from the execution of the Work fully but which he did not derive in consequence of the foreclosure of the whole or part of the work.

Provided that the contractor shall be paid the charges on the cartage only of materials actually and bona-fide brought to the site of the work by the contractor and rendered surplus as a result of the abandonment, curtailment of the work or any

portion thereof and then taken back by the contractor, provided however that the Architect / Consultant shall have in such cases the option of taking over all or any such materials at their purchase price or a local current rate whichever is less.

“In case of such stores having been issued from SBI stores and returned by the contractor to stores, credit shall be given to him at the rates not exceeding those at which were originally issued to the contractor after taking into consideration and deduction for claims on account of any deterioration or damage while in the custody of the contractor and in this respect the decision of Architect / consultant shall be final.

### 32.0 *Suspension of work*

- i) The contractor shall, on receipt of the order in writing of the Bank/Architect / consultant (whose decision shall be final and binding on the contractor) suspend the progress of works or any part thereof for such time and in such manner as Bank/Architect /consultant may consider necessary so as not to cause any damage or injury to the work already done or endanger the safety thereof for any of following reasons:
  - a) On account any default on the part of the contractor, or
  - b) For proper execution of the works or part thereof for reasons other than the default the contractor, or
  - c) For safety of the works or part thereof.

The contractor shall, during such suspension, properly protect and secure the works the extent necessary and carry out the instructions given in that behalf by the Bank/Architect / consultant.

- i) If the suspension is ordered for reasons (b) and (c) in sub-para (i) above:  
The contractor shall be entitled to an extension of time equal to the period of every such suspension. No compensation whatsoever shall be paid on this account.

### 33 *Action when the whole security deposit is forfeited*

In any case in which under any clause or clauses of this contract, the Contractor shall have rendered himself liable to pay compensation amounting to the whole of his security deposit the Architect / consultant shall have the power to adopt any of the following course as they may deem best suited to the interest of the SBI:

- a) To rescind the contract (of which rescission notice in writing to the contractor by - Architect / consultant shall be conclusive evidence) and in which case the security, deposit of the contractor shall be forfeited and be absolutely at the disposal of SBI
- b) To employ labour paid by the SBI and to supply materials to carry out the work, or part of the work, debiting the contractor with the cost of the labour and materials cost of such labour and materials as worked out by the Architect/consultant shall final and conclusive against the contractor) and crediting him with the value of the work done, in all respects in the same manner and at the same manner and at the same rates as if it had been carried out by the contractor under the terms of this contract certificate of Architect /consultant as to the value of work done shall be final

conclusive against the contractor.

- c) To measure up the work of the contractor, and to take such part thereof as shall unexecuted, out of his hands, and to give it to another contractor to complete in which case any expenses which may be incurred in excess of the sum which would have been paid to the original contractor, if the whole work had been executed by him ( The amount of which excess the certificates in writing of the Architects / consultant shall final and conclusive) shall be borne by original contractor and may be deducted f any money due to him by SBI under the contract or otherwise, or from his security deposit or the proceeds of sale thereof, or sufficient part thereof.

In the event of any of above courses being adopted by the SBI the contractor shall have no claim to compensation for any loss sustained by him by reasons of his having purchased or procured any material or entered into any engagements or make any advances on account of, or with a view to the execution of the work or the performance of the contract and in case the contract shall be rescind under the provision aforesaid, the contractor shall not be entitled to recover or to be paid any sum or any work thereto for actually performed under this contract, unless, and until the Architect / consultant will have certified in writing the performance of such work and the value payable in respect thereof, and he shall only be entitled to be paid the value so certified.

#### *34.0 Owner's right to terminate the contract*

If the contractor being an individual or a firm commit any 'Act of insolvency' or shall be adjusted an insolvent or being an incorporated company shall have an order for compulsory winding up voluntarily or subject to the supervision of Govt. and of the Official Assignee of the liquidator in such acts of insolvency or winding up shall be unable within seven days after notice to him to do so, to show to the reasonable satisfaction of the Architect / Consultant that he is able to carry out and fulfill the contract, and to dye security therefore if so required by the Architect / Consultant or if the contractor (whether an individual firm or incorporated Company) shall suffer execution to be issued or shall suffer any payment under this contract to be attached by or on behalf of any of the creditors of the contractor.

Or shall assign or sublet this contract without the consent in writing of the SBI through the Architect/Consultant or shall charge or encumber this contract or any payment due to which may become due to the contractor there under:

- a) has abandoned the contract; or
- b) has failed to commence the works, or has without any lawful excuse under these conditions suspended the progress of the works for 14 days after receiving from the SBI through the Architect / consultant written notice to proceed, or
- c) has failed to proceed with the works with such diligence and failed to make such due progress as would enable the works to be completed within the time agreed upon, or has failed to remove the materials from the site or to pull down and replace work within seven days after written notice from the SBI through the Architect / Consultant that the said materials were condemned and rejected by the Architect/consultant under these conditions; or has neglected or failed persistently to observe and perform all or any of the acts matters or things by this contract to be observed and performed by the contactor for seven days after

written notice shall have been given to the contractor to observe or perform the same or has to the detriment of good workmanship or in defiance of the SBI or Architect's / consultant's instructions to the contrary subject any part of the contract. Then and in any of said cases the SBI and or the Architect / consultant, may not withstanding any previous waiver, after giving seven days' notice in writing to the contractor, determine the contract, but without thereby affecting the powers of the SBI or the Architect / consultant or the obligation and liabilities of the contractor the whole of which shall continue in force as fully as if the contract had not been determined and as if the works subsequently had been executed by or on behalf of the contractor. And, further the SBI through the Architect / consultant their agents or employees may enter upon and take possession of the work and all plants, tools scaffoldings, materials, sheds, machineries lying upon the premises or on the adjoining lands or roads use the same by means of their own employees or workmen in carrying on and completing the work or by engaging any other contractors or persons to the work 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 persons employed for complement and finishing or using the materials and plant for the works.

When the works shall be completed or as soon thereafter as convenient the SBI or Architect / consultant shall give a notice in writing to the contractor to remove his surplus materials and plants and should the contractor fail to do so within 14 days after receive thereof by him the SBI sell the same by public auction, and after due publication, and shall, adjust the amount realized by such auction. The contractor shall have no right to question any of the act of the SBI incidental to the sale of the materials etc.

35.0 *Certificate of payment*

The contractor shall be entitled under the certificates to be issued by the Architect / consultant to the contractor within 10 working days from the date of certificate to payment from SBI from time to time. The SBI shall recover the statutory recovering other dues including the retention amount from the certificate of payment.

Provided always that the issue of any certificate by the Architect / consultant during progress of works or completion shall not have effect as certificate of satisfaction relieve the contractor from his liability under clause.

The Architect / consultant shall have power to withhold the certificate if the work or in part thereof is not carried out to their satisfaction.

The Architect / consultant may by any certificate make any corrections required previous certificate.

The SBI shall modify the certificate of payment as issued by the Architect / consultant from time to time while making the payment

The contractor shall submit interim bills only after taking actual measurements and properly recorded in the Measurement Book (M. B.)

The Contractor shall not submit interim bills when the approximate value of work done by him is less than **Rs. 7.50 Lakhs.**

The final bill may be submitted by contractor within a period of one month from the date of virtual completion and Architect / consultant shall issue the certificate of payment within a period of two months. The SBI shall pay the amount within a period of three months from the date of issue of certificate provided there is no dispute in respect of rates and quantities.

The contractor shall submit the interim bills in the prescribed format with all details.

No advance on materials / plant / machinery or mobilization advance shall be paid in any circumstances.

The SBI shall recover the statutory recoveries viz. TDS, retention and other dues, if any, as per contractual provisions.

The SBI shall have power to withhold the payment if the work or part thereof is not carried out to their satisfaction.

