

# PART – A: NIT&ITB

## CONSTRUCTION OF 122 NOS RESIDENTIAL FLATS FOR SBI , DN NAGAR, ANDHERI (W), MUMBAI IN EPC MODE



CLIENT



CONSULTANT



NIT NO	SBI/CC/2025-26/DNN/01
DATE	26.08.2025



**STATE BANK OF INDIA**

**TENDER DOCUMENT  
FOR**

**Construction of 122 Residential Flats (2 Towers), DN Nagar,  
Andheri West, Mumbai in EPC Mode.**

**Last date & time of submission of tenders: 08-10-2025 up to 15:00 Hrs.**

**Client:  
Deputy General Manager (Premises)  
State Bank of India,  
Premises Dept.  
Corporate Centre,  
Nariman Point, Mumbai - 400021**

**Project Management Consultant**

**M/s. Pithavadian & Partners, Chennai**

**INDEX**

<b>S. NO.</b>	<b>DESCRIPTION</b>	<b>PAGE NO</b>
<b>1.</b>	<b>NOTICE INVITING TENDER (NIT)</b>	<b>3-13</b>
<b>2.</b>	<b>INSTRUCTIONS TO BIDDERS (ITB)</b>	<b>14-28</b>
<b>3.</b>	<b>EARNEST MONEY DEPOSIT (BID SECURITY)</b>	<b>29-30</b>
<b>4.</b>	<b>BRIEF DESCRIPTION OF WORK</b>	<b>31-39</b>
<b>5.</b>	<b>EVALUA TION PROCESS</b>	<b>40-41</b>
<b>6.</b>	<b>FORMS AND ANNEXURES</b>	<b>42-72</b>

**SECTION -1****NOTICE INVITING TENDER (NIT)**

**State Bank of India**, SBI invites bids for Construction of 122 NOS Residential Flats for SBI, DN Nagar, Andheri West, Mumbai in EPC mode from eligible contractors:

**Tender No.: SBI/CC/2025-26/DNN/01 dated 26.08.2025**

S.NO	Particulars	Remarks
1	<b>Name of the Work</b>	Construction of 122 No.s Residential Flats for SBI, DN Nagar, Andheri West, Mumbai in EPC mode.  1. Plot size: 5055 sq.m. 2. 54 No.s 3 BHK flats having a carpet area of 1,150 sq.ft. each in Tower-1. 3. 68 No.s 2BHK flats having a carpet area of 950 sq.ft. in Tower-2. 4. Each tower will be having ground floor + podium floor for parking + 9 floors. 5. The total construction area shall be approx. 23,000 Sqm.
2	<b>Estimated cost</b>	<b>Rs. 112,00,27,526/-</b> /- (One Hundred and Twelve Crore Twenty-Seven Thousand Five Hundred and Twenty-Six only)
3	<b>Earnest Money Deposit (EMD)</b>	<b>Rs. 1, 12,00,000 /-</b> (One Crore Twelve Lakhs only) Drafts/Banker's Cheque (issued by the scheduled commercial Bank) or Bank Guarantee (issued by the scheduled commercial Bank other than SBI) shall be in favour of " <b>Deputy General Manager (Premises)</b> , SBI, Corporate Centre, Mumbai payable at Mumbai. <i>Please note that scanned copy of the EMD shall be uploaded in the online technical bid as well as the original hard copy shall be submitted to the above address, before the last date of submission of the bid, failing which the bid shall be treated as invalid due to non-receipt of original EMD.</i>
4	<b>Date and time of Pre- Bid meeting</b>	<b>10.09.2025 at 16.30 Hrs.</b> State Bank of India, Premises Dept, Corporate Centre, State Bank Bhavan, Mumbai. Bidder requiring any clarification on tender may notify the Bank in writing strictly as per the format given in <b>General Conditions of Contract</b> by e-mail, on or before 09.09.2025.
5	<b>Clarification To Be Sent</b>	dgmpremises.cc@sbi.co.in
6	<b>Date and time where tender forms are available</b>	From 26.08.2025 in <a href="https://sbi.co.in/web/sbi-in-the-news/procurement-news">https://sbi.co.in/web/sbi-in-the-news/procurement-news</a>
7	<b>Last date &amp; time of submission of online bids.</b>	<b>08.10.2025 up to 15:00 Hrs.</b>
8	<b>Place, date &amp; time for submission of EMD and Pre-contract Integrity Pact, Contact person / telephone no/email address.</b>	DGM (Premises), State Bank of India, 9 <sup>th</sup> floor, Corporate Centre, State Bank Bhavan, Nariman Point, Mumbai. Date: 02.09.2025 Email: <a href="mailto:dgmpremises.cc@sbi.co.in">dgmpremises.cc@sbi.co.in</a> ; Ph: 022 22740950, 227 40920, 22740962.

9	<b>Date, Time and Place of opening of online bids (technical bids)</b>	Place: State Bank of India, 10 <sup>th</sup> floor, Corporate Centre, State Bank Bhavan, Nariman Point, Mumbai. <b>Date:08.10.2025</b> <b>Time: 3.30 PM</b> Authorized representatives of Bidders may be present online during the opening of the Technical Bids. However, Technical Bids would be opened even in the absence of any or all Bidders representatives.
10	<b>Date and time of opening of Financial Bids online</b>	Technically qualified bidders will be informed about the date and time of the financial bid opening.
11	<b>Security Deposit (percentage)</b>	1. Initial Security Deposit (ISD) – 2% including EMD. 2. Retention Money – 5% of total value of work including ISD.
12	<b>Period of Completion</b>	1. Letter of Acceptance will be given to successful contractor (L1) and within 15 days from date of LoA, the contractor shall submit ISD as applicable). 2. Within 6 months from the date of LoA for planning & designing and obtaining all necessary statutory & mandatory approvals from Local Bodies, AAI, Fire & other statutory authorities including environmental clearance. 3. After obtaining all approvals for commencement of works, the Work order will be issued to the Contractor. Delays in obtaining approvals within the timeline of 6 months will attract penalty. Project Architect and Bank may decide to cancel the Letter of Acceptance and forfeit the ISD of the contractor in case approval has not been obtained within 6 months. However, Contractor will have the right to seek extension of time for getting approvals on valid grounds, without prejudice to the Bank's right to levy penalty / forfeiting ISD. 4. 24 months from the date of work order for execution and completion of work. (Work order will be issued only after submission of commencement certificate and all other statutory approvals from local authorities which are mandatorily required for start of construction).
13	<b>Mode of Bidding</b>	Bidder must submit its Technical and Price bid in online mode at <a href="https://etender.sbi/">https://etender.sbi/</a> on or before <b>08.10.2025</b> (up to 15:00 hours IST). Physical documents such as EMD and Signed Integrity Pact shall be submitted to The DGM (Premises), State Bank of India, 9 <sup>th</sup> floor, Corporate Centre, State Bank Bhavan, Nariman Point, Mumbai <b>on or before 08.10.2025</b> (up to 15:00 hours IST).
14	<b>Details about Mode of Bidding</b>	Single-Stage, Two-Part Bidding: This method involves submitting bids in two distinct parts:  <b>Technical Bid:</b> This part includes the contractor's technical qualifications, experience, financial capability and other non-financial aspects. This also includes detailed scope of work, general conditions of contract, special conditions of contract, including site establishment, Tools, Plant & Machinery, Manpower deployment and site organization chart.

		<p><b>Financial Bid:</b> This part contains the contractor's pricing proposal for the project on <b>percentage rate basis</b> based on BOQ and specifications.</p> <p><b>Staging:</b> The process is staged, meaning the evaluation of the technical bid happens first. Only those EPC Contractors who qualify based on their technical and non-financial aspects will have their financial bids opened and evaluated.</p>
15	<b>Defect Liability Period</b>	<b>18 months (From the actual date of completion of entire project as certified by the Project Architect)</b>
16	<b>Liquidated Damages</b>	As mentioned in clause 12 of General Conditions of Contract.
17	<b>Validity period of the tender</b>	Six (6) Months from the last date of e-tender submission.
18	<b>Minimum Value of interim bills</b>	Rs 5.00 Crore (Rupees Five Crores) No advance on materials at site shall be paid under any circumstances. However, advance amount may be paid by the Bank on plant & machinery mobilization against BG.
19	<b>Eligible Taxes</b>	Income Tax & GST TDS will be deducted at source as per Govt. Guidelines. Reimbursement of GST will be made only on submission of proper GST invoice as per applicable GST provision. The contractor should comply with the following: <ol style="list-style-type: none"> <li>1) Contractor should have GST Registration Number</li> <li>2) Invoice should specifically/separately disclose the amount of GST levied at applicable rate as per GST provision</li> <li>3) In case of Correction in the bills after scrutiny, contractor should submit fresh bills for payment</li> <li>4) Contractor should timely file his GST return in accordance with GST provisions to enable the bank to claim the credit of GST paid to the contractor</li> <li>5) The GST Number of State Bank of India are For Mumbai State – 27AAACS85777K2ZO</li> </ol>
20	<b>Integrity Pact</b>	<p>Bidder shall submit the original copy of duly executed Pre-Contract Integrity Pact as mentioned (Form F) and seal it in an envelope and mark the envelope as “Technical Bid- Integrity Pact”. The said envelope shall clearly bear the name of the Tender and name and address of the Bidder. The original <b>Pre-Contract Integrity Pact should be submitted within the bid submission date and time for the Tender at the address mentioned in Notice Inviting Tender, failing which Bid will be treated as non-responsive/invalid.</b></p> <p><b>The scanned copy of the signed pre-contract integrity pact shall be uploaded together with the NIT.</b></p>

21	<b>E Procurement contact details</b>	<table border="1"> <thead> <tr> <th data-bbox="688 226 854 275">Name</th><th data-bbox="854 226 1081 275">Mob No</th><th data-bbox="1081 226 1471 275">Mail id</th></tr> </thead> <tbody> <tr> <td data-bbox="688 275 854 344">Vishal Khilosiya</td><td data-bbox="854 275 1081 344">9510813528</td><td data-bbox="1081 275 1471 344"><a href="mailto:Vishal.k@eptl.in">Vishal.k@eptl.in</a></td></tr> <tr> <td data-bbox="688 344 854 413">Nithya Vallavar</td><td data-bbox="854 344 1081 413">7859800609</td><td data-bbox="1081 344 1471 413"><a href="mailto:Nithya@eptl.in">Nithya@eptl.in</a></td></tr> <tr> <td data-bbox="688 413 854 483">Laxmi Karli</td><td data-bbox="854 413 1081 483">7859800624</td><td data-bbox="1081 413 1471 483"><a href="mailto:Laxmi@eptl.in">Laxmi@eptl.in</a></td></tr> <tr> <td data-bbox="688 483 854 552">Nandan Valera</td><td data-bbox="854 483 1081 552">9081000427</td><td data-bbox="1081 483 1471 552"><a href="mailto:Nandan.v@eptl.in">Nandan.v@eptl.in</a></td></tr> <tr> <td colspan="3" data-bbox="688 552 1471 600"><b>Mail to - <a href="mailto:etender.support@sbi.co.in">etender.support@sbi.co.in</a></b></td></tr> </tbody> </table>	Name	Mob No	Mail id	Vishal Khilosiya	9510813528	<a href="mailto:Vishal.k@eptl.in">Vishal.k@eptl.in</a>	Nithya Vallavar	7859800609	<a href="mailto:Nithya@eptl.in">Nithya@eptl.in</a>	Laxmi Karli	7859800624	<a href="mailto:Laxmi@eptl.in">Laxmi@eptl.in</a>	Nandan Valera	9081000427	<a href="mailto:Nandan.v@eptl.in">Nandan.v@eptl.in</a>	<b>Mail to - <a href="mailto:etender.support@sbi.co.in">etender.support@sbi.co.in</a></b>		
Name	Mob No	Mail id																		
Vishal Khilosiya	9510813528	<a href="mailto:Vishal.k@eptl.in">Vishal.k@eptl.in</a>																		
Nithya Vallavar	7859800609	<a href="mailto:Nithya@eptl.in">Nithya@eptl.in</a>																		
Laxmi Karli	7859800624	<a href="mailto:Laxmi@eptl.in">Laxmi@eptl.in</a>																		
Nandan Valera	9081000427	<a href="mailto:Nandan.v@eptl.in">Nandan.v@eptl.in</a>																		
<b>Mail to - <a href="mailto:etender.support@sbi.co.in">etender.support@sbi.co.in</a></b>																				

- The tender forms and other details can be obtained from the website [www.sbi.co.in/](http://www.sbi.co.in/) SBI in the News procurement news.
- All corrigendum / addendum shall only be available on above websites and shall not be published anywhere else.

## **BUSINESS RULE DOCUMENT**

### **ONLINE E-TENDERING FOR PROPOSED CONSTRUCTION OF 122 RESIDENTIAL FLATS (2 TOWERS), DN NAGAR, ANDHERI WEST, MUMBAI IN EPC MODE**

#### **(a) Business rules for E-tendering:**

1. This is an open tender.
2. SBI will engage the services of an e-tendering service provider who will provide necessary training and assistance before commencement of online bidding on Internet.
3. In case of e-tendering, SBI will inform the vendor in writing, the details of service provider to enable them to contact and get trained.
4. Business rules like event date, closing and opening time etc. also will be communicated through service provider for compliance.
5. Contractors have to send by email, the compliance form in the prescribed format (provided by service provider), before start of E-tendering. Without this the vendor will not be eligible to participate in the event.
6. The Contractors will be required to submit the various documents in sealed Envelope to the office of SBI at the address mentioned hereinbefore by the stipulated date i.e. (1) Signed Pre-contract Integrity Pact (2) Demand Draft of specified amount of EMD. Contractors not submitting any one or more documents shall not be eligible to participate in the on-line price bidding and bid shall be treated as non-responsive/ invalid.
7. E-tendering will be conducted on scheduled date & time.
8. **The e-tendering will be treated as closed only when the bidding process gets closed in all respects for the item listed in the tender.**

#### **(b) Terms & conditions of E-tendering:**

SBI shall finalize the Tender through e-tendering mode for which M/s. E-Procurement Technologies Ltd, Ahmedabad (EPTL). has been engaged by SBI an authorized service provider. Please go through the guidelines given below and submit your acceptance to the same along with your Commercial Bid.