36.0 *A. Settlement of Disputes and Arbitration*

Except where otherwise provided in the contract all questions and disputes to the meaning of the specifications, design, drawings and instructions herein before mentioned and as to the quality of workmanship or materials used on the work or as to any other question, claim, right, matter or thing whatsoever in any way arising out of or relating to the contract, designs, drawings specifications, estimates, instructions orders or these conditions or otherwise concerning the work or the execution or failure to execute the same whether arising during the progress of the work or after the cancellation, termination, completion or abandonment thereof shall be dealt with as mentioned hereinafter:

If the contractor considers that he is entitled to any extra payment or compensation in respect of the works over and above the amounts admitted as payable by the Architect or in case the contractor wants to dispute the validity of any deductions or recoveries made or proposed to be made from the contract or raise any dispute, the contractor shall forthwith give notice in writing of his claim, or dispute to The Assistant General Manager (Premises & Estate Dept.), State Bank of India, Local Head Office, 'Synergy', 3<sup>rd</sup> Floor, Bandra Kurla Complex, Mumbai- 400 051. And endorse a copy of the same to the Architect, within 30 days from the date of disallowance thereof or the date of deduction or recovery. The said notice shall give full particulars of the claim, grounds on which it is based and detailed calculations of the amount claimed and the contractor shall not be entitled to raise any claim nor shall the SBI be in any way liable in respect of any claim by the contractor unless notice of such claim shall have been given by the contractor to The Assistant General Manager (Premises & Estate Dept.) Local Head Office, Mumbai in the manner and within the time as aforesaid. The Contractor shall be deemed to have waived and

extinguished all his rights in respect of any claim not notified to The Assistant General Manager (Premises & Dept.) Local Head Office in writing in the manner and within the time aforesaid.

*B. Settlement of Disputes and Arbitration*

The Assistant General Manager (Premises & Dept.) Local Head Office, Mumbai shall give his decision in writing on the claims notified by the contractor. The contractor may within 30 days of the receipt of the decision of The Assistant General

Manager (Premises & Dept.) Local Head Office, Mumbai submits his claims to the conciliating authority namely the General Manager /Deputy General Manager (Premises & Estate Dept.) Local Head Office, Mumbai for conciliation along with all details and copies of correspondence exchanged between him and the Assistant General Manager (Premises & Estate Dept.) Local Head Office, Mumbai.

- i) If the conciliation proceedings are terminated without settlement of the disputes, the contractor shall, within a period of 30 days of termination thereof shall give a notice to the Deputy Managing Director & CDO for appointment of an arbitrator to adjudicate the notified claims falling which the claims of the contractor shall be deemed to have been considered absolutely barred and waived.
- ii) Except where the decision has become final, binding and conclusive in terms of the contract, all disputes or differences arising out of the notified claims of the contractor as aforesaid and all claims of the Bank shall be referred for adjudication through arbitration by the Sole Arbitrator appointed by the Deputy Managing Director & CDO. It will also be no objection to any such appointment that the Arbitrator so appointed is a Bank Officer and that he had to deal with the matters to which the Contract relates in the course of his duties as Bank Officer. If the arbitrator so appointed is unable or unwilling to act or resigns his appointment or vacates his office due to any reason whatsoever another sole arbitrator shall be appointed in the manner aforesaid by the said Deputy Managing Director & CDO of the SBI .Such person shall be entitled to proceed with the reference from the stage at which it was let by his predecessor.

It is a term of this contract that the party invoking arbitration shall give a list of disputes with amounts claimed in respect of each dispute along with the notice for appointment of arbitrator.

It is also a term of this contract that no person other than a person appointed by such Deputy Managing Director & CDO as aforesaid should act as arbitrator.

The conciliation and arbitration shall be conducted in accordance with the provisions of the Arbitration & Conciliation Act 1996 or any or any accordance modification or reenactment thereof and the rules made there under.

It is also a term of the contract that if any fees are payable to the Arbitrator these shall be paid equally by both the parties. However, no fees will be payable to the arbitrator if he is a Bank Officer.

It is also a term of the contract that the Arbitrator shall be deemed to have entered on the reference on the date he issues notice to both the parties calling them to submit their statement of claims and counter statement of claims. The venue of the arbitration shall be such place as may be fixed by the arbitrator in his sole discretion. The fees, if any of the arbitrators shall, if required to be paid before the award is made and published, be paid half and half by each of the parties. The Cost of the reference and of the award (including the fees, if any of the arbitrator) shall be in the discretion of the arbitrator who may direct to any by whom and in what manner, such costs or any part thereof, shall be paid and fix or settle the amount of costs to be so paid.

37.0 *Water Supply*

The contractor shall make his own arrangements for water required for the work and nothing extra will be paid for the same. This will be subject to the following condition.

- i) That the water used by the contractor shall be fit for construction purposes to the satisfaction of the Architect / consultant's.
- ii) The contractor shall make alternative arrangements for the supply of water if the arrangement made by the contractor for procurement of water in the opinion of the Architect / consultant is unsatisfactory.

37.1 The contractor shall construct temporary well / tube well in SBI and for taking water for construction purposes only after obtaining permission in writing from the SBI. The contractor has to make his own arrangements for drawing and distributing the water at his own cost. He has to make necessary arrangements. To avoid any accidents or damages caused due to construction and subsequent maintenance of the wells. He has to obtain necessary approvals from local authorities, if required, at his own cost. He shall restore the ground to its original condition after wells are dismantled on completion of work or hand over the well to the SBI without any compensation as directed by the Architect / consultant.

38.0 *Power Supply*

The contractor shall make his own arrangements for power and supply / distribution system for driving plant or machinery for the work and for lighting purpose.

39.0 *Treasure Trove etc.*

Any treasure trove, coin or object antique which may be found on the site shall be the property of SBI and shall be handed over to the bank immediately.

40.0 *Method of Measurement*

Unless otherwise mentioned in the schedule of quantities or in mode of measurement, the measurement will be on the net quantities or work produced in accordance with up to date rules laid down by the Bureau of Indian Standards. In the event any dispute / disagreement the decision of the Bank/Architect / consultant shall be final and binding on the contractor.

41.0 *Maintenance of Registers*

The contractor shall maintain the following registers as per the enclosed perform at site of work and should produce the same for inspection of SBI/Architect / consultant whenever desired by them. The contractor shall also maintain the records / registers as required by the local authorities / Govt. from time to time.

- i) Register for secured advance
- ii) Register for hindrance to work
- iii) Register for running account bill
- iv) Register for labour

42.0 *Force Majeure*

42.1 Neither contractor nor SBI shall be considered in default in performance of the obligations if such performance is prevented or delayed by events such as but not war, hostilities revolution, riots, civil commotion, strikes, lockout, conflagrations, epidemics, accidents, fire, storms, floods, droughts, earthquakes or ordinances or

any act of or for any other cause beyond the reasonable control of the party affected or prevents or delayed. However, a notice is required to be given within 30 days from the happening of the event with complete details, to the other party to the contract, if it is not possible to serve a notice, within the shortest possible period without delay.

- 42.2 As soon as the cause of force majeure has been removed the party whose ability perform its obligations has been affected, shall notify the other of such cessation and the actual delay incurred in such affected activity adducing necessary evidence in support thereof.
- 42.3 From the date of occurrence of a case of force majeure obligations of the party affected shall be suspended during the continuance of any inability so caused. With the caused itself and inability resulting there from having been removed, the agreed time completion of the respective obligations under this agreement shall stand extended a period equal to the period of delay occasioned by such events.
- 42.4 Should one or both parties be prevented from fulfilling the contractual obligations by state of force majeure lasting to a period of 6 months or more the two parties, shall each other to decide regarding the future execution of this agreement.
- 43.0 *Local laws, Acts Regulations:*  
The contractor shall strictly adhere to all prevailing labour laws inclusive at contract labour (regulation and abolition act of 1970) and other safety regulations. The contractors should comply with the provision of all labour legislation including the latest requirements of the Acts, laws, any other regulations that are applicable to the execution of the project.
- i) Minimum wages Act 1948 (Amended)
  - ii) Payment of wages Act 1936 (Amended)
  - iii) Workmen's compensation Act 1923 (Amended)
  - iv) Contract labour regulation and abolition act 1970 and central rules 1971 (Amended)
  - v) Apprentice act 1961 (amended)
  - vi) Industrial employment (standing order) Act 1946 (Amended)
  - vii) Personal injuries (Compensation insurance) act 1 963 and any other modifications
  - viii) Employees' provident fund and miscellaneous provisions Act 1952 and amendment thereof
  - ix) Shop and establishment act
  - x) Any other act or enactment relating thereto and rules framed there under from time to time.
  - xi) Prevailing Indian Electricity rules & act.
- 44.0 *Accidents*  
The contractor shall immediately on occurrence of any accident at or about the site or in connection with the execution of the work report such accident to the Architect / consultant. The contractor shall also such report immediately to the competent authority whenever such report is required to be lodged by the law and take appropriate actions thereof.
45. The contractor's shall be bound to comply the following provision in terms of "Restrictions imposed by the Government of India, Ministry of Finance Department of Expenditure under Rule 144 (XI) of General Financial Rules 2017 vide their order no. F.