1. E-tendering shall be conducted by SBI through M/s. E-Procurement Technologies Ltd, Ahmedabad (EPTL)., on pre-specified date. While the Contractors shall be quoting from their own offices/ place of their choice, Internet connectivity and other paraphernalia requirements shall have to be ensured by Contractors themselves. In the event of failure of their Internet connectivity, (due to any reason whatsoever it may be) it is the bidders' responsibility. In order to ward-off such contingent situation bidders are requested to make all the necessary arrangements/ alternatives such as back-up power supply whatever required so that they are able to circumvent such situation and still be able to



participate in the E-tendering successfully. Failure of power at the premises of Contractors during the E-tendering cannot be the cause for not participating in the E-tendering. On account of this the time for the E-tendering cannot be extended and SBI is not responsible for such eventualities.

2. M/s. E-Procurement Technologies Ltd, Ahmedabad (EPTL)., shall arrange to train your nominated person(s), without any cost to you. They shall also explain you all the Rules related to the E-tendering. You are required to give your compliance on it before start of bid process.
3. BIDDING CURRENCY AND UNIT OF MEASUREMENT: Bidding will be conducted in Indian currency & Unit of Measurement will be displayed in Online E-tendering.
4. BID PRICE: The Bidder has to quote the rate as per the Tender Document provided by SBI their appointed Architects.
5. VALIDITY OF BIDS: The Bid price shall be firm for a period specified in the tender document and shall not be subjected to any change whatsoever.
6. Procedure of E-tendering:
  - (a) The NIT & Technical bid available on the e-tender's service provider website during the period specified in the NIT.
  - (b) Online e-tendering is open to the empaneled bidders who receive NIT from the Architect and qualified for participating in the price bidding as provisions mentioned hereinabove through SBI approved Service Provider.
  - (c) The Price-Bid shall be made available online by the Service Provider wherein the contractors will be required to fill-in their Item-wise rates for each item.
  - (d) The Contractors are advised not to wait till the last minute to submit their online item-wise quote in the price bid to avoid complications related with internet connectivity, network problems, system crash down, power failure, etc.
  - (e) It is mandatory to all the bidders participating in the price bid to quote their rates for each and every item.
  - (f) In case, contractor fails to quote their rates for any one or more tender items, their tender shall be treated as **"Incomplete Tender"** and shall be liable for rejection.
7. LOG IN NAME & PASSWORD: Each Bidder is assigned a Unique Username & Password by M/s. E-Procurement Technologies Ltd, Ahmedabad (EPTL). The Bidders are requested to change the Password after the receipt of initial Password from M/s. E-Procurement Technologies Ltd, Ahmedabad (EPTL). All bids made from the Login ID given to the bidder will be deemed to have been made by the bidder.
8. BIDS PLACED BY BIDDER: Bids will be taken as an offer to execute the work as specified. Bids once submitted, cannot be cancelled / withdrawn unless otherwise provided in the RFP and the Bidder shall be bound to execute the work at the quoted bid price. In case the L-1 Bidder backs out or fail to complete the work as per the rates quoted, SBI shall at liberty to take action as deemed necessary including de-paneling such contractors

and forfeiting their EMD.

**9. MODIFICATION AND WITHDRAWAL OF BIDS:**

- (i) The Bidder may modify or withdraw its Bid after the Bid's submission, provided modification, including substitution or withdrawal of the Bids, is received on e-procurement portal, prior to the deadline prescribed for submission of Bids.
- (ii) No modification in the Bid shall be allowed, after the deadline for submission of Bids.
- (iii) The Bidder may modify or withdraw its Bid after the Bid's submission, provided modification, including substitution or withdrawal of the Bids, is received on e-procurement portal, prior to the deadline prescribed for submission of Bids.

10. No modification in the Bid shall be allowed, after the deadline for submission of Bids.

11.

12. At the end of the E-tendering, SBI will decide upon the successful bidder in terms of the RFP. SBI decision on award of Contract shall be final and binding on all the Bidders.

13. SBI shall be at liberty to cancel the E-tendering process / tender at any time, before ordering, without assigning any reason.

14. SBI shall not have any liability to bidders for any interruption or delay in access to the site irrespective of the cause.

15. Other terms and conditions shall be as per your techno-commercial offers and other correspondences till date.

**16. OTHER TERMS & CONDITIONS:**

- a. The Bidder shall not involve himself or any of his representatives in Price manipulation of any kind directly or indirectly by communicating with other suppliers / bidder.
- b. The Bidder shall not divulge either his Bids or any other exclusive details of SBI to any other party.
- c. SBI decision on award of Contract shall be final and binding on all the Bidder.
- d. SBI reserve their rights to extend, reschedule or cancel any E-tendering within its sole discretion.
- e. SBI or its authorized service provider M/s. E-Procurement Technologies Ltd, Ahmedabad (EPTL) shall not have any liability to Bidders for any interruption or delay in access to the site irrespective of the cause.
- f. SBI or its authorized service provider/s. E-Procurement Technologies Ltd, Ahmedabad (EPTL) is not responsible for any damages, including damages that result from, but are not limited to negligence.

- g. SBI or its authorized service M/s. E-Procurement Technologies Ltd, Ahmedabad (EPTL) will not be held responsible for consequential damages, including but not limited to systems problems, inability to use the system, loss of electronic information etc.

N.B.

- All the Bidders are required to submit the Process Compliance Statement duly signed to M/s. E-Procurement Technologies Ltd, Ahmedabad (EPTL).
- **All the bidders are requested to ensure that they have a valid digital signature certificate well in advance to participate in the online event. It is mandatory for all the Bidders to have class-III Digital Signature Certificate (DSC) (in the name of person who will sign the Bid) from any of the licensed certifying agency to participate in this RFP. DSC should be in the name of the authorized signatory. It should be in corporate capacity (that is in Bidder capacity).**

### **Process Compliance Statement**

*(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 CONSTRUCTION OF 122 RESIDENTIAL FLATS (2 TOWERS), DN NAGAR, ANDHERI WEST, MUMBAI IN EPC MODE.**

Dear Sir,

This has reference to the Terms & Conditions for the e-tendering 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 within 24 hours of the completion of the bid 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 [allocation@eptl.com](mailto:allocation@eptl.com)

**Price Confirmation Letter**

(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 CONSTRUCTION OF 122 RESIDENTIAL FLATS (2 TOWERS), DN NAGAR, ANDHERI WEST, MUMBAI IN EPC MODE.**

Online Price Bid Date:

Dear Sir,

We confirm that we have quoted.

-----

Thanking you and looking forward to the valuable order from SBI.

Yours sincerely,

For \_\_\_\_\_

Name:

Company:

Date:

Seal:

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

**(E) Price break up**

Detailed Price Break up as per tender document

## **SECTION 2:** **INSTRUCTIONS TO BIDDERS (ITB)**

State Bank of India, Construction of 122 No.s Residential Flats for SBI, DN Nagar, Andheri West, Mumbai in EPC mode from eligible contractors/firms.

### **Building Details**

<b>Building Name</b>	<b>Stipulated date of Commencement</b>	<b>Time to Complete for each stages</b>	<b>Total Time for construction</b>
Residential Quarters Building in 2 towers comprising of Ground + Podium + 9 upper Floors in each tower at DN Nagar, Andheri West, Mumbai.	15 days from LoA	<ol style="list-style-type: none"> <li>1. Letter of Acceptance will be given to successful contractor (L1) and within 15 days from date of LoA, the contractor shall submit ISD as applicable).</li> <li>2. Within 6 months from the date of LoA for planning &amp; designing and obtaining all necessary statutory &amp; mandatory approvals from Local Bodies, AAI, Fire &amp; other statutory authorities including environmental clearance.</li> <li>3. After obtaining all approvals for commencement of works, the Work order will be issued to the Contractor. Delays in obtaining approvals within the timeline of 6 months will attract penalty. Project Architect and Bank may decide to cancel the Letter of Acceptance and forfeit the ISD of the contractor in case approval has not been obtained within 6 months. However, Contractor will have the right to seek extension of time for getting approvals on valid grounds, without prejudice to the Bank's right to levy penalty / forfeiting ISD.</li> <li>4. 24 months from the date of work order for execution and completion of work. (Work order will be issued only after receipt of commencement certificate and all other approvals from local authorities which are required mandatorily for start of construction as well as the contractor has to submit the Additional Security Deposit, if applicable.)</li> <li>5. Obtaining final approvals, NOCs and occupation certificate- 2 months from date of completion of works.</li> </ol>	24 months from the date of work order for execution and completion of construction work.

**1. Brief Particulars of the work for which Tenders are invited:**

State Bank of India (SBI) – Project is situated in SBI, DN Nagar , Andheri West Mumbai following is the Scope of work under present tender. However, this scope is indicative only and not exhaustive.

**1.1 Project Description:**

The Construction project is proposed to be a high-performance building initiative aimed at creating a modern, sustainable, durable, low maintenance high-rise structure with aim to reduce the time of construction.

**Building Description: -**

1. 54 No.s 3 BHK flats having a carpet area of 1,150 sq.ft. each in Tower-1.
2. 68 No.s 2BHK flats having a carpet area of 950 sq.ft. in Tower-2
3. 4 Lifts (2 in each tower) of approved/ reputed make of adequate capacity
4. Parking spaces for cars and two wheelers, staircases, ducts, water tanks (for fire as well as domestic use) etc. to be provided as per prevailing municipal rules.
5. The total construction area shall be approx. 23,000 Sqm.
6. The building shall be RCC earthquake resistant structure with external walls 9 inch thick & partition walls 6 or 4 inch thick, UPVC sliding windows, ventilators, heavy MS grills, vitrified flooring, full height dado on walls in bathrooms & toilets, modular kitchen with green/ black marble kitchen platform top, flush doors with TW frames, CPVC pipes, premium sanitary fittings/ fixture and premium electrical fittings, etc. The terrace to be provided with waterproofing of brickbat coba & China chip flooring (10 years guarantee).
7. Detailed item specifications of items/ various materials to be used in construction shall be provided in the Technical specifications as well as BOQ (Price bid).
8. **External Development & Services:** The building shall have the following support services:
  - Electric Substation, panel room and external electrical supply.
  - Static water tank, fire pumps, yard hydrants
  - Water supply and sanitary installations.
  - Compound wall.
  - Rainwater harvesting.
  - Terrace and podium waterproofing.
  - Solar power plant.
  - External street lighting.
  - Sump and tanks.
  - Sewage treatment plant.
  - Car parking.
9. All approvals, NOCs including environmental clearance and other required documents pre-construction, from commencement to completion of works and post construction is within the scope of the Contractor.
10. The Contractor shall, through eligible specialized consultants/ Engineers (in-house or arranged by MoU), prepare all necessary designs and drawings, including structural, MEP, PHE, Solar, HT/ LT works, Fire-fighting etc. and submit to the Project Architect for approval.

11. The Contractor shall also carryout specialized works, either directly or through eligible & experienced specialized agencies, after due approval from Project Architect/ Bank.

## 2.0 Eligibility Criteria

### A. Experience of Similar Works

Only reputed technically & financially sound companies / firms / PSU / Contractors / having required experience in designing and construction of buildings meeting the following eligibility criteria shall be eligible to apply. A bidder shall not use the credentials of the original/ parent entity of the bidder from which it has been demerged and come into existence, to meet the turnover, profit, experience or other eligibility criteria of RFP. **Joint Venture and Consortia are not permitted to participate in the bidding.**

**The following are the minimum prequalification criteria:**

- (i) The firm should have executed & successfully completed following similar works during last 7 years ending 30<sup>th</sup> June 2025.

Three similar works, each costing not less than Rs 44.80 Cr excluding GST (40% of the estimated cost.)

Or

Two similar works, each costing not less than Rs 56.00 Cr excluding GST (50% of the estimated cost.)

Or

One similar work, costing not less than Rs 89.60 Cr excluding GST (80% of the estimated cost.)

### **SIMILAR WORK SHALL MEAN WORKS OF:**

**“CONSTRUCTION OF MULTI STORIED BUILDINGS** with RCC framed structure having minimum Ground/ Stilt + 5 storeys (minimum 6 storeys) including mandatorily carrying out composite work which includes water supply, sanitary installations, electrical wiring & installations, Fire Fighting and Sub- Station in Residential / Office / Hospital/ Institutional / Hotels or Commercial building projects **executed in India**. The bidder should have executed similar construction project(s) for Public Sector Banks/ Central Government / State Government / Central Autonomous body/ State Autonomous body/ Central Public Sector Undertaking/ State Public Sector Undertaking/ Public Limited (Listed) Companies in Indian Stock Exchanges or Multi-national companies in reputed International Stock Exchanges.

- (i) The bidders should submit proof of experience in the following works:

#### **a. EPC Experience:**

The bidder must have successfully completed at least one EPC Contract (Residential or Non-



Residential building project) of minimum value of 40% of the Estimated Project cost (excluding GST).

**b. Experience of works for own firm:-**

The experience shown for works carried out for own firm (private works) / affiliate/ subsidiary or joint venture of the firm will not be considered.

**c. Green Building Experience:**

The bidder must have successfully completed at least one project certified with a GRIHA 4-Star rating, IGBC Gold rating, or an equivalent nationally/internationally recognized green building certification.

**Note:**

a. Godowns/ Warehouses/ factory sheds/ industrial building shall not be considered as eligible similar works.

b. Mumty, lift machine room etc. shall not to be considered in storey.

c. Each stilt/ basement constructed in the building shall be considered as a storey.

d. For the purpose of similar works, works executed in India only shall be considered.

- (ii) The contractor should undertake to open their office at project site at their cost, if work is allotted to them.
- (iii) The selected bidder should have adequate knowledge of local byelaws/ statutory requirements and to have experience/ expertise in obtaining with Local Civic Authorities for getting statutory approvals including environmental clearance.
- (iv) The bidding capacity of the agency should be equal to or more than the estimated cost of the work put to bid. The bidding capacity shall be worked out by the following formula:

$$\text{Bidding Capacity} = \{ [A \times N \times 1.5] - B \}$$

Where,

A = Maximum turnover in construction works executed in any one year during the last seven years taking into account the completed as well as works in progress. The value of completed works shall be brought to the current costing level by enhancing at a simple rate of 7% per annum.

N = Number of years prescribed for completion of work for which bids have been invited.

B = Value of existing commitments and ongoing works to be completed during the period of completion of work for which bids have been invited.

- (v) The applicant should have adequate organizational structure with qualified Senior Architects, Structural Engineer, Planning, Electrical, Civil, Environmental Engineers, Specialists and other technical officers and staff along with associates / consultants, if any, to execute a work of such nature and magnitude. The firm can also have tie-ups

- with Architectural firms/ Structural Engineers or Structural Engineering firms/ MEP/PHE/ Fire Consultants or consultancy firms having requisite expertise and experience in designing similar projects.
- (vi) The applicant should have a **Structural Engineer or associated with a Structural Engineer/ firm, knowledge of the latest structural design software & adequate knowledge about green building concepts** and should provide credentials of their in-house or outsourced green building consultant. In case the green building agency is outsourced, proof of association with the consultant to be submitted.
  - (vii) The firm should not have incurred any loss (profit after tax should be positive) in more than two years during the last five consecutive balance sheets ending 31st March, 2025 duly certified and audited by the Chartered Accountant (Scanned copy of certificate from CA to be uploaded).
  - (viii) The bidder should have an average annual financial turnover of Rs. 33,60,00,000/- of the estimated cost during the last three consecutive financial years ending 31st March 2025.
  - (ix) The bidder should submit Net worth certificate in the standard format to be issued in the letter head of the Chartered Accountant (form B).
  - (x) The bidder should submit a solvency certificate of minimum Rs. 33,60,00,000/- from any Scheduled Commercial Bank in India. (FORM 'B1')

#### **B. Other Information:**

- I. The bidder should not have been blacklisted/debarred from participating in the tender and if the blacklisting/debarment subsists on the due date of bid submission, such bidder shall not be eligible to submit the bid. (Refer Office Memorandum No. F.1/20/2018-PPD dated 2<sup>nd</sup> November, 2021 of Department of Expenditure Ministry of Finance, Procurement Policy Division, GOI, Guidelines on Debarment of firms from Bidding). A self declaration in this regard has be submitted as per format in Form- H in the Contractor's letter head.
- II. Past/present litigations, disputes, if any (Adverse litigations could result in disqualification, at the sole discretion of the Bank). Brief details of litigations, disputes related to works/ product/services being procured under this RFP or infringement of any third party Intellectual Property Rights by prospective Bidder/ OEM or disputes among Bidder's board of directors, liquidation, bankruptcy, insolvency cases or cases for debarment/blacklisting for breach of contract/fraud/corrupt practices by any Scheduled Commercial Bank/ Public Sector Undertaking / State or Central Government or their agencies/ departments or any such similar cases, if any are to be given on Company's letter head. However, in case there are no such past/ present litigations, disputes, as sought in the RFP, the Bidder may provide self-certificate on Company's letter head that  
  
**“We hereby certify that as on the date of submission of Bid for this RFP, we do not have any past / present litigation which adversely affects our participation or ability to perform our obligations under this RFP.”**
- III. The bidder shall not be in the 'Internal Negative List' of State Bank of India (will be verified by the Bank as per its internal list) and if the bidder found to be included in the list, then they are liable to be disqualified at the sole discretion of the Bank.

- IV. The work completed/being executed by the bidders if required will be inspected by a technical officer /expert authorized by SBI. If it is found after inspection that the performance of the bidder for the inspected works is not satisfactory in terms of quality/ time overrun/overall performance etc., the bidder may get disqualified after due verification even though the documents submitted by them will meet the other eligibility criteria as above.
- V. The bidder shall have GST registration. A copy of the GST registration shall be submitted. **GST** registration Certificate of the state in which the work is to be taken up, if already obtained by the bidder, is also to be submitted. If the bidder has not obtained GST registration in the State in which the work is to be taken up or as required by GST authorities, then in such case the bidder shall scan and upload following undertaking in their letter head along with other bid documents. "If work is awarded to me, I/we shall obtain GST registration Certificate of the State, in which work is to be taken up within one month from the date of receipt of award letter or before release of any payment by Client / Funding Agency, whichever is earlier, failing which I/We shall be responsible for any delay in payments which will be due towards me/us on a/c of the work executed and/or any action taken by Client Funding Agency or GST department in this regard."
- VI. The bidder shall have ESI/ EPF registration. The copy of valid ESI/EPF registration shall be submitted.
- VII. The bidder shall submit an undertaking that 'The work if awarded to us, subcontractors will be employed only for specialized works after getting the concurrence of PMC/SBI' as per prescribed format (Form "N").
- VIII. The bidder shall submit hard copies of the Power of Attorney and Earnest Money Deposit (EMD) within the stipulated date and time for submission of tender. Without submission of EMD in hard copy, the bidder will not be considered eligible for the work and their application will not be considered.
- IX. The Agency shall submit within 30 days after letter of acceptance, an undertaking from the Specialized agencies / OEMs for specialized works etc. that "Specialized agencies/ Associated agencies/ OEM shall unconditionally support the lowest tenderer technically throughout the execution of contract as well as for Maintenance Contract for the useful life of the system, and they shall also provide all the spares required for healthy functioning of the equipment for at least five years from the date of supply of equipment". This undertaking is to be given in Form- O.
- X. Specialized Civil, Electrical & Mechanical works:  
The bidders shall possess the Class- A Electrical license. In case the tenderer do not have the license, they must associate himself with agencies of the appropriate eligibility, as defined below, for each of specialized nature of items/work of E&M. Such works shall be got executed only through associated agencies specialized in these fields.

Within 30 days from date of issue of Letter of Acceptance, the Contractor has to submit proof of eligibility criteria for Electrical and Fire-fighting sub-contractors (if engaged separately), and other specialized agencies for lifts, etc. and as advised by the Project Architect as per conditions specified below:

- i) Electrical works:

Eligibility criteria for Electrical contractors (if subcontracted/ associated by the Applicant contractor): The firm should have executed & successfully completed following similar works during last 7 years ending 30<sup>th</sup> June 2025.

- a) Three similar works each costing not less than Rs 3.99 Cr excluding GST (40% of the estimated cost.)  
Or
- b) Two similar works each costing not less than Rs 4.99 Cr excluding GST (50% of the estimated cost.)  
Or
- c) One similar work costing not less than Rs 7.98 Cr excluding GST (80% of the estimated cost.)

**Similar electrical work shall mean “Supply, Installation, testing & commissioning of Electrical works (HT and LT) in high rise buildings having at least 6 floors”.**

**The Electrical subcontractor/ firm shall have valid license of Class A category issued by Chief Electrical Inspector (or his Office) for taking up electrical works in Maharashtra.**

ii) Fire fighting works:-

Eligibility criteria for Fire-fighting contractor (if subcontracted/ associated by the Applicant contractor): The firm should have executed & successfully completed following similar works during last 7 years ending 30<sup>th</sup> June 2025.

- a) Three similar works each costing not less than Rs 0.90 Cr excluding GST (40% of the estimated cost.)  
Or
- b) Two similar works each costing not less than Rs 1.12 Cr excluding GST (50% of the estimated cost.)  
Or
- c) One similar work costing not less than Rs 1.79 Cr excluding GST (80% of the estimated cost.)

**Similar electrical work shall mean “Supply, Installation, testing & commissioning of Fire-fighting works including sprinklers in Building having at least 6 floors”.**

**The subcontractor/ firm shall have valid license of Class A category from the Directorate of Maharashtra Fire Services for taking up works in Maharashtra.**

- XI. The bidders shall submit along with the bid a declaration as per FORM-J of this document duly signed by authorized representative of bidder after site visit. This is mandatory. The bidder is advised to visit the site of work, at his own cost, and examine it and its surroundings to himself collect all information that he considers necessary for proper assessment of the prospective assignment. No claims on account of site levels, conditions, surroundings etc. will be entertained in future.

**C. AVAILABILITY OF SITE AND BRIEF SITE CONDITIONS**

- 1) The site for the work is vacant and available for construction. Contractor has to ensure that all approvals including environment clearance are obtained for commencement and completion of the project.

- 2) As the proposed site is located near an office, school and residential apartments, the contractor shall take special care to avoid any disturbance to the functioning of both the office and residential areas. Necessary coverings to the site boundaries have to be carried out as per preamble/ BOQ.
- 3) The Contractor shall settle labour problems if any occurred at site during the construction stage.

#### D. OTHER TERMS AND CONDITIONS

1. The bid documents consisting of Notice Inviting tenders, Instructions to tenderers, dates, General Conditions of Contract, Special Conditions of Contracts, layout plans, elevations, 3D views and Bill of Quantities (BOQ) and the set of terms and conditions of the contract to be complied with and other necessary documents is available online free of cost.
2. The bidder shall have In-house design capabilities to provide the required services as per the scope of work and within 30 days of issuance of LoA, shall submit detailed designs, drawings and other reports to the Project Architect cum PMC.
3. The successful bidder will be provided with drawings in Auto-Cad format by the Project Architect within one week from date of acceptance of LoA. The copyright of all these drawings under this tender shall remain with Client.
4. The bid submitted shall become invalid if:
  - a. The bidder is found ineligible.
  - b. The bidder does not upload scanned copy of all the documents including GST registration, as stipulated in this bid document including the copy of receipt for deposition of original EMD and Pre-contract Integrity Pact with Premises department, 9<sup>th</sup> floor, State Bank of India, Corporate Centre, Mumbai.
  - c. Tenders received without EMD and original Integrity Pact, duly signed by the authorized representative of the bidder, shall be summarily rejected and such tenders shall not be allowed for evaluation or to participate in the online price bidding process. Please note that the bidder has to upload scanned copies of EMD and Integrity pact document in the e-tender portal as well as submit original copies of both in separate sealed covers to Deputy General Manager (Premises), SBI, 9<sup>th</sup> floor, Corporate Centre, Mumbai, without which the tenders shall not be considered eligible and will not be processed further.
  - d. If any discrepancy is noticed between the documents as uploaded at the time of submission of bid and hard copies as submitted physically by the lowest bidder in the office of bid opening authority.
  - e. This is a percentage rate tender. If a tenderer does not quote any percentage above/below on the total amount of the tender or any section / sub head in percentage rate tender, the tender shall be treated as invalid and will not be considered as lowest tenderer.
  - f. Tenders received without original Integrity Pact, duly signed by the authorized representative of the bidder, shall be summarily rejected and such tenders shall not be allowed for evaluation or to participate in the online price bidding process.
5. The Technical and Financial bids shall be submitted online and the hard copy of EMD and Pre-contract Integrity Pact shall be submitted in required format as per the stipulated date & time of submission of bid.
6. The Contractor, whose tender is accepted, will be required to furnish Initial Security Deposit 2% (Two Percent) of the tendered amount within the period specified in "Schedule F" in form of Drafts/Banker's Cheque (issued by the scheduled commercial

Bank) or Bank Guarantee (issued by the scheduled commercial Bank other than SBI), in favour of "State Bank of India" as per "Form K". Initial Security Deposit to be valid up to Six months beyond the stipulated date of project completion or the extended period, thereof.

7. In case the contractor fails to deposit the said Initial Security Deposit within the period, including the extended period if any, the earnest money deposited by the contractor shall be forfeited automatically without any notice to the contractor.
8. The Contractor whose Tender is accepted will also be required to furnish either copy of applicable licenses/ registration or proof of applying for obtaining labour licenses, as per central labour laws registration with EPFO, ESIC and BOCW welfare board and programme chart (time and progress) and manpower deployment schedule within the period specified in "Schedule F".
9. Evaluation of performance:  
Evaluation of the performance of contractors for eligibility shall be done by the PMC/SBI. If required, the work being executed by the bidders who otherwise qualify will be inspected by a Committee or its authorized representatives/ members. If it is found that the performance of the bidder for the inspected works is not satisfactory in terms of quality/ time overrun/ overall performance etc., the bidder may get disqualified even though the documents submitted by them will meet the eligibility criteria as laid down.
10. Tenderers are instructed to compulsorily inspect and examine the site and its surroundings at their own cost and satisfy themselves before submitting their tenders as to the nature of the ground and sub soil (so far as is practicable), the form and nature of the site, the means of access to the site, the accommodation they may require and in general shall themselves obtain all necessary information as to risks, contingencies and other circumstances which may influence or affect their tender. The bidder shall be responsible for arranging and maintaining at its own cost all materials, tools & plants, water, electricity, access, facilities for workers and all other services required for executing the work unless otherwise specifically provided for in the contract documents. Submission of a tender by a bidder implies that he has read this notice and all other contract documents and has made himself aware of the scope and specifications of the work to be done and local conditions and other factors having a bearing on the execution of the work. The bidders shall submit along with the bid a declaration as per FORM-J of this document after site visit. This is mandatory. Client shall not be liable for such costs, regardless of the outcome of the selection process.
11. The Competent Authority of the SBI does not bind itself to accept the lowest or any other tender and reserves for itself the authority to reject any or all the tenders received without the assignment of any reason. All tenders in which any of the prescribed conditions are not fulfilled or any condition including that of conditional rebate is put forth by the bidder shall be summarily rejected.
12. Canvassing, whether directly or indirectly, in connection with tenders is strictly prohibited, and the tenders submitted by the contractors who resort to canvassing will be liable to rejection.
13. The competent authority of SBI reserves to himself the right to accept the whole or any part of the BOQ and the bidder shall be bound to perform the same at the rate quoted.