No 6/18/2019/PPD dated 23rd July 2020” as under;

- I. Any bidder from a country which shares a land border with India will be eligible to bid in this tender ONLY if the bidder is registered with the Competent Authority (registration committee constituted by the Department for Promotion of Industry and Internal Trade).
- II. ‘Bidder’ (including the term ‘tenderer’, ‘consultant’ or ‘service provider’ in certain contexts) means any person or firm or company, including any member of a consortium or joint venture (that is an association of several persons, or firms or companies), every artificial judicial person not falling in any of the descriptions of bidders stated hereinbefore, including any agency branch or office controlled by such person, participating in a procurement process.
- III. ‘Bidder from a country which shares a land border with India (such a country)’ for this purpose means:
  - a. An entity incorporated, established or registered in such a country; or
  - b. A subsidiary of an entity incorporated, established or registered in such a country; or
  - c. An entity substantially controlled through entities incorporated, established or registered in such a country; or
  - d. An entity whose beneficial owner is situated in such a country; or
  - e. An Indian (or other) agent of such an entity; or
  - f. A natural person who is a citizen of such a country; or
  - g. A consortium or joint venture where any member of the consortium or joint venture falls under any of the above
- IV. The beneficial owner for the purpose of (iii) above will be as under:
  1. In case of A Company or Limited Liability Partnership, the beneficial owner is the natural person(s), who, whether acting alone or together, or through one or more judicial person, has a controlling interest or who exercises control through other means. Explanation-
    - a. “Controlling ownership interest” means ownership of or entitlement to more than twenty-five percent of shares or capital or profits of the company;
    - b. “Control” shall include the right to appoint majority of the directors or to control the management or policy decisions including by virtue of their shareholding or management rights or shareholders agreements or voting agreements;
  2. In case of a partnership firm, the beneficial owner is the natural person(s) who, whether acting alone or together, or through one or more judicial person, has ownership of entitlement to more than fifteen percent of capital or profits of the partnership;
  3. In case of an unincorporated association or body of Individuals, the beneficial owner is the natural person(s), who, whether acting alone or together, or through one or more judicial person, has ownership of or entitlement to more than fifteen percent of the property or the capital or profits of such association or body of individuals;
  4. Where no natural person is identified under (1) or (2) or (3) above, the beneficial owner is the relevant natural person who holds the position of senior managing official;
  5. In case of a trust, the identification of beneficial owner(s) shall include identification of the author of the trust, the trustee, the beneficiaries with fifteen percent or more interest in the trust and any other natural person exercising ultimate effective

control over the trust through a chain of control or ownership.

- v. An Agent is a person to do any act for another, or to represent another in dealings with third person.
- vi. The successful bidder shall not be allowed to sub-contract works to any contractor from a country which shares a land border with India unless such contractor is registered with the Competent Authority.
- vii. All bidders need to submit a declaration-cum-certificate (along with evidence) in this regard as per "Annexure Q". Failure to submit such valid declaration-cum-Certificate will make the bid liable for rejection."

#### ANNEXURE "Q"

Declaration-Cum- Certificate on the Letter Head of Bidder Regarding Restrictions on Procurement From Bidders From A Country Or Countries, On Grounds Of Defence In India, Or Matters Directly Related Thereto, Including National Security.

*Restrictions under Rule 144 (XI) of General Financial Rules 2017 of Ministry of Finance, India order no. F. No 6/18/2019/PPD dated 23<sup>rd</sup> July 2020*

I/We have read the clause regarding restrictions on procurement from a bidder of a country which shares a land border with India;

I/We, the bidder (Specify full name-----) -----) certify that we are NOT from such a country OR, if from such a country, has been registered with Competent Authority.

I/We hereby certify that we fulfil all requirements in this regard and is eligible to be considered.

(Signature of Authorised Signatory along with Seal)

Name of authorised signatory:

Designation of Authorised signatory:

List of Evidences enclosed:

1. Copy of certificate of valid registration with the Competent Authority (Score out if not applicable)
2. ....
3. ....
4. ....

Date:

Place:

**(A) Process Compliance Statement (Annexure II)**

(The bidders are required to print this on their company's letter head and sign, stamp before emailing)

To,  
E-Procurement Technologies Ltd. (Auction  
Tiger) B-704 Wall Street - II,  
Opp. Orient Club,  
Nr. Gujarat College, Ahmedabad - 380 006.  
Gujarat State, India

**TENDER FOR PROPOSED AIR CONDITIONING WORKS FOR STATE BANK OF INDIA, VIKHROLI (EAST) BRANCH.**

Dear Sir,

This has reference to the Terms & Conditions for the Reverse Auction mentioned in the Tender document

**This letter is to confirm that:**

- 1) The undersigned is authorized representative of the company.
- 2) We have studied the Commercial Terms and the Business rules governing the e- Tendering as mentioned in RFP of SBI as well as this document and confirm our agreement to them.
- 3) We also confirm that we have taken the training on the auction tool and have understood the functionality of the same thoroughly.
- 4) We confirm that SBI and ETL shall not be liable & responsible in any manner whatsoever for my/our failure to access & bid on the e-auction platform due to loss of internet connectivity, electricity failure, virus attack, problems with the PC, any other unforeseen circumstances etc. before or during the tendering event.
- 5) **We also confirm that we have a valid digital signature certificate issued by a valid Certifying Authority.**
- 6) We also confirm that we will mail the price confirmation / break up of our quoted price as per Annexure III & Annexure IV within 24 hours of the completion of the bid/ reverse auction and the format as requested by SBI/ETL.
- 7) We, hereby confirm that we will honor the Bids placed by us during the E-tendering/ auction process.

With regards,

Date:

Signature with company seal

Name:

Company / Organization:

Designation within Company / Organization:

Address of Company / Organization:

**Scan it and send to this Document on [samjad@procuretiger.com](mailto:samjad@procuretiger.com)**

## **SPECIAL CONDITION OF CONTRACT**

1. The Technical Bid should contain the following: -
  - a. Technical Bid duly signed and sealed on each page.
  - b. Banker's Cheque/Demand Draft of Earnest Money deposit.
  - c. If any, The Authorization Certificate issued by the Bank's approved Principal Manufacturer only certifying that the tenderer is an Authorized Converter/Agency of their Company and they have been specifically authorized by them (i.e. OEM) to participate in the bidding process of SBI.
  - d. If any, An undertaking from the Bank's approved OEM, in original, to the effect that in case their Authorised Agency/Converter is not able to perform contractual obligations for the project during the contract period, the Original Manufacturer shall own full responsibility to comply all contractual obligations relating the captioned work of SBI at their own (i.e. OEM's) risk cost and consequences.

The technical bid not accompanied by abovementioned any one or more documents shall be treated as non-responsive bid and the same shall be summarily disqualified. Moreover, such bidders shall not be allowed to participate in the submission of Indicative Price bidding followed by the E-reverse auction. No correspondence shall be entertained in this regard.