14. The contractor shall declare any relationship with any Officials/ Executives of State Bank of India who is associated with the project, if any, to avoid any 'Conflict of Interest'. Any breach of this condition by the contractor would disqualify him from participation and consideration in the tender process.
15. No Officer / Executive of the Bank is allowed to work as a contractor (or with the contracting firm) for a period of one year after his retirement from Bank's service, without the prior permission of the Competent Authority in writing. This contract is liable to be cancelled if either the contractor or any of his employees is found any time to be such a person who had not obtained the permission of the Competent Authority of the Bank as a foresaid before submission of the tender or engagement in the contractor's service.
16. The Tender for the works shall remain open for acceptance for a period of 6 months from the last date of submission of bid or any extension thereto. If any bidder withdraws his tender before the said period or issue of letter of acceptance, whichever is earlier, or makes any modifications in the terms and conditions of the tender, then the SBI shall, without prejudice to any other right or remedy, be at liberty to forfeit 100% of the said earnest money as aforesaid. Further, the bidder shall not be allowed to participate in the re-tendering process of the work.
17. Time is the essence of the contract.
18. The scope of the work shall be as per section 3 of this document. The Bidder must cooperate with the other agencies working at the site.
19. The Scope of work envisages a number of specialized agencies for Civil/ Electrical/ Mechanical/ Fire & Safety Engineering services as required, etc. to be executed as an integral part of this Contract. However, in case the Bidder does not have in house capacity for execution of such specialized component(s) of work such as lifts, electrical works, fire-fighting, STP etc. and intends to engage outside agency for execution, the bidder shall submit relevant documents of proof regarding experience of such agencies, past records, completion certificates etc. of such specialized agencies engaged for works to the Project Architect within 30 days from the date of issuance of LoA. Only after approval of Project Architect and Bank, such agencies shall be allowed to proceed with their work. If not found eligible or capable to do such works, then the contractor shall identify other eligible agencies. Any delay in this regard will be attributable to the contractor.
  - a) Any other specialized works specified in Tender.
  - b) For all other specialized works, for which the contractor intends to engage with a specialized agency for execution of work, the Contractor shall take approval of the SBI / PMC before the assignment of such agency.
  - c) The Specialized Agencies shall submit an undertaking as per "Form- O" in stamp paper (as applicable stamp duty payable as per Maharashtra Stamp Act, whichever is higher) and submit the same for acceptance by PMC/ Bank before issuing work order.
20. **Sub-contracting:** The works contract may provide for the contractor to get specified works executed from sub-contractors included in the pre-qualification application or later agreed to by the Procuring entity, with a caveat that the responsibility for all sub-contract work rests with the prime Contractor. Sub-contracting will generally be for specialized items of work as per the direction of PMC/ SBI. The Civil construction works is excluded from subcontracting. Procurement of material, hire of equipment or engagement of labour will not mean sub-contracting. The total value of subcontracting work will not exceed the percentage of the contract price as specified in the contract say 20% (Twenty percent).

Sub-contracting by the contractor without the approval of the SBI shall be a breach of contract, unless explicitly permitted in the contract.

21. **Registration/ License:** The bidder should have their registration for GST, PF, ESIC, Building Cess Registration etc. (whichever is applicable), with the appropriate Authorities.
22. The Contractor/firm will indemnify SBI, as the case may be, against all penal action that may be levied/elected by any concerned authority for default in any labour regulation/PF/ESI and other statutory requirements of the relevant Acts/Laws related to the work of the contractor and will bear the legal charges, if any, and will pay the legal charges/dues directly to the concerned authority
23. This Notice Inviting bid shall form a part of the contract document. The successful Tenderer/Contractor, on acceptance of his tender by the Accepting Authority, shall within 25 days from the date of issue of the Letter of Acceptance (LoA), sign the Contract consisting of:
  - The Notice Inviting Tender, all the documents including General Conditions of the Contract, tender as issued at the time of invitation of tender and acceptance thereof together with any correspondence leading thereto including amendments, corrigendum etc. if any.
24. **Bid document consists of:**
  - I. Technical Bid:**
    - a. PART A - Notice Inviting Tenders (NIT) & Instructions to Bidders (ITB)
    - b. PART B - General Conditions of Contract
    - c. PART C – Special Conditions of Contract
    - d. PART D - Technical Specifications
    - e. PART E - Tender Drawings
  - II. Financial Bid:**
    - a. Part F – Financial Bid with Bill of Quantities
  - III.** All amendments(s)/ corrigendum, minutes of pre bid meeting, if any.
25. SBI reserves the right to accept or reject any or all the tenders without assigning any reason, No Bidder shall have any cause of action or claim against the SBI for rejection of his tender.
26. Payments to the selected Contractor will be made directly SBI through bank transfer.

**Deputy General Manager (Premises),  
State Bank of India, Premises Dept,  
Corporate Centre, Mumbai- 400 021**



## **Guidelines / Procedure to be followed in bid submission**

### **1. Pre-bid meeting:**

Pre-bid conference shall be held with the eligible and intending bidders in State Bank of India, Premises Dept, 9<sup>th</sup> floor, Corporate Centre, State Bank Bhavan, Nariman Point, Mumbai at **16.30 Hrs. on 10.09.2025.**

Contractor requiring any clarification with regards to the Bid document may utilize the forum of pre-bid to submit queries/clarification regarding the tender can submit their queries as per **Annexure-I of Part B- GCC** at an Email: [dgmpremises.cc@sbi.co.in](mailto:dgmpremises.cc@sbi.co.in). SBI will respond to any request for clarification which is received within date specified in the NIT, i.e. **09.09.2025.**

The pre bid meeting will be held as per the details mentioned in Section - I (Notice Inviting Tender). No other queries shall be entertained or replied to, after the date of submission of queries. SBI's response (including an explanation on the query but without identifying the source of the inquiry) will be uploaded on website of SBI [www.sbi.co.in](http://www.sbi.co.in) /SBI In the News/ Procurement News/and SBI e-tender portal for clarifications.

Based on Prebid meeting, addendum / Corrigendum if any will be issued and the same shall form a part of tender document.

2. **Submission of Bids:** The bidders who are interested in participating this tender shall submit their technical as well as price bids online through e-tender.sbi in the standard formats prescribed in the Tender documents, displayed at [www.sbi.co.in/](http://www.sbi.co.in/) SBI in the News /procurement news (<https://sbi.co.in/hi/web/sbi-in-the-news/procurement-news>). If required, the Project Architect / Bank may ask any or all the bidders to submit hard copies of the technical bid document as well as the original document for verification, scrutiny and cross checking, for which the cost shall be borne by the bidder, within a stipulated time advised by the Project Architect/ Bank.
3. **Payment of Bid Security (Earnest Money Deposit):** - The EMD shall be in the form of Payee Demand Draft or Banker's Cheque or Fixed Deposit Receipts Drafts/Banker's Cheque (issued by the scheduled commercial Bank) or Bank Guarantee (issued by the scheduled Commercial Bank other than SBI) for the amount as prescribed in the NIT in favor of Deputy General Manager (Premises), SBI, Corporate Centre, Mumbai. The scanned copy of the EMD in prescribed format shall be uploaded along with the online technical bid documents. The original EMD should be deposited in the office of inviting bids within the period of bid submission together with a covering letter from the bidder. The EMD receiving officer shall acknowledge deposition of earnest money to the bidder in the copy of covering letter.
4. **Processing of Tenders:** -The tenders received will be evaluated and processed as per eligibility criteria and terms & conditions specified in the NIT and eligible bidders will be shortlisted for opening of price bid.
5. **Price Bid opening:** - The Price Bids of eligible shortlisted bidders will be opened. The date and time of opening of price bids will be advised via email only to the bidders who have qualified/ shortlisted.
6. **Participation of Bidders at the time of opening of bids:** Bidders may participate in the tendering process at the time of bid opening at their convenience.
7. **Signing of agreement:** - The successful tenderer shall be bound to implement the contract by signing an agreement and conditions of contract attached herewith with the respective Department of SBI within 30 days from the receipt of Letter of acceptance of the tender by the Project Architect/ SBI. However, the written acceptance of the tenders by the Project Architect / SBI will constitute a binding agreement between the Bank and successful tenderer whether such formal agreement is subsequently entered into or not.

## **General Information:**

1. Letter of transmittal and forms for deciding eligibility are given in Section V.

2. All the information called for in the enclosed forms should be furnished against the relevant columns in the forms. If for any reason, information is furnished on a separate sheet, this fact should be mentioned against the relevant column. Even, if no information is to be provided in a column, a 'nil' or 'no such case' entry should be made in that column. If any particulars/query is not applicable in case of the bidder, it should be stated as 'Not applicable'. The bidders are cautioned that not giving complete information called for in the application forms or not giving it in clear terms or making any change in the prescribed forms (or) deliberately suppressing the information may result in the bid being summarily disqualified. Bid made by telegram or telex and those received late will not be entertained.
3. The bid should be type written/ legible. The bidder should sign each page of application, forms and documents before scanning & uploading.
4. References, information and certificate from the respective clients certifying suitability, technical knowledge or capability of the bidder should be signed by the Competent Authority of the organization.
5. The bidder may furnish any additional information, which he thinks is necessary to establish his capabilities to successfully complete envisaged work. He is, however advised not to furnish superfluous information.
6. No information/documents shall be entertained after submission of bid unless it is required to clarify the query raised by Employer. No fresh/revised mandatory document is permitted at this stage.
7. If the works executed under Public Limited (listed) companies are shown in support of eligibility, certified copy of the tax deducted at source certificate (TDS) shall be submitted along with the experience certificate and the TDS amount shall tally with the actual amount of work done.

#### **Definitions:**

In this document the following words and expression have their meaning here by assigned to them.

- a. **Client/ Employer:** SBI / State Bank of India
- b. **SBI/ Bank** – Shall means State Bank of India (client) a body Corporate created under State Bank of India Act 1995, having its corporate centre at State Bank Bhavan, Madame Cama Road, Mumbai 400021 and includes the client's representatives, successors and assigns.
- c. **Project Architect/Consultants /PMC**– shall mean **M/s. Pithavadian and Partners** or any other consultants appointed by the SBI.
- d. **Bidder:** Means the individual, proprietary firm, firm in partnership, limited company (private or public) or corporation.
- e. **"Year"** means "Financial year" unless stated otherwise.
- f. **Bid/Tender** shall mean documents issued by Technical Cell, EPC Mission, Planning Department to the prospective Bidder. The word **"Tender"** is synonymous with **"Bid"**.
- g. **"Bid Security/ Earnest Money"** shall mean the amount to be deposited by the Bidder with the Tender.
- h. **Bid Validity** shall mean the period for which the Bids shall remain valid.

**Method of submission of tender/application:**

- i. If the bidder is an individual, the application shall be signed by him above his/her full type written name and current address. If the bidder is a proprietary firm; the application shall be signed by the proprietor above, his/her full type written name and the full name of his firm with its current address.
- ii. If the bidder is a firm in partnership, the application shall be signed by all the partners of the firm above their full type written names and current addresses or alternatively by a partner holding power of attorney for the firm. In the latter case a certified copy of the power of attorney should accompany the application. In both cases a certified copy of the partnership deed and the current address of all the partners of the firm should accompany the application.
- iii. If the bidder is a limited company or a corporation, the bid shall be signed by a duly authorized person holding power of attorney for signing the application and certified copy of such power of attorney along with board resolution shall also be furnished. The bidder should also furnish a copy of memorandum of articles of association duly attested by a Public Notary.

**Final Decision – Making Authority:**

The Employer reserves the right to accept or reject any bid and to annul the process and reject all bids at any time without assigning any reason or incurring any liability to the bidders.

**Site Visit:**

The tenderer must obtain himself on his own responsibility and his own expenses all information and data which may be required for the purpose of filling this tender document and enter into 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 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.

The rates quoted by the Tenderer in the tender will be adequate to complete such work according to the specifications and conditions attached thereto and he has taken into account all conditions and difficulties that may be encountered during its progress and to have quoted labour and material rates, which shall include cost of materials with taxes, octroi, levies, royalties, cess, and other duties, lead, lift, loading and unloading freight for materials, and all other charges including the furnishing of all plant, equipment, tools, scaffolding and other facilities and services necessary or proper for the completion and maintenance of the work, except such as may be otherwise expressly provided in the contract documents for the completion and maintenance of the work to the entire satisfaction of the Project Architect cum PMC/ Bank. The TDS amount on the prevailing rate shall be deducted from Contractor's Running Account/ Final bills and paid to the Government. However, GST will be paid extra as actual.

The successful Tenderer shall make his own arrangements for all materials and its storage except as specified in the contract if any.

The quantities shown if any in the attached schedule are given as a guide and are approximate only and are subject to variation according to the needs of the Employer. The Employer accepts no liability for their accuracy. The Employer does not guarantee work under each item of the schedule.

The Form of Agreement, Form of Tender, Invitation to Tender, Instruction to Tender, General Conditions of Contract, Special Conditions of Contract, Specifications, Drawings, Time Schedule and the rates and amounts accepted against the items of the Tender Schedule together with the Tender covering letter, and all correspondence entered into between the Project Architect cum PMC/ Bank and the Tenderer prior to the issue of the Letter of Acceptance/ Work order and acceptance by tenderer shall form the contract.

The Security Protocol, Systems & Procedures of State Bank of India has to be meticulously followed & complied with during the currency of contract.

**For Specialized Agency:**

For specialized components of Civil, E & M, fire-fighting, green initiatives works etc. (Components of specialized work shall only be considered while calculating the cost of specialized work). The specialized agency should have satisfactorily completed the said specialized work of amount as mentioned below during the last 7 (seven) years. The value of executed works shall be brought to the current costing level by enhancing the actual value of work at simple rate of 7% per annum, calculated from the date of completion to previous day of last day of submission of tenders. The bidder should either himself meet the eligibility conditions as mentioned in the NIT or otherwise he will have to associate with an agency meeting the eligibility requirements for specialized work. The bidder shall submit details of such agency(s) as given below to the Executive Engineer of concerned component at least one month in advance from taking up specific company

**Financial Information:**

Bidder should furnish the following financial information:

Annual financial statement for the last Five years in Form 'A'. This should be supported by audited balance sheets and profit and loss accounts duly certified by Chartered Accountant as submitted by the applicant to the income tax department. Format of Net worth Certificate issued by registered Chartered Accountant is in Form B.

4. **Organization Information:**

Bidder is required to submit the information in respect of its organization in **Form 'E'**

The Bidder should furnish the list of construction plants and equipment required to be used in carrying out the work.

## SECTION – 3

### Earnest Money Deposit, Bid Security and Integrity Pact

#### 1. EMD – Earnest Money Deposit:

- i) The **Bidder** shall submit **EMD** for an amount, as mentioned in **Notice Inviting tender**, in the form of Account Payee Demand Draft, Fixed Deposit Receipt, banker's Check (issued by the scheduled commercial Bank) or Bank Guarantee / e-Bank Guarantee (issued by the scheduled commercial Bank other than SBI), in favour of SBI Mumbai ." as per Form K, having stipulated validity/ or for 90 days or more from the last date of receipt of tenders or any extension thereof.
- ii) The EMD shall be scanned and uploaded to the Tendering website within the period of bids submissions and original should be deposited in the office of **The Deputy General Manager, State Bank Bhavan, Nariman Point, Mumbai** before the last Date & Time for submission of Bids.
- iii) The Bid securities of unsuccessful Bidders shall be discharged/ returned after expiry of the final bid validity and latest on or before the 30<sup>th</sup> day after the award of contract. However, in case of two packet or two stage bidding, bid securities of unsuccessful bidders during first stage, i.e., technical evaluation etc. should be returned within 30 days of declaration of result of first stage i.e., technical evaluation etc.
- iv) The EMD shall be forfeited if a bidder withdraws his bid during the period of bid validity or in the case of the successful bidder, if he fails to furnish the necessary performance security or enter into the Contract within the specified time limit.
- v) The Bid Security/ Bank Guarantee of the successful bidder shall be returned after receipt of **the Initial Security Deposit (ISD)** as per Clause 1 of the General Conditions of Contract (PART-B).
- vi) EMD in original as per the required forms should be submitted together with covering letter of the Contractor firm. The scanned copy of the EMD shall be uploaded online.

#### 2. Forfeiture of Earnest Money:

- I. A bidder's bid security will be forfeited if the bidder
  - i) withdraws or amends its/ his tender during the period of bid validity specified in this RFP;
  - ii) if a Bidder makes any statement or encloses any form which turns out to be false / incorrect at any time prior to signing of Contract; ; and
  - iii) If the successful bidder fails to sign the contract or furnish the required performance security within the specified period
- II. If Contractor fails to furnish the prescribed Initial security deposit within the prescribed period, the earnest money is absolutely forfeited with SBI automatically without any notice.
- III. As liquidated damages as per clause 12 of section B of Part B- General Conditions of Contract.

- IV. In case of forfeiture of Earnest money as prescribed in Para (i), (ii) and (iii) above, the bidders shall not be allowed to participate in the rebidding process of the same work.

**Integrity Pact**

In accordance with the compliance of adoption of Integrity Pact (As per CVC order No.41/12/07) an Independent External Monitor (IEM) will monitor and review the entire Tendering and procurement process. The details of the IEMs are as under:

NAME	Shri Otem Dai	Satyajit Mohanty
CADRE	IAS (Retd.)	IPS (Retd)
<u>E-MAIL ID</u>	otemdai@hotmail.com	satyajitmohanty88@gmail.com

The applicant shall be bound to execute the integrity pact as per the format attached and submit physical copy of the same before last date and time of submission of tender.

## SECTION -3

### Brief description and Scope of work

The State Bank of India (SBI), India's largest public sector bank and a premier financial institution, proposes to develop residential infrastructure on a parcel of land that has been specifically earmarked for this purpose. The site is ideally suited for the development of residential infrastructure, enabling the creation of campus to support SBI's long-term needs.

The scope of work involves the **Planning, Designing, and Construction of Residential flats** for Officers and Executives of **State Bank of India, Mumbai**. The development shall feature an **RCC-framed structure** and include all associated **miscellaneous works**, such as **site development, services, lifts, solar PV plant and other required amenities** to make the premises fully **fit for occupation** (services including electrical, firefighting, solar system, etc).

The project shall be executed on an **Engineering, Procurement, and Construction (EPC) basis** to ensure timely delivery without compromising on quality or safety standards.

The responsibility of carrying out site investigations, preparation of detailed designs & drawings (including but not limited to Structural, MEP, Fire-fighting, Architectural and Service) as per approved layouts and elevations, obtaining statutory/ mandatory approvals / NOCs/ clearances including environmental clearance from local bodies/ other authorities as per requirement from commencement to completion of the project, complete procurement & construction as required for completion of the buildings, safety, quality and risk etc. lies with the EPC Contractor.

The cost of labour, material, tools and plants, machinery required for execution of the whole project as per Layout plan & approved drawings, specifications/ BOQ etc. is within the scope of selected EPC Contractor.

The layout plan and conceptual Architectural plans of buildings as well as BOQ for the project are provided in this bid document. In case of any deviation from the approved drawings, the same shall be regulated as per Conditions of Contract in Part B- General conditions of contract.

The details of buildings, approximate area and particulars are indicated in table below.

Type of Building	Site Address	Stilt / Ground	Floors	Towers	Flats
Residential	Plot adjacent to the road near Platinum	2 stilt Car Parking floors	9 floors	I	54 No.s 3 BHK flats having a carpet area of 1,150 sq.ft
Residential	Casa Divine, DN Nagar, Andheri (W), Mumbai	2 stilt Car Parking floors	9 floors	II	68 No.s 2BHK flats having a carpet area of 950 sq.ft

**Note:**

1. The areas shown are indicative only and consultant can make minor changes while making detailed working drawings in consultation with PMC/ SBI. The contractor is advised to calculate the area based on the drawings.
2. Mockup / Model flat: The EPC contractor must complete a mockup/model flat including all fixtures, fittings, finishes, etc. for each type (2Bhk and 3BHK) for approval of the Bank/PMC before starting the internal finishing works for residential buildings.

### **General scope of works:-**

1. The work shall be executed on (Engineering, Procurement & Construction) EPC basis including getting all local body clearances as per operational building requirement, carrying out geotechnical investigation (if required by the agency), structural design & drawings, vetting of structural drawings/design from reputed Engineering Institutions like IITs, NITs, Central/State government Institutes, construction and commissioning of buildings & services, obtaining completion certificate and handing over in accordance with approved layout plan and architectural / structural drawings. The layout plan, architectural drawings are provided in the tender document. (The statutory fees required shall be reimbursed by the Bank upon submission of the original receipts from concerned local authorities, but all other expenses / charges towards obtaining the statutory approvals / permission shall be borne by the EPC contractor)
2. EPC contractor has to obtain all mandatory pre and post construction approvals from local bodies / statutory authorities required for commencing the work including occupancy certificate from the local bodies / authorities. The contractor shall take the general drawings (layout plans and elevations prepared by the Architect and approved by the Bank) as a reference and develop detailed designs/drawings/MEP drawings suitably by coordinating with all the specialized agencies engaged by them for making the buildings and campus functional and aesthetically appealing. The user department through PMC/SBI may suggest changes within the given scope for accommodating future needs which have to be carried out by the EPC contractor as part of the scope of the work. Any changes, modifications, revision etc. required to be done by PMC/Bank, Electrical inspectorate, Fire safety authorities, Local bodies, proof consultant etc. will have to be attended by the EPC contractor.
3. The bidder has to include cost of services of engaging consultant(s) towards preparation of necessary architectural/structural/service drawings, GRIHA /LEED/IGBC Consultant, obtaining mandatory pre and post construction approvals from local bodies /authorities required for commencing the work including occupancy certificate from the local bodies / authorities and nothing extra shall be payable on this account. The buildings are to be planned and designed in such a way that they derive maximum benefit of the natural resources like sun, wind, etc. The building should be ECBC (Issued by Bureau of Energy Efficiency, Ministry of Power, Govt. Of India) compliant.
4. Prepare all drawings relevant to the construction (based on the approved drawings including modifications etc. if any) including structural and service drawings, retaining walls etc. for all Civil, E&M works involved in the scope and obtain the approval of the SBI/PMC/Authority Engineer-in-charge. Any changes, modifications, revision etc. required to be done by PMC/ SBI (end user), CFO, Local bodies, proof consultant etc. will have to be attended by the EPC contractor & nothing extra shall be payable.
5. The EPC Contractor shall construct the Buildings, Development and Bulk services as per the Approved drawings. The work in general is to be executed on the basis of the Approved Architectural, Structural & Service drawings and as per the schedule of finishes mentioned, by following the other conditions of bid document, Item Specifications, relevant IS codes, National Building Code 2016, LEED/ GRIHA/IGBC, Bank's/ CPWD norms, ECBC Norms, CPWD hand book on barrier free and accessibility, CPWD manual on Accessible Built environment 2019 and other standard specifications shall be followed in general except otherwise mentioned in bid document. Samples of the materials of preferred make or otherwise shall be got approved from the Officer-in- charge before use in the work. The above scope of work includes cost of all materials, manpower, equipment, T&P, fixtures, accessories, royalties (Seigniorage), taxes (GST and all other



Taxes/levies), watch & ward and all other essential elements for completion and maintenance of works whatsoever as already stated.

6. On Completion of Work, EPC Contractor shall get required post-construction permissions from the local body, Fire department and other statutory authorities whose permission is required after completion of the construction including completion/occupancy certificate required to complete the building in all respects to make it habitable and ready for occupation and submit a copy of such approvals/certificates to the Engineer-in-charge. The statutory fees required shall be borne by the Department but all other expenses towards obtaining the post-construction permission shall rest with EPC contractor.
7. The site and contour survey has to be carried out the EPC contractor and the contour map has to be submitted to the Architect, before commencement of construction. No claims on account of difficult terrain conditions or contour difference etc. shall be entertained later on and nothing extra shall be payable on this account.
8. The contractor may work out his rates considering all the leads, lifts, material, transportation, demolition of any old structure at site, including head loads, less output of labor etc. involved in execution, if any, and quote his rates accordingly. The rates shall also include all charges related to preparation of all designs and drawings including working drawings, local body approval charges (except those with original receipts which will be reimbursed by the Bank), all other related charges and expenses connected with pre-construction and during construction as well as completion of the project including obtaining occupation certificate as well as other permissions/ NOCs required from municipal / other statutory authorities.
9. Bank has already conducted soil investigations for the site and accordingly items for pile foundation and structural design of the superstructure have been proposed in the BOQ. The soil investigation report will be shared with the successful contractor only. The contractor shall carryout the detailed structural design and structural drawings based on the findings of soil investigation report given to them. Final structural design and drawings submitted by the successful contractor will be subject to vetting by the reputed Engineering Institutions like **IITs, NITs, Central/State government Institutes** and approved by PMC/ SBI before the same are used in structural design purpose and for construction. Any changes/ revisions proposed after vetting by the Institution / Project Architect/ SBI shall be carried out by the contractor without any extra cost. Any other issues related to renewal of lease of land etc. will also fall in the scope of the Contractor.
10. Providing & fixing of furniture and computers, electric fixture/ installations for the site office is within the scope of the contractor and no extra payment will be made on this account.
11. The work shall be carried out in accordance with true intent and meaning of the specifications and the drawings read together, regardless of whether the same may or may not be particularly shown on the drawings and / or described in the specifications, provided that the same can be reasonably inferred there from.
12. In case specifications of some of items are not explicitly mentioned in the bid documents same shall be adopted as given in the CPWD Specifications/ NBC-2016/ BIS Codes or according to sound engineering practices so as to make the building and services fully functional. No claim whatsoever shall be entertained on this account.
13. Obtaining mandatory and statutory approvals / NOCs/ clearances including environmental clearance from local bodies/ State & Central authorities/ Municipal Corporation/ MHADA/Fire

Department/ Pollution Control Board/ Airport Authority of India or any such statutory authorities etc. including tree cutting permissions from local municipal authorities etc. for the complete work is in scope of this contract. Approvals as per latest applicable Bye laws for Mumbai (Suburban) areas with up-to-date correction slips, **necessary Environmental Clearance from the appropriate authority**, NOC from Fire Department, **NOC from Airport Authority of India** and any other statutory approval related to building for institutional campus, approval from authorities required for commencing the work, execution of work & services and handing over the assets is in the scope of the Contractor. The Contractor shall also take all necessary measures required to be taken to remove/ relocate any live or dead service lines running through the plot area without any extra cost, in co-ordination and after taking approvals with concerned Municipal Authority/ Government Departments.

14. The cost of labor, material, tools and plants and machinery required for execution of the whole project as per approved Layout plan & detailed design and drawings, BOQ specifications etc. is within the scope of this work.
15. The Contractor is required to connect all the external services like Water Supply, Sewerage, Drainage, Electric Supply, LAN/WAN, Telephone Lines, Gas pipe line etc. of the proposed building(s) to the main lines of the authorized service providers of local bodies or any other agency and this shall be considered as integral part of scope of work and such cost shall be included in the price quoted by the Contractor.
16. The Contractor shall be responsible for the safety and watch & ward of fittings and fixtures provided and installed by it in all buildings against pilferage and breakage during the period of installations and thereafter till the building is physically handed over to the department. No extra payment shall be made on this account.

#### **Building Information Models (BIM) Modeling:**

16. The 3D Architectural Models of the project will be prepared on any BIM applications with minimum LOD 350 and IFC format of the same shall be made available for interoperability of building information to all stake holders of the project.

17. The comprehensive BIM model with minimum LOD 350 of project shall have all the architectural, structural, horticulture and MEP services elements. All the BIM Models shall be uploaded on Autodesk construction cloud Build Platform by the contractor and shared with the SBI/PMC/Engineer-in-Charge.

The scope of work includes preparing building information Models (BIM), 3D Design and coordinated drawing of entire Architectural, MEP works and entire services by use of latest Software in vogue like – Revit, AutoCAD 3D, Autodesk Civil 3D etc.

17.1 The level of detail in BIM to be done as under: -

- a. **LOD-350** Level corresponding to “Good for Construction” drawings to be issued to the EPC contractor for actual execution after award of work by the Authority Engineer-in- Charge.
- b. **LOD-350/400** (Fabrication& Shop drawings) EPC contractor shall submit it to the PMC/ Engineer-in-charge. These are to be verified and approved as “Good for Construction” for issue to the Contractor by the Officer-in-charge.