### **2. Taxes, duties, levies etc.:**

The rates quoted shall be inclusive of all taxes, duties, levies, royalties, fees, cess or charges in respect of the works but excluding GST which shall be payable over and above the approved rates as per actual. Variation of taxes, duties, fees, levies etc.(excluding GST) if any, till completion of work shall be deemed to be included in the quoted rates and no extra claim on this account in any case will be entertained. If a new tax or duty or levy or cess or royalty or octroi is imposed under as statutory law during the currency of contract the same shall be borne by the Contractor/ Vendor. **GST will however be paid by the SBI as applicable.**

3. The Contractor/ Vendor shall study the schedule of items, technical specifications, drawings, design, etc. for its sufficiency considering all the regulations of local authorities and supply company and code of standard as applicable at the time of submitting the tender and shall bring to the notice of bank, addition or deletion, if any, in writing before due date of submission of tender.

### **4. Acceptance of tender**

The SBI shall have the right to reject any or all tenders without assigning any reason. They are not to bind to accept the lowest or any tender and the tenderer or tenderers shall have no right to question the acts of the SBI However adequate transparency would be maintained by the SBI.

### **5. Dimensions and levels**

All dimensions and levels shown on the drawings shall be verified by the contractor and the

site and he will be held responsible for the accuracy and maintenance of. All the dimensions and the levels. Figured dimensions are in all cases to be accepted and dimension shall be scaled. Large scale details shall take precedence over small scale drawings. In case of discrepancy the contractor shall ask for clarification from the Architect / consultant before proceeding with the work.

**6. Notice of operation**

The contractor shall not carry out any important operation without the Consent in with from the Architect / consultant:

**7. Construction records**

The contractor shall keep and provide to the Architect / consultant full and accurate records of the dimensions and positions of all new work and any other information necessary to prepare complete drawings recording details of the work as construction.

**8. Safety of adjacent structures and trees**

The contractor shall provide and erect to the approval of the Architect / consultant supports as may be required to protect effectively all structures and protective give to trees, which may be endangered by the execution of the works or otherwise such permanent measures as may be required by the Architect to protect the tree structures.

**9. Temporary works**

Before any temporary works are commenced the contractor shall submit at least in advance to the architect / consultant for approval complete drawings of all temporary works he may require for the execution of the works. The contractor shall carry out the modifications relating to strength, if required by the architect / consultant may require in accordance with the conditions of contract at his own cost the contractor shall be solely responsible for the stability and safety of all temporary works and unfinished works and for the quality of the permanent works resulting from the arrangement eventually adopted for their execution.

**10. Water power and other facilities**

- a) The rate quoted by the contractor shall include all expenses that are required for providing all the water required for the work and the contractor shall make his own arrangements for the supply of good quality water suitable for the construction and good quality drinking water for their workers If necessary the contractor has to sink a tube well / open well and bring water by means of tankers at his own cost for the purpose The STATE BANK OF INDIA will not be liable to pay any charges in connection with the above

- b) The rate quoted in the tender shall include the expenses for obtaining and maintaining power connections and shall pay for the consumption charges
- c) The contractors for other trades directly appointed by the STATE BANK OF INDIA shall be entitled to take power and water connections from the temporary water and power supply obtained by the contractor. However, the concerned contractor shall make their own arrangements to draw the supply and pay directly the actual consumption charges at mutually agreed rates between them. All municipal charges for drainage and water connection for Construction purposes shall be borne by the contractor and charges payable for permanent connections, if any, shall be initially paid by the contractor and the SBI will reimburse the amount on production of receipts
- d) The SBI as well as the Architect / consultant shall give all possible assistance to the Contractor's to obtain the requisite Permission from the various authorities, but the responsibility for obtaining the same in time shall be of the contractor.

#### **11. Facilities for contractor's employees**

The contractor shall make his own arrangement for the housing and welfare of his staff and workmen including adequate drinking water facilities. The contractor shall also make the arrangements at his own cost for transport where necessary for his staff and workmen to and from site of work at his own cost.

#### **12. Lighting of works**

The contractor shall at all times provide adequate and approved lighting as required for the proper execution and supervision and inspection of work.

#### **13. Firefighting arrangements**

- i) The contractor shall provide suitable arrangement for firefighting at his own cost. This purpose he shall provide requisite number of fire extinguishers and adequate number of buckets, some of which are to be always kept filled with sand and some with water this equipment shall be provided at suitable prominent and easily accessible place and shall be properly maintained. ii) Any deficiency in the fire safety or unsafe conditions shall be corrected by the contractor at his own cost and, to the approval of the relevant authorities. The contractor makes the following arrangements at his own cost but not limited the following:
  - a) Proper handling, storage and disposal of combustible materials and waste.
  - b) Work operations which can create fire hazards.
  - c) Access for fire-fighting equipment.

- d) Type, number and location of containers for the removal of surplus materials and rubbish.
- e) Type, size, number and location of fire extinguishers or other fire fighting equipment.
- f) General house keeping

**14. Site order book**

A site order book shall be maintained at site for the purpose of quick communication between the Architect / Consultant. Any communication relating to the work may be conveyed through records in the site order book. Such a communication from one

party to the other shall be deemed to have been adequately served in terms of contract. Each site order book shall have machine numbered pages in triplicate and shall be carefully maintained and preserved by the contractor and shall be made available to the architect / consultant as and when demanded. Any instruction which the architect / consultant may like to issue to the contractor or the contractor may like to bring to the architect / consultant two copies of such instructions shall be taken from the site order book and one copy will be handed over to the party against proper acknowledgment and the second copy will be retained for their record.

**15. Temporary fencing/ barricading**

The contractor shall provide and maintain a suitable temporary fencing / barricading and gates at his cost to adequately enclose all boundaries of the site for the protection of the public and for the proper execution and security of the work and in accordance with the requirement of the architect / consultant and regulations of local authorities. These shall be altered, relocated and adopted from time to time as necessary and removed on completion of the work.

**16. Site meetings**

Site meetings will be held to review the progress and quality evaluation. The contractor shall depute a senior representative along with the site representative and other staff of approved sub-contractors and suppliers as required to the site meetings and ensure all follow up actions. Any additional review meetings shall be held if required by the architect/ consultant.

**17. Disposal of refuse**

The contractor shall cart away all debris, refuse etc. arising from the work from the site and deposit the same as directed by the architect / consultant at his own cost. It is the responsibility of the contractor to obtain from the local authorities concerned to the effect that all rubbish arising out of contractor's activities at the construction site or any other off-site activities borrow pits has been properly disposed of.

**18. Contractor to verify site measurement**

The contractor shall check and verify all site measurements whenever requested other specialists contractors or other sub-contractors to enable them to prepare the own shop drawing and pass on the information with sufficient promptness as will in any way delay the works.

**19. Displaying the name of the work**

The contractor shall put up a name board of suitable size as directed by the architect/ consultant indicating therein the name of the project and other details as given by the architect/consultant at his own cost and remove the same on completion of work.

**20. As built drawings**

i) For the drawings issued to the contractor by the Architect / Consultant. The architect Consultant will issue two sets of drawings to the Contractor for the items for some changes have been made. From the approved drawings as instructed by the STATE BANK OF INDIA / Architect / Consultant. The contractor will make the changes made on these copies and return these copies to the architect / Consultant for their approval. In cases revision is required or the corrections are not properly marked the architect / Consultant will point out the discrepancies to the contractor. The contractor will have to incorporated these corrections and / or attend to discrepancies either on copies as directed by the architect / consultant and resubmit to him for approval. The architect / consultant will return one copy duly approved by him.

ii) For the drawings prepared by the contractor.

The contractor will modify the drawing prepared by him wherever the changes made by the STATE BANK OF INDIA / architect / consultant. And submit two copies of such modified drawings to the architect/ consultant for approval. The architect / consultant will return one copy of the approved drawing to the contractor.

**21. Approved make**

The contractor shall provide all materials from the list of approved makes at his own cost and also appoint the specialized agency for the waterproofing antitermite, aluminum doors and windows and any other item as specified in the tender. The architect/consultant may approve any make / agency within the approved list as given in the tender after inspection of the sample/mock up.

**22. Procurement of materials**

The contractor shall make his own arrangements to procure all the required materials for the work. All wastages and losses in weight shall be to the



contractors account

**23. Excise Duty, taxes, levies etc.;**

The contractor shall pay and be responsible for payment of all taxes, duties, levies, royalties, fees, cess or charges in respect of the works including but not limited to sales tax, tax on works contract excise duty, and octroi, payable in respect of materials, equipment plant and other things required for the contract. All of the aforesaid taxes, duties, levies, fees and charges shall be to the contractor's account and the STATE BANK OF INDIA shall not be required to pay any additional or extra amount on this account. Variation of taxes, duties, fees, levies etc. if any, till completion of work shall be deemed to be included in the quoted rates and no extra amount on this account. Variation of taxes, duties, fees, levies etc. if any, till completion of work shall be deemed to be included in the quoted rates and no extra claim on this account will in any case be entertained. If a new tax or duty or levy or cess or royalty or octroi is imposed under as statutory law during the currency of contract the same shall be borne by the contractor.

**24. Photographs:**

- The Contractor shall at his own expense supply to the Architects with duplicate hard copies of large photographs not less than 25 cm. x 20 cm. (10" x 8") of the works, taken from two approved portions of each building,

at intervals of not more than one months during the progress of the work or at every important stage of construction.

- In addition to above, the contractor shall be bound to submit adequate no. of site photographs along with each Running Bill for the project clearing showing major progress of work measured and claimed therein failing which the Architect/ STATE BANK OF INDIA may consider returning the Bill to the contractor and no claim for delay on this account will be entertained.

## **TECHNICAL SPECIFICATION FOR THE AIR CONDITIONING CONTRACT WORK**

### **1.1 VARIABLE REFRIGERANT VOLUME TYPE SYSTEM (VRV System)**

The system selected should be modular system, with number of indoors connected to centrally located outdoor units, as per detail designing given in the tender. The outdoor units for all the system shall be air cooled type and mounted on terrace of the building. Indoor units in various areas shall be as per enclosed drawings/ Bill of Quantities.

All the VRV air conditioners shall be fully factory assembled, wired, internally piped & tested. The outdoor unit shall be pre charged with first charge of R410A refrigerant. Additional charge shall be added as per refrigerant piping at site. All the units shall be suitable for operation with 415 V + 10%, 50 Hz + 3%, 3 Phase supply for outdoor units & 220 V + 10%, 50 Hz + 3%, 1 Phase supply for indoor units.

The VRV system shall provide stable, trouble free & safe operation, with flexibility of operating desired indoor units. The outdoor units must be capable of delivering exact capacity proportional to the number of indoor units switched on & the heat load in the air conditioned area. The proportional operation shall be achieved by varying speed of the compressor in the outdoor units.

The operation of the VRV system shall be through independent wired/ wireless remote controllers as specified. The entire system shall be integrated with intelligent building management system of leading vendors like Honeywell / Johnson Controls / Siemens etc, through BAC Net Gateway. The detailing of operation required through BMS system are detailed under specifications of BMS system.

The system shall be multi-split system with inverter driven scroll compressor for application with R410A refrigerant and shall be composed of ceiling type indoor units / 4-way cassette type indoor units / 2-way cassette type indoor units / wall type indoor unit / floor type indoor unit and an outdoor unit as specified in tender drawings & Bill of Quantities, with a distributed refrigeration cycle, electrical components and enclosing cabinets. Both indoor units and outdoor unit shall be properly assembled, internally piped and wired, thoroughly tested and charged with refrigerant at factory and shall be topped up at site after erection.

Additional charge of refrigerant should be supported by engineering calculation. Each refrigeration cycle shall be equipped with scroll compressor, a solenoid valve, a heat exchanger, an accumulator, and a 4-way valve and flare connection parts.

### **SPECIFICATION OF OUTDOOR UNITS:**

Outdoors units of the VRV system shall be compact air cooled type.

All the compressors of the out door units must be Inverter scroll type. Each module of out door unit must have separate 1# inverter compressor, suitable to operate at heat load proportional to indoor requirement.

“Anti Corrosive” treatment (Blue Fins) for Al. fins of Condenser Coils is mandatory. The treatment should be suitable for areas of high pollution and salt laden air.

The outdoor units must be suitable for up to 150 m refrigerant piping between outdoor unit & the farthest indoor units, total piping of 300 m for all the indoor units. Allowable level difference between out door unit & indoor units shall be 50 m in case of out door unit on top & 40 m in case of out door unit at bottom. Allowable level difference between various indoor units connected to one out door unit shall be up to 15 m.

Back up operation, in case of failure of one of the compressors of out door unit, for single module outdoor units or failure of one of the modules in case of multiple module outdoor units shall be possible. The VRV outdoor unit shall always be supplying at least 33% of back up operation, of the full load capacity.

The outdoor unit shall employ system of equal run time for all the compressors, inverter or on/ off type, within each out door unit – Single Module or Multi Module.

The outdoor units shall be suitable to operate within an ambient temperature range of – 5 Deg C to 45 Deg C, in cooling mode & – 20 Deg C to 15 Deg C in heating mode.

Air cooled condenser shall have Axial Flow, upward throw fan, directly coupled to fan motors with minimum IP 55 protection. The outdoor unit condenser fan shall be able to develop external static pressure up to 6 mm of H<sub>2</sub>O.

The entire operation of outdoor units shall be through independent remotes of indoor units. No separate Start/ Stop function shall be required.

Starter for the Outdoor Unit compressor shall “Direct on Line” type. Inverter compressor of the unit shall start first & at the minimum frequency, to reduce the inrush current during starting. Refrigerant control in the outdoor unit shall be through Electronic Expansion Valve. Complete refrigerant circuit, oil balancing/ equalizing circuit shall be factory assembled & tested.

The compressor(s) shall be hermetically sealed scroll and designed for continuous operation even at high ambient temperatures of Mumbai. All condensing unit should have a combination of fixed speed and invertors driven scroll compressor. All invertors driven scroll compressor should have protection for electronic circuits and elimination of electromagnetic sound, which may interfere with the control function of the machine. The unit shall have safety device such as high-pressure switch, fan motor safety thermostat, invertors overload protector, fusible plugs and fuses for trouble free operation of the unit. The condenser shall be air cooled, made of Cu. tubes with extended Aluminium fins. The condenser coil shall be multi-pass, cross-finned tube type, equipped with highly efficient Aluminium fins, mechanically bonded to oxygen free copper tubes. The coil shall be cleaned, dehydrated and tested or leakage at the factory. The Cabinets shall be fabricated out of heavy gauge steel, properly formed for close fit and structural rigidity. All access panels shall be so constructed as to be quickly and easily removable. All outside surface shall be finished with

powder coating for protection against humid weather. The condenser fans shall be stepped control depending on no. of compressor operational & ambient condition, driven and designed to achieve low condensing temperatures & operate continuously and silently. One out-door unit should be capable to be connected up-to 16 nos. various indoor unit. All out-door units shall have BMS compatible communicable controller.

Noise level of outdoor units shall not exceed 63 dB (A) at a distance of 1.5 m from the unit.

The outdoor units shall confirm to Technological Guideline for Harmonic Suppression – JAEG 9702-1995. High Harmonic Environmental Target Level for Power Distribution system shall be 5%.

**Outdoor units shall be complete with following safety devices:**

High pressure switch  
Fan driver overload protector  
Inverter Overload Protector  
Fusible Plug

**Unit shall be supplied with**

Installation manual  
Operation Manual  
Connection Pipes  
Clamps

Units shall be available in configuration 5 HP, 8 HP upto 48 HP, within increments of 2 HP as specified in tender drawings & Bill of Quantities.

**WALL MOUNTED UNITS**

Wall mounted units must be compact & stylish design that does not detract from the décor of the room.