- c. **LOD-350/400** (As built drawings) EPC contractor shall submit after completion of execution work. These are to be checked for correctness and approved for handing over.
- d. EPC Contractor shall get approval of the software used for BIM from the PMC/SBI/Engineer- In-Charge.
- e. EPC Contractor shall provide **2** licenses of Autodesk construction Cloud (Build License) exclusively for the PMC/SBI team and advice the EPC contractor's design and site team to use their own Licenses for seamless coordination of the Project.

17.2 The Basic concept drawings of various buildings enclosed in this bid has to be given due regard and this may further be developed and detailed to accommodate all services. Necessary vertical shafts or duct if required may be created to accommodate all kind of services. The accessibility of shafts be ensured at every floor level for necessary maintenance. RCC Ducts/trenches are to be constructed for external services.

### 3. Local body approvals.

The following are the list of approvals (indicative only) for which the contractor is required to liaison and coordinate with local bodies, State/Central Govt. bodies/ MHADA/ MCGM/ BMC for getting necessary permissions/ approvals/ NOC/ License with necessary support from Architect cum PMC appointed by Bank. The statutory payments demanded either in the name of Bank for obtaining these shall be borne by the Bank/ Employer. If this fee is paid by the contractor, the same shall be reimbursed on submission of the Original Receipt.

- i. Consent to Establishment & Operate
- ii. Tree Cutting from Local authority.
- iii. Obtain commencement certificate from the Building Proposal Office and pay development charges (Premium FSI, TDR)
- iv. Permission for Excavation
- v. Electric substation NOC for all substation Transformers in building (Electric Service Provider)
- vi. Handing over of reservations (if any) to Municipal Corporation/ Development Authority.
- vii. Demarcation of Roads from A.E. (survey)
- viii. Obtaining Building completion certificate from the Municipal Corporation/ Development Authority
- ix. Apply for temporary and permanent power connection and pay fees at Electricity Department
- x. Obtain permanent water connection (with inspection) (Municipal)
- xi. Obtain permanent sewerage connection (Municipal)
- xii. Obtaining NOC from Fire department
- xiii. Occupancy certificate
- xiv. Completion certificate
- xv. Lift NOC
- xvi. NOC from Civil Aviation, if applicable.

- xvii. Environmental clearance, if applicable.
  - xviii. Labour license
  - xix. Mutation of building
  - xx. Approval for temporary connection of power supply, water supply etc. for construction purposes including digging of bore wells for water supply at site.
  - xxi. Any other approvals as required for commencement, ongoing as well as completion of construction of the said building and its allied structures/ roads etc.
- a) Getting all statutory / other approvals (**pre-construction and post construction**) from local body and other bodies as per operational building requirement shall be done by the Contractor at its own cost.
- b) The contractor shall obtain all approvals as per operational building requirements from Local Authorities / other Statutory Authorities under the provisions of Local building byelaws, Master plan and Local Body Acts including environmental clearance from inception to completion and occupation. The contractor shall obtain commencement certificate, all other mandatory approvals and No Objection Certificates from local authorities like Municipal Corporation, CFO (Fire department), town planning authority, ground water authority, electricity supply authority, water supply authority, sewerage department, traffic police and transport department, Pollution Control Board, Forest department, Lift Inspector, State Electricity Authority and any other NOC / Approval required by the local authority.
- c) The contractor shall prepare any further documents as required and submit directly to the local statutory bodies with the approval from client department through the officer in charge.
- d) The contractor shall at his own cost collect field data / samples and carry out all necessary surveys / Tests required for submission of necessary applications.
- e) The contractor shall comply with the observations of local bodies, modify the Lay out plan, other architectural drawings and documents, if necessary, and resubmit the proposal as required by the local bodies.
- f) The Contractor shall obtain “**IGBC Certification**”, minimum GOLD rating.
- g) The contractor shall obtain Completion Certificate / Occupancy Certificate after completion of the project from statutory / local bodies before handing over the completed work to Client.

**The various components of the building covered in the scope of work is as given below:-**

Sl.No.	Particulars
<b>A</b>	<b>CIVIL COMPONENT</b>
i)	Residential Quarters with Stilt + podium + 9 floors
ii)	Pile foundation using rotary piling method & pile caps.
iii)	RCC framed superstructure
iv)	Internal and external walls using AAC/ Brickwork/ Concrete blockwork
v)	Anti-termite and waterproofing
vi)	Plumbing system, Sanitary works & Drainage
vii)	Finishing of the building including internal and external painting and elevation treatment as per design.
<b>B</b>	<b>ELECTRICAL COMPONENT</b>

i	Internal Electrical Installation i/c Power wiring & Plugs, Lightning Conductors, earthing, Telephone Conduit, Street Lighting, water supply pump sets, illuminated Signage boards.
ii	Passenger & Fire Lifts
iii	Fire Fighting with wet riser and sprinkler system & Automatic Fire Alarm System
iv	Hydro pneumatic water supply system
v	EPABX, Intercom System
vi	Solar Power Plant
<b>C</b>	<b>CIVIL EXTERNAL DEVELOPMENT AND BULK SERVICES –</b>
i.	Filling and Development of Site
ii.	Storm water drain
iii.	Internal roads/ exterior grade paver block driveways
iv.	Rainwater harvesting
v.	Over Head Tanks & Underground Sumps (domestic, flushing, firefighting)
vi.	STP Plant
vii.	Boundary Walls
<b>D</b>	<b>Horticulture works</b>

- I. The above scope is indicative and suggestive. The EPC Contractor may have to execute all required works, if left omitted in the above scope, to make the building fit for occupation and functional use by the Bank as per BOQ.
- II. The Layout Plan and tender drawings etc. forming part of this NIT are conceptual only. There can be changes in the scope of work as per requirement of Local Body, Mumbai Fire Services etc. due to Building byelaws or statutory requirements. Agency shall carry out such changes during the construction phase.
- III. Construction/ Erection/ Fabrication of all Civil, Electrical, Mechanical and their integration and installation and commissioning including development of area, internal roads, street lighting, other amenities etc. as required having compliance to the relevant statutory norms, compliances; functionality and safety requirement etc. are in the scope of work.
- IV. Scope of work, Detailed specifications General Conditions, Additional and other conditions/specifications for Civil, E&M and Horticultural works have been given in detail in respective chapters & schedules of this bid document in **Part ‘B’- GCC, Part ‘C’- SCC and Part ‘D’- Technical Specifications** and same may be referred.

## 2. Defects Liability Period:

- a) Scope of work includes rectifying all defects/ repair including building and services of all Civil, Electrical & Mechanical services, and the equipment /components provided, for a period of **18 months** from the actual date of completion of entire project as certified by the Project Architect.
- b) During this period, the defects noticed in the work shall be rectified by the **EPC Contractor** at his own cost. In case he fails to do so after intimation to him in writing by the SBI / Engineer-in-charge, the same shall be carried out by the Department at his risk and cost. However, maintenance of other building activities such as cleaning, sweeping of pocket & de-silting of sewer lines, S.W. Drain shall be completed in full & functional manner at the time of handing over the building/campus.
- c) Defects of serious nature causing inconvenience such as leakage, reverse floor slopes affecting the drainage (ponding of water), warping and opening of joints in doors and window shutters etc. shall be undertaken by the Contractor immediately on receipt of the complaint but not exceeding one-week time, failing which the defects will be got rectified at his risk and cost.

- d) All other defects notified to the contractor during the DLP shall be rectified to the entire satisfaction of officer-in-Charge or the item replaced as soon as possible but not later than one month in any case. Failure to do so in a reasonable period, the officer -in-Charge shall get it done at the **Contractor's** cost after final notice of 10 days. The decision of officer -in-Charge regarding a defect being of serious nature or otherwise shall be final and binding.

### 3. Health & Safety Manual provisions

The **EPC Contractor** will comply of the provisions contained **Safety, Health and Environment health book 2019 or latest versions** available in CPWD web site [www.cpwd.gov.in](http://www.cpwd.gov.in) failing which he / they will be liable for the penalties on each violation subject to compounding of the same to maximum of such default as mentioned in the various unsafe act / unsafe conditions in the manual. This apart from the other fines/ levies / penalties are mentioned in the documents elsewhere. It is incumbent upon the Contractor to ensure in undertaking all health and safety compliance for safety of all concern to generate safety conscious and safety regulatory as his primary statutory duties or responsibilities in the contract.

### 5. SAFETY MEASURES: Insurance Policies

Before commencing the execution of work, the Contractor shall, without in any way limiting his obligations and liabilities, insure at his own cost and expense against any damage or loss or injury, which may be caused to any person or property, at site of work.

**The EPC Contractor** shall obtain and submit to the PMC/ SBI a **proper Contractor All Risk (CAR)** Insurance Policy for an amount 1.15 times the Contract amount for this work, with Deputy General Manager (Premises) as the first beneficiary. The insurance shall be obtained in joint names of Deputy General Manager (Premises) and the Contractor (who shall be second beneficiary). Also, he shall indemnify the SBI from any liability during the execution of the work. Further, he shall obtain and submit to the PMC/SBI, a **third-party insurance policy** for maximum Rs. 10 lakhs for each accident, with the PMC/SBI as the first beneficiary. The insurance shall be obtained in joint names of PMC/SBI and the **EPC Contractor** (who shall be second beneficiary).

### 4. Specialized Civil, Electrical & Mechanical works:

The Tenderer must associate himself with agencies of the appropriate eligibility for each of specialized nature of items/work listed in Part B, Part C & Part D. Such works shall be got executed only through associated agencies specialized in these fields. Within 30 days from date of issue of work order, the Contractor has to submit proof of eligibility criteria for Electrical and Fire-fighting sub-contractors (if engaged separately), and other specialized agencies for lifts, STP etc. and as advised by the Project Architect, whose decision shall be final and binding.

### 5. Site Development

- a) The entire plot shall be levelled according to formation levels by cutting or filling wherever necessary.
- b) Terracing wherever necessary by providing retaining walls, toe walls, necessary steps etc. is also included in the scope of work.

### 6. Rain water harvesting Measures:

The agency shall consider planning, designing and constructing the Rainwater harvesting system for the best use of the building. The system should be so designed that the rainwater collected from the building (roof tops + other paved areas) is best utilized either by the storage or recharging the ground water table. The requirement of water for horticulture and other purposes of the campus shall primarily be met out from the best utilization of rainwater.

**7. Sample collection room, sample store, Testing Laboratory:**

Scope of work includes construction/providing of Sample collection room, sample store, Testing Laboratory (semi-permanent structure) with required partitions of minimum area of 50 Sqm. The location, specification and plan shall be got approved by the Engineer-in-Charge. The EPC Contractor shall provide this facility with all required E & M services within 45 days from the date of award of work and nothing extra will be payable on this account.

**8. Accessible India Measures (Universal Accessibility):**

- a) Planning, Designing and construction shall confirm and get Certification from:
  - (i) IGBC rated as per CPWD (Compiled conditions are placed at “**Conditions specific to Green Building practice**” in the tender document).
  - (ii) Barrier free built environment & accessible for **Divyangjan** norms. (shall comply with the provisions of “**Hand book on barrier free and accessibility**”, “CPWD manual on **Accessible Built environment 2019**” – copy for free down load is available on [www.cpwd.in](http://www.cpwd.in) and hence copy of the same is not included in the tender document but it forms part of tender)
  - (iii) **Hand book on Safety, health and environment – 2019**– copy of free down load is available on [www.cpwd.in](http://www.cpwd.in) hence copy of the same is not included in the tender document but it forms part of tender).
- b) The Contractor shall construct the buildings considering the built environment accessibility and implement it in the buildings. All measures shall be taken to eliminate obstacles and barriers indoors and outdoors and workplaces. An accessible building is where persons with disabilities have no barrier in entering it and using all the facilities therein. This covers the built environment – services, steps and ramps, corridors, entry gates, emergency exits, lifts, parking, toilets in GF – as well as indoor and outdoor facilities including lighting, signage, alarm systems and public toilets.

## **SECTION – 4**

### **BID EVALUATION PROCESS**

**The Bids will be evaluated in the following stages.**

#### **Pre-Qualification Evaluation**

During the Pre-Qualification Evaluation stage, Technical Bid will be verified for compliance with the amount and format prescribed in the tender terms and conditions. In addition, the bidder's eligibility will be assessed based on criteria such as prior experience in design, completion of similar projects, assignments, availability of qualified technical and design teams, client certifications, and submission of confidential reports, where applicable.

#### **Technical Bid**

- a) Notice inviting tenders & Instructions to the tenders.
- b) Earnest Money Deposit (EMD)
- c) Brief Scope of work.
- d) Pre-qualification and eligibility criteria.
- e) Formats and Annexures.

#### **Opening of Technical Bid**

The online Technical Bids shall be opened on the scheduled bid opening date as specified in the Notice Inviting Tender (NIT) or any subsequent corrigendum issued.

It is strictly instructed that no price, cost estimate, or any financial data shall be included or disclosed in any portion of the Technical Bid. Such proposal, if received, will be rejected. The Evaluation Committee shall assess the submissions solely on the basis of technical merit, feasibility, sustainability, construction efficiency, and innovation—without any reference to financial aspects at this stage.

The date and time for opening the Financial Bids of the technically qualified shortlisted bidders will be intimated separately in due course.

#### **Opening of Financial Bid**

The Financial Bids of only those bidders who are declared technically qualified shall be opened through the official e-Procurement Portal. Upon opening, the e-Procurement system will automatically generate a Comparative Statement displaying the total prices quoted by all eligible bidders. This comparative statement shall be accessible to all participating bidders through the portal.

Bidders may also attend the financial bid opening session. The Employer shall award the contract to the bidder whose financial offer is determined to be the lowest evaluated bid, substantially responsive to the requirements of the Bidding Document, and who has been determined to possess the requisite qualifications to execute the contract satisfactorily.

#### **Letter of Acceptance:**

The Successful Bidder would be notified in writing by PMC/SBI by issuing the **Letter of Acceptance (LoA)** in favor of the Bidder. A work order will be issued only after obtaining necessary Statutory approvals / NOCs/ clearances including environmental clearance from respective authorities as per the stipulated time.