Each indoor unit must have electronic expansion valve operated by microprocessor thermostat based temperature control to deliver cooling/ heating as per the heat load of the room.

The unit must have provision of adding drain pump kit if required & specified. The drain pump must be suitable to lift drain up to 1000 mm from the bottom of the unit.

Unit must be insulated with sound absorbing thermal insulation material, Polystyrene/Polyethylene foam. The noise level of unit at the highest operating level shall not exceed 46 dB(A), at a vertical distance of 1.5 m from the grille of the unit.

The unit shall be supplied with Resin Net filter with Mold Resistance. The filter shall be easy to remove, clean & re install.

The unit grille must be washable with soap solution. It shall be possible to set minimum 5 steps of discharge angle by remote controller. It shall be possible to fit drain pipe from either

side of the unit (Left or right)

The unit will be connected in series to a suitable out door unit & it must be possible to operate the unit independently, through corded/ cordless remote specified in the bill of quantities. The unit will be further connected to Intelligent Building Management System (To be supplied by other vendors) & it shall be possible to operate the unit through this IBMS system.

**The unit shall be supplied with following from the factory –**

Operation Manual

Installation Manual

Installation panel

Paper pattern for installation

Insulation tape/ Clamps/ Screws

The unit must be available in following capacities –

0.8 HP, 1 HP, 1.25 HP, 1.6 HP, 2.0 HP, 2.5 HP

**CONTROLS SYSTEM FOR VRV AIR CONDITIONING SYSTEM**

**WIRED REMOTE CONTROLLER**

Wired remote controller shall be supplied as specified in the “Bill of Quantities”.

The controller must have large crystal display screen, which displays complete operating status.

The digital display must allow setting of temperature with 1 Deg C interval.

Remote shall be able to individually program by timer the respective times for operation start and stop  
within a maximum of 72 hours

Remote must be equipped with thermostat sensor in the remote controller that will make possible more  
comfortable room temperature control

The remote shall be able to monitor room temperature & preset temperature by microcomputer & can select cool/ heat operation mode automatically.

The remote must constantly monitor malfunctions in the system & must be equipped with a “self diagnosis function” that let know by a message immediately when a malfunction occurs.

It shall be possible to wire the remote up to 500 RMT.

**WIRELESS REMOTE CONTROLLER**

Wireless remote controller shall be supplied as specified in the “Bill of Quantities”  
The same operation modes & settings as with wired remote controllers must be possible.  
Compact light receiving unit to be mounted into wall or ceiling shall be included.

### **CENTRAL REMOTE CONTROLLER**

Central Remote controller shall be supplied as specified in the “Bill of Quantities”

Following functions shall be possible

Control Max 64 Groups (128 indoor units)

Zone control

Malfunction code display

All the functions available with wired remote controller

It should be possible to wire the remote to 1000m

Control, Operation & Setting	Start/ Stop control Temperature adjustment mode setting Remote control setting Temperature setting Filter sign reset
Display	Air conditioner operation setting & status Set temperature Indoor unit error Indoor air inlet temperature Filter sign

The BAC Net gate way shall be as per ASHRAE 135, Data link - IEE802.3, BACnet/IP, conformance Class 3, with RS232C port.

BAC Net gateway hard ware shall be suitable for operation between -10 Deg C to 50 Deg C & humidity range between 0% to 98%, without condensation.

### **AIR CONDITIONING MANAGEMENT SYSTEM**

The VRV system supplied must be provided with PC based air conditioning management system, form the supplier of VRV equipments. The required hard ware must be selected, suitable for up to minimum 128 indoor units.

The air conditioning management system, in broad terms must undertake following functions

Energy efficiency functions

Control & optimization of system

Operation & monitoring

Expanded network functions

Complete operation & monitoring of VRV air conditioning system shall be possible through this PC based system.

**Following major functions shall be possible:**

Monitoring	Air conditioning status monitoring Indoor unit error monitoring Indoor air inlet temperature monitoring Filter choke sign monitoring
Control, Operation & Setting	Start/ Stop control Temperature adjustment mode setting Remote control setting Temperature setting Filter sign reset
Display	Air conditioner operation setting & status Set temperature Indoor unit error Indoor air inlet temperature Filter sign
Measurement	Accurate operation time Number of switching times Power consumption (Optional with KWH meter) Room temperature Outdoor temperature
Printing	History Statistics Setting information

The A/C management system must be able to connect to existing LANs.

Remote monitoring of the complete HVAC system shall be possible.

System shall be capable to take external signal like Security/ Fire for forced shut off.

Required hardware shall be suitable for operation between -10 Deg C to 50 Dg C & humidity range, of 0% to 98%, without condensation.

NOTE - ALL OUT-DOOR UNITS SHALL BE MOUNTED ON MS ANGLE FRAME STRUCTURE. THE MS ANGLE FRAME STRUCTURE SHALL BE PAINTED WITH EPOXY PAINT. THE SHADE OF THE PAINT SHALL BE APPROVED BY APPROVED BY THE ARCHITECT.

## CONTROLS AND INTERLOCKING

All electrical control devices should be enclosed in the indoor and outdoor units. The compressor should be protected against breakdown by a quick response over current relay, a high-pressure switch, a wrap around type oil heater and a discharge gas thermistor.

In addition to the compressor protection devices, the indoor / outdoor fan motor should be protected by an internal thermostat.

The indoor fan motor shall be directly supplied with the power source from the control circuit. The functions of these control devices shall compose an electrical sequence of manual starting and stopping, automatic continuous operation whenever the room thermostat requires, and the protection devices allow the operation.

The remote control switch should be designed to provide simple operation such as On/Off, temperature and fan speed only without trouble shooting functions.

The remote control should be BMS compatible for centralized monitoring. All units/remote control shall have COM port for required interface with BMS.

The required software with open protocol to transfer readings on the BMS shall be in your scope.

### **Codes and Standards:**

The design, manufacture and performance of the Air-conditioner shall comply with all currently applicable statutes, regulations and safety coded in the locality where the equipment is being installed. The unit and its components shall also confirm to the latest applicable IS/ARI/ASHRAE standards.

### **4.0 Compressors:**

4.1 The compressor shall be rotary/scroll type of multi cylinder configuration on three phases, 50c/s. 400 volts electric supply. The compressor could be either hermetically sealed or semi-hermetic accessible type.

4.2 The refrigerant cooled motor of compressor should be protected against over heating by an internal thermostat embedded in the winding.

4.3 The compressor should be mounted on Dunlop cushy foot mountings to eliminate the vibration totally.

4.4 The compressor should be forced lubricated by a positive displacement oil pump working in either direction.

4.5 The Compressor performance data at different operating conditions for both cooling capacity and power consumption should be furnished along with performance curves.

4.6 Crank case heater should be a part of the compressor to prevent too high refrigerant solubility in oil during idle periods.

4.7 The compressor should be fully serviceable in our country with spare parts.

### **6.0 Cooling Coil:**

6.1 Coils shall be of extended fin and tube type with aluminium fins firmly bonded to copper tubes. Velocity of air across the coil shall not exceed 152 meters per minute. The tubes shall be 16mm OD and will be bonded with 12 Fins per inch. Condenser coil shall have anti corrosive coating.

### **7.0 Evaporator Blower**

7.1 Double inlet double width type centrifugal blower with forward curved blades impeller specially designed for noise free operation. The blower should develop a static pressure of 50 mm WG.



7.2 The blower motor shall be TEFC, Squirrel cage suitable for 3 phase, 50 HZ 400 volts supply.

## **8.0 Controls / Instrumentation:**

8.1 Refrigeration controls and safety cutouts to be provided shall be as under: -

- a) Thermostatic Expansion Valve.
- b) Pilot solenoid Valve.
- c) Hp Cutout
- d) Lp Cutout
- e) Adjustable Thermostat
- f) Airstat
- g) Humidistat

## **9.0 Testing**

The split air-conditioner should be factory assembled pre-wired and tested for performance on a test bed. The test results of each unit should be furnished along with the test certificates while delivering the units.