The bidding capacity of the contractor should be equal to or more than the estimated cost of the work put to tender. The bidding capacity shall be worked out by the following formula:



$$\text{Bidding Capacity} = \{[A \times N \times 1.5] - B\}$$

where,

A = Maximum turnover in construction works executed in any one year during the last seven years taking into account the completed as well as works in progress. The value of completed works shall be brought to the current costing level by enhancing at a simple rate of 7% per annum.

N = Number of years prescribed for completion of work for which bids have been invited

B = Value of existing commitments and ongoing works to be completed during the period of completion of work for which bids have been invited.

Notes:

- i. The bidder shall submit Bidding capacity as proforma (Form C-2).
- ii. Bidding Capacity is applicable for all the contractors.

## **SECTION - 5**

### **FORMS AND ANNEXURES**

## **LETTER OF TRANSMITTAL**

**From:**

**To:**

Deputy General Manager (Premises),  
State Bank of India, Premises Department,  
9<sup>th</sup> floor, State Bank Bhavan, Corporate Centre  
Mumbai- 400 021.

Sir,

**Subject: - Submission of bids for the work of Construction of 122 Residential Flats (2 Towers), DN Nagar, Andheri West, Mumbai in EPC Mode.**

Having examined the details given in press notice and bid document for the above work, I/we hereby submit the relevant information.

1. I/We hereby certify that all the statements made and information supplied in the enclosed forms and accompanying statement are true and correct.
2. I/We have furnished all information and details necessary for eligibility and have no further pertinent information to supply.
3. I / We, submit the requisite certified Bankers certificate and authorize the Bank Officials and Architects to approach the Bank who issued the Bankers certificate/ Guarantee to confirm the correctness thereof.
4. I/We also authorize Bank Officials and Architects to approach individuals, employers, firms and corporation to verify our competence and general reputation.
5. I / We have deposited a sum of ₹. 1,12,00,000/- (**Rupees One Crore Twelve Lakhs Only**) 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 State Bank of India.

Details of EMD: \_\_\_\_\_

6. I/We submit the following certificates in support of our suitability, technical knowledge and capability for having successfully completed the following works:

Name of work Amount Certificate issued by

Name of work	Amount	Certificate issued by

7. I/we submit the certificate in support of having successfully completed the following eligible works as per eligibility criteria specified in this tender document:

Name of Work	Amount	Certificate issued by

8. We, also confirm that we are having Class A Electrical license/ Fire-fighting license (copy enclosed) (or) undertake to associate with specialized agencies of the appropriate eligibility and experience, for each specialized nature of items/work. Such works shall be executed only through associated agencies specialized in these fields with approval of Project Architect/ SBI.

9. We undertake that we will not offer, directly or through intermediaries, any bribe, gift, consideration, reward, favour, any material or immaterial benefit or other advantage, commission, fees, brokerage or inducement to any official of the Bank, connected directly or indirectly with the bidding process, or to any person, organisation or third party related to the contract in exchange for any advantage in the bidding, evaluation, contracting and implementation of the contract.

10. We undertake that we will not resort to canvassing with any official of the Bank, connected directly or indirectly with the bidding process to derive any undue advantage. We also understand that any violation in this regard, will result in disqualification of bidder from further bidding process.

11. It is further certified that the contents of our Bid are factually correct. We have not sought any deviation to the terms and conditions of the RFP. We also accept that in the event of any information / data / particulars proving to be incorrect, the Bank will have right to disqualify us from the RFP without prejudice to any other rights available to the Bank.

12. We certify that while submitting our Bid document, we have not made any changes in the contents of the RFP document, read with its amendments/clarifications provided by the Bank.

13. We understand that you are not bound to accept the lowest or any Bid you may receive and you may reject all or any Bid without assigning any reason or giving any explanation whatsoever.

14.If our Bid is accepted, we undertake to enter into and execute at our cost, when called upon by the Bank to do so, a contract in the prescribed form and we shall be solely responsible for the due performance of the contract.

15. We further, hereby undertake and agree to abide by all the terms and conditions stipulated by the Bank in the RFP document.

16.I/we hereby submit undertaking on structural soundness as per prescribed format at **Form 'L'**.

Certificate

It is certified that the information given and enclosed in this bid document are correct. It is also certified that I/We shall be liable to be debarred, disqualified/ cancellation of enlistment in case any information furnished by me/us found to be incorrect.

**Enclosures:**

- 1)
- 2)
- 3)....

**Date of submission**

**Seal of bidder**

**Signature(s) of bidder (s).**

**FORM 'A'****FINANCIAL INFORMATION**

Financial Analysis - Details to be furnished duly supported by figures in balance sheet/profit & loss account for the last five years duly certified by the Chartered Accountant, as submitted by the applicant to the Income Tax Department (Copies to be attached).

(Amounts – Rupees in Lakhs)

<i>Sl. No.</i>	<i>Particulars</i>	<i>Financial Year</i>				
		2020-21	2021-22	2022-23	2023-24	2024-25
<b>1</b>	Gross Annual Turn Over on Construction Works.					
	Reference to Annexure					
<b>2</b>	Profit/loss (Standalone finance statement and consolidated financial statement both)					
	Reference to Annexure					

Note: Copies of relevant balance sheets, P&L statements, notes to accounts shall be submitted along with the bid.

The bidder must submit the provisional balance sheet for the financial year 2024–2025 along with the duly filled 26 AS form.

**The bidders must produce either of Net worth Certificate(s) issued by certified Chartered Accountant in the prescribed Form “B” is enclosed.**

SIGNATURE OF BIDDER(S)

Signature of Chartered Accountant with Seal

Unique Document Identification Number (UDIN)

**Note:1. This form “A” of financial information regarding the bidder must be signed by both bidder as well as Chartered Accountant**

**FORM 'B'****FORM FOR CERTIFICATE OF NET WORTH FROM CERTIFIED CHARTERED  
ACCOUNTANT****(to be submitted in the Chartered Accountant's Letter Head)**

It is to certify that as per the audited balance sheet and profit and loss account during the financial year ....., the net worth of M/s..... (name and registered address of individual / firm / company), as on ..... (the relevant date) is Rs..... after considering all liabilities. It is further certified that the net worth of the company has not eroded by more than 30% in the last 3 years ending on (the relevant date). We further certify that the turnover and Profit/ loss of the firm for past 5 years is as under:-

<i>Sl. No.</i>	<i>Particulars</i>	<i>Financial Year</i>				
		2020-21	2021-22	2022-23	2023-24	2024-25
<b>1</b>	Gross Annual Turn Over on Construction Works.					
<b>2</b>	Profit/loss (Standalone finance statement and consolidated financial statement both)					

(Signature Of chartered accountant)

Name of Chartered accountant

Membership no of ICAI

Date and seal:

NOTE:

**Please note that the certificate should not be more than 3 months old.**

**FORM 'B1'****Format of Solvency Certificate**  
**(In Bank's letter head)**

No.....

To

.....  
.....

This is to state that to the best of our knowledge and information, Mr. / Ms. / M/s xxxxxxxxx a customer of our Bank is respectable and can be treated as good up to a sum of Rs..... (Rupees in words .....).

It is clarified that this information is furnished without any risk and responsibility on our part in any respect whatsoever, more particularly either as guarantor or otherwise.

This certificate is issued at the specific request of the customer.

Place:

For \_\_\_\_ Bank Name\_\_

Date:

Bank Manager



**FORM "C"****DETAILS OF THE ELIGIBLE SIMILAR NATURE OF WORKS COMPLETED DURING THE LAST SEVEN YEARS****AS ON 31<sup>ST</sup> JULY 2025****Submitted along with Tender for the work: - Construction of 122 Residential Flats (2 Towers), DN Nagar, Andheri West, Mumbai in EPC Mode.**

S. No.	Name of work / project & location	Owner Client	Cost of work in Rs crores	Date of commencement as per contract	Stipulated date of completion	Actual date of completion	Litigation/ arbitration pending/ in progress with details #	Name & Postal address/ telephone number, email id of officer to whom reference may be made for verification	Remarks indicating the type of structure (RCC framed or load bearing) and Nos. of storeys. Whether the amount is inclusive of electro- mechanical services & equipment.	Whether the work has been carried out in EPC mode?  YES/ NO
1	2	3	4	5	6	7	8	9	10	11
1										
2										
3										

**# Indicate gross Amount Claimed and Amount Awarded by the Arbitrator.****The copies of work orders, completion certificate etc. showing proof of the dates, amount and details of works has to be submitted by the Contractor.****Certified that the above list of works is complete and no work has been left out and the information given is correct to my/our knowledge and belief.****SIGNATURE (S) OF BIDDER S) (WITH  
STAMP)****Note: The bidder must submit the information only in the above format.**

**FORM "C1"****LIST OF THE PROJECTS UNDER EXECUTION OR AWARDED****Submitted along with Tender for the work: Construction of 122 Residential Flats (2 Towers), DN Nagar, Andheri West, Mumbai in EPC Mode.**

S. No.	Name of work / project & location	Owner or Client	Cost of work in Rs. crores	Date of commencement as per contract	Stipulated date of completion	Target date of completion	Up to date Progress of work in % (Financial & Physical)	Litigation/ arbitration pending/ in progress with details #	Name & Postal address/ telephone number, email id of officer to whom reference may be made for verification	Remarks indicating the type of structure (RCC framed or load bearing) and Nos. of storied constructed. Whether the amount is inclusive of electro- mechanical services & equipment.	Whether the work has been carried out in EPC mode?  YES/ NO
1	2	3	4	5	6	7	8	9	10	11	12

**# Indicate gross Amount Claimed and Amount Awarded by the Arbitrator**

The copies of work orders, last billed invoice/ certificate of payment, scope of works as per tender document showing proof of the dates, amount and details of works has to be submitted by the Contractor.

Certified that the above list of works is complete and no work has been left out and the information given is correct to my/our knowledge and belief.

**SIGNATURE (S) OF BIDDER S) (WITH STAMP)**

**Note: The bidder must submit the information only in the above format.**

**FORM "C-2"**

**CALCULATION OF BIDDING CAPACITY**  
**Details of existing commitments and ongoing works.**

Name of the firm / Bidder: .....

Sl. No.	Name of work / project and location	Owner or sponsoring organization	Contract value in crore of rupees	Date of commencement as per contract	Stipulated date of completion	Up to date % progress of work	Remaining work in % (100- col.7)	Existing commitment (col.4 x col.8 / 100)	* Name and Address / Telephone number of officers to whom	Remarks
1	2	3	4	5	6	7	8	9	10	11
<b>Total (B) (total of 9)</b>										

Maximum turn over for any one year during last Seven Years = Rs. ....

Updated value of turn over (A) = Rs. ....

No. of Years (N) = Rs. .... Bidding capacity  $= ((A \times N \times 1.5) - B)$  =

Signature of Contractor

**Note: -**

**The detailed calculation of Bidding Capacity will be as per 1.5(d).**

**FORM 'D'****PERFORMANCE REPORT OF WORKS TO BE CONSIDERED FOR ELIGIBILITY REFERRED  
IN FORM-"C"**

1.	Name of Work/ Project & Location	
2.	Agreement No.	
3	Estimated Cost	
4.	Tendered Cost	
5.	Date of Start	
6.	Stipulated date of completion (As mentioned in Work Order)	
	Actual date of completion	
7.	(i) Status of penalty in case of delay (Not levied/levied/Not decided) (ii) If decided, Amount of compensation levied for delayed completion, if any	
8	Amount of reduced rate items, if any.	
9.	Performance Report	(please tick any one option below)
	1. Quality of Work	Outstanding/Very Good / Good / Poor
	2. Financial Soundness	Outstanding/Very Good / Good / Poor
	3. Technical Proficiency	Outstanding/Very Good / Good / Poor
	4. Resourcefulness	Outstanding/Very Good / Good / Poor
	5. General Behavior	Outstanding/Very Good / Good / Poor
10.	Details of arbitration / court cases if any including amount of claim amount of award and present position.	
11.	Whether approvals from local authorities for the project was in the scope of the contractor	Yes/ No
11.	Remarks (if any):	

Dated:

Place:

(Authorized Signatory)

Name of the Company/ Dept/

Designation:

## FORM 'D 1 A'

**ASSESSMENT OF QUALITY FOR COMPLETED WORKS****ASSESSMENT OF QUALITY FOR COMPLETED WORKS (Form D1A)****Name of work: - Date of Inspection: -****Date of submission of report: -**

<b>A.</b>	<b>General Observation &amp; Operational Aspects</b>	<b>Yes</b>	<b>No</b>
1.	Availability of approval from local bodies in case of Construction of Private Buildings.		
2.	Availability of approved Structural drawings		
3.	Observation on seepage / leakage in the building		
4.	Whether Line & level maintained		
5.	In case of basement, observation on seepage, if any		
6.	Any structural defects / distress observed. If yes, give Details		
7.	Whether safety measures adopted at site are adequate or not.		
8.	Whether the Welfare facilities provided to labour are adequate or not.		
<b>B.</b>	<b>Quality of Work</b>	<b>Remarks</b>	
1.	Quality of plaster/finishing		
2.	Quality of RCC / CC Work		
3.	Quality of Flooring		
4.	Quality of Wood Work		
5.	Quality of Steel Work / Aluminium Work		
6.	Quality of Plumbing and Sanitary Installation		
7.	Quality of Workmanship		
8.	Quality of Waterproofing		
9.	If cladding done, observation on efficiency / quality of cladding / Brick work		
10.	Finishing of the building (Painting/ plastering etc.)		
11.	Quality of internal electrification work		
12.	Quality of DBs, EBDs & Panels?		
13.	Quality of E&M equipment's, panels and feeder pillar		
14.	Quality of fire alarm system / firefighting system		

15.	Quality of Sub-station based on complete live diagram, capacitor panel, power factor, insulating Mat, cleanliness, cable termination, earthing pits, earthing of transformer / DG sets.	
16.	Any Other aspect (To be elaborated)	

**ASSESSMENT OF QUALITY FOR ONGOING WORKS (Form D1B)****Name of work: - Date of Inspection:-****Date of submission of report: -**

<b>A.</b>	<b>General Observation &amp; Operational Aspects</b>	<b>Yes</b>	<b>No</b>
1.	Availability of approval from local bodies in case of Construction of Private Buildings.		
2.	Availability of approved Structural drawings		
3.	Observations on seepage / leakage in the building		
4.	Whether Line & level maintained		
5.	In case of basement, observation on seepage, if any		
6.	Any structural defects / distress observed. If yes, give Details		
7.	Whether safety measures adopted at site are adequate or not.		
8.	Whether the Welfare facilities provided to labor are adequate or not.		
<b>B.</b>	<b>Quality of Work</b>	<b>Remarks</b>	
1.	Quality of plaster/finishing		
2.	Quality of RCC / CC Work		
3.	Quality of Flooring		
4.	Quality of Wood Work		
5.	Quality of Steel Work / Aluminium Work		
6.	Quality of Plumbing and Sanitary Installation		
7.	Quality of Workmanship		
8.	Quality of Waterproofing		
9.	If cladding done, observation on efficiency / quality of cladding / Brick work		
10.	Quality of internal electrification work		
11.	Quality of DBs, EBDs & Panels?		
12.	Quality of E&M equipments, panels and feeder pillar		
13.	Quality of fire alarm system / firefighting system		
14.	Quality of Air conditioning work.		