## **REFRIGERANT PIPING**

The indoor and outdoor units shall be connected with 16G Hard Copper refrigerant piping. Piping sizes should be to suit the distances between indoor and out door units and as per manufacturers recommendations. All piping connections for the units should be performed inside the unit.

The refrigerant piping should be insulated with EPDM Rubber foam of minimum 19 MM thick. Lastly, cover up the pipes sections with the help of 36 G Aluminium sheets on straight pipes and 28 G Al. sheet on bends, tees, valves etc.

## **DRAIN PIPING**

1) Condensate from the evaporator unit shall be drained through properly installed drain piping designed to prevent any accumulation of condensate in the drain pan.

Drain piping shall be made of 1.1/4" dia / 2" dia rigid PVC pipe of 6 Kg/Sq cm. pressure rating with water tight threaded connections, leading from the room unit to a suitable drain point.

Complete drain piping shall be made leak proof and water tight by means of precise installation and the use of leak proof sealant/adhesives.

4) Insulation of drain piping will be done by elastomeric Rubber insulation/ EPDM to be done with thickness recommended in BOQ

**NOTE : ALL OUT-DOOR UNITS SHALL BE MOUNTED ON TERRACE TYPE M.S. ANGLE FRAME STRUCTURE. THE M.S. ANGLE FRAME STRUCTURE SHALL BE PAINTED WITH EPOXY PAINT. THE SHADE OF THE PAINT SHALL BE APPROVED BY THE ARCHITECT / CLIENT. THE CONDENSING UNIT STAND SHALL HAVE 300 MM CLEAR SPACE ALL AROUND CONDENSING UNITS**

This system includes the AC system comprising of the following:

### Mountings & Accessories

Anti-vibrations mounting shall be provided by the AC Contractor.

Flexible connections shall be securely fixed to the unit sections by means of fixing strips or flange connections. All flexible connection will be air tight and suitable for the maximum operating pressure associated with the system.

### CHECK LIST FOR INSTALLATION

Following check list to be followed

1. While Brazing the Ref. Copper pipes be sure to blow Nitrogen (Bleeding 5psi/0.02MPa) through them.
2. The Hard Copper(16G) pipe should always be in a straight line clamped at 2mtr interval, whereas Soft Copper pipe should be clamped at 1mtr level. Make- Mandev
3. Position of Refnet(Joints) should be laid Horizontal. There is no restriction for Liquid pipe Joints.
4. Brazing rod should be of only Harris make. Do not use flux to braze, as it corrodes the pipe.
5. All Refrigerant pipes should be insulated with 19mm closed rubber Nitrile Insulation 'O' Class. Pipes after separation tube to Indoor Unit can be of 13mm thick.(standard condition 30°C(86°F)and 85% Humidity.
6. Wherever there are two insulations sleeve joints, the joints should be covered with Aerotape.(2mm thick- Self Adhesive)
7. Wherever there is a Brazing joint in the copper pipe at that point there should be a covering of red tape for future reference.
8. Wherever copper pipe with insulation is supported, the pipe should be covered with hard PVC (sleeve) before clamping to avoid compression & water leakage at a later date.(Clamping should not be allowed for copper pipe)
9. Entire Field Refrigerant pipes should be Flushed with N<sub>2</sub>, to remove out Foreign particles and Carbon deposits, if any. Pressure(leak) Test with N<sub>2</sub> at 550-575psig for 24Hrs.
10. Entire drain pipe has to be covered with 6mm(exposed)/9mm(concealed) thick Nitrile insulation
11. 'U' Trap to be provided in Condensate Drain, near all the Ductable(Med-Hi Static) Indoor.
12. Ensure Proper drain Slope of Main Header incase of Common Drain for Cassettes/Ductables.
13. All Flexible electrical cables should be in hard conduits.
14. Transmission cable 1.25Sqmm x 2 Core(shielded) and power supply cable should not lie in same conduit. Minimum 2 feet distance should maintain.
15. Digital Vaccum(micron) Guage to be used for Vaccum and it should attain 750-500micron or minimum 8hours for both the Refrigerant lines.
16. Ref. Gas should be charged with proper Caliber Electronic Weighing Scale only
17. All the Outdoor condensing unit to have 2 anti vibration(Rubber pad- 10mm thick) mounts.

18. All the condensing units to have Isolator(MCB) & ELCB 100/300Ma for servicing & safety.
19. Hi-wall Split AC installation should have minimum 2" space on Top for sufficient Return Air.
20. Do not Install Units where Voltage changes a Lot, Large amount of Mineral/Cooking oil splash or Kitchen Exhaust is present.

## **INSTALLATION, START UP AND COMMISSIONING**

1. Check for the Diversity of Indoor Unit and ODU. Do not allow diversity if all Indoor units are likely to be operated simultaneously.
2. Check drawings for Proper design of piping and distribution Joints as per the Installation manual (or approved Design Tool). Total piping length should not exceed 1000meters. This piping length includes all bends/Elbows. Farthest I/U can be at 165mtr from O/U. Farthest I/U from 1<sup>st</sup> Joint not more then 40mtr.
3. Carry out all visual checks and preliminary checks before start up (i.e. after achieving desired Vaccum) of the equipment viz Voltage, Earthing, Clean Indoor space etc.
4. Do not open the service Valve after Vaccumizing, as Oil may enter the Field pipe. Top up the additional Amount of Refrigerant Gas first, before charging the Refrigerant gas, Charging lines should be purge.(Note Charging Line size 5/16")
5. Charge the refrigerant through suction line(in a system with pre-charged refrigerant, only top up if required).
6. Make Sure Phase Voltage for 1Ø is 230V(±10%) and for 3Ø is 410V(±10%), E-N= 0V, 50Hz
7. Power Supply to TB1 in Outdoor and TB2 in Indoor, Transmission wire to T3 of outdoor and TB5 in Indoor.
8. Check for Communication wire properly connected to Indoor and Outdoor. Indoor unit setting from 1- 50 and outdoor address setting 51-99,100.
9. Signal Receiver for a Wireless Remote controller should have a space of atleast 1mtr from General Lighting.
10. All Medium and Hi static Ductable Machines 'U' Trap to be filled with water Manually.
11. Check Compressor, Fan Motor Amps, Suction and Discharge Pressure, Condensor Air In/Out temperature. Maintenance Tool reading of 3 hours each at Full Load and Partial Load.
12. Check the Indoor Unit Blower direction for 3 phase Indoor Units.
13. Ensure that the Duct system is completed and practically Leakage-Free.

## HANDING OVER DOCUMENTATION

Preparing Handing over documents covering following:-

1. All as Built Drawing duly certified by consultant/customer.
2. Technical catalogs/Bulletins of all equipment supplied/Installed.
3. Contact details of Equipment Supplier/Dealer/Customer.
4. Equipment Data with serial Numbers for all equipment.
5. Heat Load calculation sheets for all area covered in the projects.
6. Commissioning report comprising performance reading (Maintenance Tool).

## THE COMPREHENSIVE AMC CONDITIONS ARE AS FOLLOWS:

- a) The amount of **CAMC will be paid on quarterly basis after successful completion** the satisfactory service during the quarter of service.
- b) **The comprehensive AMC charges includes bimonthly servicing apart from any number of breakdown calls with a response period of 3 hours on receipt of complaint.** The scope of work includes water wash for every quarter & filter cleaning as and when required.
- c) Failure to repair/service the equipment in question within 8 hours for minor & 3 days for major repairs without justifiable reason or to return the repaired machine within two days at the maximum may attract proportionate deduction. In case of any delay beyond 8 hours for minor & 3 days for major repair works, supplier has to arrange standby AC. If fails to arrange standby AC, penalty will be imposed @ 1% of the contract value per day of delay of the particular quarter for particular machine.
- d) If the work is found unsatisfactory or if the firm dishonours the contract, the job will be entrusted to any other firm /party at the risk/expense of the contractor.
- e) The successful bidder has to rectify the faults due to rat bites and voltage fluctuations free of cost.
- f) Successful bidder has to handover all the ACs in good running condition before expiring of CAMC contract.
- g) The successful bidder has to rectify/ replacement of all faulty spares including remote, compressor, replenishing the refrigerant or coil free of cost.
- h) The Contractor shall bear all the costs and expenses in respect of all charges, including stamp duty, registration etc. of this agreement and/or any other documents/agreements, which are required to be executed.
- i) All necessary tools like vacuum pump, drilling machines, pliers, pressure gauge and other essential tools for effective maintenance of the ACs equipments shall be provided by the contractor
- j) The contractor / firm shall be held responsible for any misdeeds / misbehavior of their employees within the premises.
- k) Since the maintenance works are to be carried at all levels & High, technician should wear necessary proactive gear such as life belts, helmet, gloves, shoes, etc.
- l) The bidder should take third party insurance coverage and adequate insurance coverage to the workers for life and limb and the same should be submitted before entering into an agreement.

<b>List of Approved Makes</b>	
<b>Equipment / Material</b>	<b>Makes</b>
VRF / VRV Units	Mitsubishi Electric / Hitachi/ Daikin/ Toshiba/ Blue star/Carrier/Voltas/ LG
Cassette Unit	Mitsubishi Electric / Hitachi/ Daikin/ Toshiba/ Blue star/Carrier/Voltas/ LG
Split Unit	Mitsubishi Electric / Hitachi/ Daikin/ / Blue star/Carrier (No Midea & logicool) /Voltas/ LG
Copper Pipe	Mandev / Rajco / Totaline
Hard PVC Pipes	Supreme / Prince/ Diamond
G.I Sheet	Tata / Jindal / Essar / Nippon
Acoustic Insulation	Arma sound (Arma cell) / Equivalent
Thermal Insulation Material	
a) NITRILE RUBBER	Armaflex / K Flex / Equivalent
b) Thermocole	Breadshell / Equivalent
Cable	
a) Armored Cable	Finolex / Universal / Polycab / RR Kabel
b) Flexible Cable	Finolex / Universal / Polycab / RR Kabel
PVC Rigid Conduits & Accessories	2.0 mm thick Precision Plastic Co. ISI and FIA approved

## ARTICLES OF AGREEMENT

(On non-judicial Stamp Paper of ₹ 500/- or as per latest Govt. Rules)

ARTICLES OF AGREEMENT made the \_\_\_\_\_ date of \_\_\_\_\_ between Regional Manager, RBO Ghatkopar, State Bank of India, having its office at Mumbai hereinafter called "the Employer" of the One Part and M/s. .... company / partnership for registered under the Indian Companies Act/ Partnership Act having its registered office..... (hereinafter called 'the Contractors' which expression shall include the present directors / partners and also the directors / partners from time to time as also their respective heirs, legal representatives, administrators and assigns) of the other part.

WHEREAS the employer is desirous of execution of \_\_\_\_\_ (Name of work) \_\_\_\_\_ and has caused drawings and specifications describing the works to be done prepared by Project Architects M/s \_\_\_\_\_ having their offices at \_\_\_\_\_ (hereinafter called "the Architect")

AND WHEREAS THE SAID Drawings numbered as mentioned in the tender documents hereinafter mentioned and to be issued from time to time, the specifications and the Schedule of items and quantities have been signed by or on behalf of the parties hereto.

AND whereas the contractors have agreed to execute upon and subject to the condition set forth herein and Schedule of items and quantities, General & special Conditions of Contract, specification etc. contained in the tendered documents including all correspondences exchanged by or between the parties from the submission of tender till the award of work, both letters inclusive, (all of which are collectively hereinafter referred to as "the said conditions"). The works shown upon the said drawing and /or described in the said specification and included in the schedule of Items and Quantities at the respective rates therein set forth amounting to the sum of \_\_\_\_Rs \_\_\_\_\_ (Rupees \_\_\_\_\_ in words \_\_\_\_\_) as there in 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 the said Contract Amount to be paid at the times and in the manner set forth in the said Conditions, the Contractor shall upon and subject to the said Conditions execute and complete the work shown upon the said Drawings and described in the said Specifications and the priced Schedule of Quantities.
- 2) The Employer shall pay to 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 term "The Architects" in the said Conditions shall mean **M/S. Sandeep Govalkar Design Associates**, or in the event of their ceasing to be the Architects for that purpose by the Employer, not being a person to whom the Contractor shall object for reasons considered to be sufficient by the Employer provided always that no person or persons subsequently appointed to be Architect under this contract shall be entitled to disregard or

over rule any previous decisions or approval or direction given or expressed in writing by the architect for the time being.

- 4) 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.
- 5) The Plans, Agreements and Documents mentioned herein shall form the basis of this Contract.
- 6) This Contract is neither a fixed lump-sum contract nor a piece work contract but a contract to carry out the work in respect of the entire building complex to be paid for according to actual measured quantities at the rates contained in the Schedule of Quantities and Rates or as provided in the said Conditions.
- 7) The Bank / Employer reserves to itself the rights of altering the specifications and nature of work by adding to or omitting any item of work or having portions of the same carried out without prejudice to the contract.
- 8) Time shall be considered as the essence of this Contract and the Contractor hereby agrees to commence the work soon after the Site is handed over to him or from 14<sup>th</sup> day after the date of issue of formal work order as provided for in the said Conditions whichever is later and to complete the entire work within **90 days** subject to nevertheless the provisions for extension of time.
- 9) All payments by the SBI under this Contract will be made only at Branch.
- 10) All disputes arising out of or in any way connected with this Agreement shall be deemed to have arisen at Mumbai and only the Courts in Mumbai shall have jurisdiction to determine the same.
- 11) That all the parts of this contract have been read by the contractor and fully understood by the contractor. They further agree to complete the said work to fullest satisfaction of architect / Employer.
- 12) IN WITNESS WHEREOF the Employer and the contractors have set their respective hands to these present through their duly authorized official and the said two duplicates hereof to be executed on its behalf of the day and year first herein above written.

#### SIGNATURE CLAUSE

SIGNED AND DELIVERED by the

\_\_\_\_\_ By the  
(Employer)

hand of Shri \_\_\_\_\_

(Name and Designation) \_\_\_\_\_

(Signature of Employer)

In the presence of:

1) Shri / Smt. \_\_\_\_\_

(Signature of Witness)

Address \_\_\_\_\_

\_\_\_\_\_  
(Witness)

SIGNED AND DELIVERED by the

\_\_\_\_\_ by the

(Contractor)

(Signature of Contractors)

In the presence of:

Shri / Smt. \_\_\_\_\_

(Signature of Witness)

Address \_\_\_\_\_

\_\_\_\_\_  
(Witness)



## SAFETY CODE

1. First aid appliances including adequate supply of sterilized dressing and cotton wool shall be kept in a readily accessible place.
2. An injured person shall be taken to a public hospital without loss of time, in cases when the injury necessitates hospitalization.
3. Suitable and strong scaffolds should be provided for workmen for all works that cannot safely be done from the 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 runnings shall not be more than 30 cm. When a ladder is used an extra mazdoor shall be engaged for holding ladder.
5. The excavated material shall not be placed within 1.5 meters of the edge of the trench 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 be provided with suitable means to prevent the fall of persons or materials by providing suitable fencing or railing whose minimum height shall be one meter.
7. No floor, roof or other part of the structure shall be so overloaded with debris or material as to render it unsafe.
8. Workers employed on mixing and handling material such as asphalt, cement, mortar, concrete and lime shall be provided with protective footwear and rubber hand gloves.
9. Those engaged in welding works shall be provided with welders" protective eye shield and gloves.
10. (i) No paint containing lead or lead products shall be used except in the form of paste readymade paint.  
(ii) Suitable facemasks should be supplied for use by the workers when the paint 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 cessation of work.
12. Hoisting machines and tackle used in the works including their attachments anchor and supports shall be in perfect condition.
13. The ropes used in hoisting or lowering material or as a means of suspension shall be durable quality and adequate strength and free from defects.