15.	Quality of Sub-station based on complete live diagram, capacitor panel, power factor, insulating Mat, cleanliness, cable termination, earthing pits, earthing of transformer / DG sets.	
16.	Any Other aspect (To be elaborated)	
<p><b>Note: -</b></p> <ol style="list-style-type: none"> <li>1. All the above parameters may be considered for assessing the overall quality of work executed by the contractor.</li> <li>2. The bidder shall obtain the certificate in Form “D” for completed works from the client department and upload the same with the technical bid document.</li> <li>3. <b>Form “D1A &amp; D1B” (Assessment of Quality for completed and ongoing works) need not be filled by the bidder. The parameters will be assigned by the designated committee for quality of work at site based on the inspection of chosen works after opening of technical bid. The format be duly signed by the bidder as acceptance of the parameters.</b></li> <li>4. The work will also be inspected by a Bank’s committee to assess the performance of the bidder.</li> </ol>		



**FORM 'E'****STRUCTURE & ORGANISATION**

1	Name & Address of the bidder	
2	Telephone No./Telex No./Fax No	
3	Legal status of the bidder (attach copies of original document defining the legal status).	
	a) An Individual	
	b) A proprietary firm	
	c) A firm in partnership	
	d) A limited company or Corporation	
4	Particulars of registration with various Government bodies (attach attested photo- copy).	
	Organization/Place of registration	<b>Registration No.</b>
	1	
	2	
	3	
5	Names and Titles of Directors & Officers with designation to be concerned with this Work.	
6	Designation of individuals authorized to act for the organization	
7	Has the bidder, or any constituent partner in case of partnership firm, ever been convicted by a court of law? If so, give details.	
8	In which field of Civil Engineering Construction, the bidder has specialization?	
9	Any other information considered necessary but not included above.	

**SIGNATURE OF BIDDER(S) WITH STAMP**

**FORM 'F'****INTEGRITY PACT**

To

**Deputy General Manager  
Premises Department,  
State Bank of India,  
Corporate Centre,  
Mumbai**

**Sub:** .....**Ref:** Tender No. **SBI/CC/2025-26/DNN/01**

Dear Sir,

I/We acknowledge that the SBI is committed to follow the principles thereof as enumerated in the Integrity Agreement enclosed with the tender/bid document.

I/We agree that the Notice Inviting Tender (NIT) is an invitation to offer made on the condition that I/We will sign the enclosed integrity Agreement, which is an integral part of tender documents, failing which I/We will stand disqualified from the tendering process. I/We acknowledge that the making of the bid shall be regarded as an unconditional and absolute acceptance of this condition of the NIT.

I/We confirm acceptance and compliance with the Integrity Agreement in letter and spirit and further agree that execution of the said Integrity Agreement shall be separate and distinct from the main contract, which will come into existence when tender/bid is finally accepted by the SBI. I/We acknowledge and accept the duration of the Integrity Agreement, which shall be in the line with Clause 12 of the enclosed Integrity Agreement.

I/We acknowledge that in the event of my/our failure to sign and accept the Integrity Agreement, while submitting the tender/bid, the SBI shall have unqualified, absolute and unfettered right to disqualify the tenderer/bidder and reject the tender/bid in accordance with terms and conditions of the tender/bid.

Yours faithfully

(Duly authorized signatory of the Bidder)

FORM G

**PRE-CONTRACT INTEGRITY PACT**

**(Format to be signed by the bidder and same signatory competent / authorized to sign the relevant contract on behalf of .....)**

**INTEGRITY AGREEMENT**

This Pre-Contract Integrity Pact (herein after called the Integrity Pact) is made on \_\_\_\_\_ day of the month of \_\_\_\_\_

**Between**

STATE BANK OF INDIA. [SBI], with Corporate office at State Bank Bhavan, Premises Dept, 9<sup>th</sup> Floor, Nariman Point , Mumbai (Hereinafter called “SBI”, which expression shall mean and include, unless the context otherwise requires, his successors in office and assigns) of the First Party.

**And**

M/s \_\_\_\_\_ with office at .....represented by Shri \_\_\_\_\_, Chief Executive Officer (hereinafter called the “BIDDER/Seller”/Contractor which expression shall mean and include, unless the context otherwise requires, his successors and permitted assigns) of the Second Party.

**Preamble**

[Both SBI and BIDDER referred above are jointly referred to as the Parties]

SBI intends to award, under laid down organizational procedures, Purchase orders / contract/s against Tender /Work Order /Purchase Order No. .... SBI desires full compliance with all relevant laws and regulations, and the principles of economic use of resources, and of fairness and transparency in its relations with its Bidder/s and Contractor/s.

NOW, THEREFORE,

To avoid all forms of corruption by following a system that is fair, transparent and free from any influence/prejudiced dealings prior to, during and subsequent to the currency of the contract to be entered into with a view to: -

1. Enable SBI to obtain the desired materials/ stores/equipment/ work/ project done at a competitive price in conformity with the defined specifications by avoiding the high cost and the distortionary impact of corruption on public procurement; and
2. Enable the BIDDER to abstain from bribing or indulging in any corrupt practice in order to secure the contract by providing assurance to them that their competitors will also abstain from bribing and other corrupt practices and SBI will commit to prevent corruption, in any form, by its officials by following transparent procedures.

The parties hereto hereby agree to enter into this Integrity Pact and agree as follows:

**Clause.1. Commitments of SBI**

- 1.1 SBI undertakes that SBI and/or its Associates (i.e. employees, agents, consultants, advisors, etc.) will not demand, take a promise for or accept, directly or through intermediaries, any bribe, consideration, gift, reward, favour or any material or immaterial benefit or any other advantage from the BIDDER, either for themselves or for any person, organization or third party related to the contract in exchange for an advantage in the bidding process, bid evaluation, contracting or implementation process related to the contract.
- 1.2 SBI will, during the tender process / pre-contract stage, treat all BIDDERS with equity and reason, and will provide to all BIDDERS the same information and will not provide any such information or additional information, which is confidential in any manner, to any particular BIDDER which could afford an advantage to that particular BIDDER in comparison to other BIDDERS in relation to tendering process or during the contract execution.
- 1.3 All the officials of SBI regarding this Integrity Pact will report to IEM if any, any attempted or completed breaches of the above commitments as well as any substantial suspicion of such a breach shall not be permitted.
- 1.4 SBI will exclude from the process all known prejudiced persons and persons who would be known to have a connection or nexus with the prospective bidder.

- 1.5 If the BIDDER reports to SBI with full and verifiable facts any misconduct on the part of SBI's Associates (i.e. employees, agents, consultants, advisors, etc.) and the same is prima facie found to be correct by SBI, necessary disciplinary proceedings, or any other action as deemed fit, including criminal proceedings may be initiated by SBI. Further, such an Associate may be debarred from further dealings related to the contract process. In such a case, while an enquiry is being conducted by SBI the proceedings under the contract would not be stalled.

## **Clause 2. Commitments of BIDDERS / CONTRACTORS**

2. The BIDDER commits itself to take all measures necessary to prevent corrupt practices, unfair means and illegal activities during any stage of its bid or during any pre-contract or post-contract stage in order to secure the contract or in furtherance to secure it and in particular commit itself to the following: -
  - 2.1 The BIDDER will not offer, directly or indirectly (i.e. employees, agents, consultants, advisors, etc.) any bribe, gift, consideration, reward, favor, any material or immaterial benefit or other advantage, commission, fees, brokerage or inducement to any official of SBI, connected directly or indirectly with the bidding process, or to any person, organization or third party related to the contract in exchange for any advantage in the bidding, evaluation, contracting and implementation of the contract.
  - 2.2 The BIDDER further undertakes that it has not given, offered or promised to give, directly or indirectly any bribe, gift, consideration, reward, favor, any material or immaterial benefit or other advantage, commission, fees, brokerage or inducement to any official of SBI or otherwise in procuring the contract or forbearing to do or having done any act in relation to obtaining or execution of the contract or any other contract with SBI for showing or forbearing to show favor or disfavor to any person in relation to the contract or any other contract with SBI.
  - 2.3 The BIDDER will not engage in collusion, price fixing, cartelization, etc. with other counterparty(s).
  - 2.4 The Bidder (s) will not pass to any third party any confidential information entrusted to it, unless duly authorized by SBI.
  - 2.5 The Bidder (s) will promote and observe ethical practices within its Organization and its affiliates.
  - 2.6 BIDDER shall disclose the name and address of agents and representatives and Indian BIDDERS shall disclose their foreign principals or associates.
  - 2.7 The Bidder (s) will not make any false or misleading allegations against SBI or its Associates.
  - 2.8 BIDDERS shall disclose the payments to be made by them to agents/brokers or any other intermediary, in connection with this bid/contract.
  - 2.9 The BIDDER further confirms and declares to SBI that the BIDDER is the original manufacture/integrator/authorized government sponsored export entity of the defense stores and has not engaged any individual or firm or company whether Indian or foreign to intercede, facilitate or in any way to recommend to SBI or any of its functionaries, whether officially or unofficially to award the contract to the BIDDER, nor has any amount been paid, promised or intended to be paid to any such individual, firm or company in respect of any such intercession, facilitation or recommendation.
  - 2.10 The BIDDER while presenting the bid or during pre-contract negotiations or before signing the contract, shall disclose any payments he has made, is committed to or intends to make to officials of SBI or their family members, agents, brokers or any other intermediaries in connection with the contract and the details of services agreed upon for such payments.
  - 2.11 The BIDDER will not accept any advantage in exchange for any corrupt practice, unfair means and illegal activities.
  - 2.12 The BIDDER commits to refrain from giving any complaint directly or through any other manner without supporting it with full and verifiable facts.
  - 2.13 If the BIDDER or any employee of the BIDDER or any person acting on behalf of the BIDDER, either directly or indirectly, is a relative of any of the officers of SBI, or alternatively, if any relative of an officer of SBI has financial interest/stake in the BIDDER's firm, the same shall be disclosed by the BIDDER at the time of filing of tender.

The term "relative" for this purpose would be as defined in Section 2(77) of the Companies Act 2013

- 2.14 The BIDDER shall not lend to or borrow any money from or enter into any monetary dealings or transactions, directly or indirectly, with any employee of SBI.
- 2.15 The BIDDER will not collude with other parties interested in the contract to impair the transparency, fairness and progress of the bidding process, bid evaluation, contracting and implementation of the contract, and will not enter into any

undisclosed agreement or understanding with other Bidders, whether formal or informal. This applies in particular to prices, specifications, certifications, subsidiary contracts, submission or non-submission of bids or any other actions to restrict competitiveness or to introduce cartelization in the bidding process.

- 2.16 The BIDDER will not commit any offence under the relevant Indian Penal Code, 1860 or Prevention of Corruption Act, 1988; further the Bidder(s)/ Contractor(s) will not use improperly, for purposes of competition or personal gain, or pass on to others, any information or document provided by the SBI as part of the business relationship, regarding plans, technical proposals and business details, including information contained or transmitted electronically. The BIDDER also undertakes to exercise due and adequate care lest any such information is divulged.
- 2.17 The BIDDER will not instigate third persons to commit offences outlined above or be an accessory to such offences.
- 2.18 The Bidder(s)/Contractors(s) of foreign origin shall disclose the name and address of the Agents/representatives in India, if any. Similarly, the Bidder(s) /Contractors(s) of Indian Nationality shall furnish the name and address of the foreign Principal(s), if any.
- 2.19 The Bidder(s) shall not approach the courts while representing the matters to IEM if any and the Bidder(s) will await their decision in the matter.

### **Clause.3. Previous contravention and Disqualification from tender process and exclusion from future contracts**

3. 1 The BIDDER declares that no previous contravention occurred in the last three years immediately before signing of this Integrity Pact, with any other company in any country in respect of any corrupt practices envisaged hereunder or with any Public Sector Enterprise in India or any Government Department in India that could justify BIDDER's exclusion from the tender process.
- 3.2 The BIDDER agrees that if it makes incorrect statement on this subject, BIDDER can be disqualified from the tender process or the contract, if already awarded, can be terminated for such reason.

If BIDDER before award or during execution has committed a contravention through a violation of Clause 2, above or in any other form such as to put his reliability or credibility in question, SBI is entitled to disqualify the BIDDER from the tender process.

### **Clause.4. Equal treatment of all Bidders/ Contractors / Subcontractors**

- 4.1 The Bidder(s)/ Contractor(s) undertake(s) to demand from his Subcontractors a commitment in conformity with this integrity Pact.
- 4.2 SBI will enter into agreements with identical conditions as this one with all Bidders and Contractors.
- 4.3 SBI will disqualify from the tender process all bidders who do not sign this Pact or violate its provisions.

### **Clause.5. Consequences of Violation/ Breach**

- 5.1 Any breach of the aforesaid provision by the BIDDER or any one employed by it or acting on its behalf (whether with or without the knowledge of the BIDDER) shall entitle SBI to take all or any one of the following action, wherever required:
  - i. To immediately call off the pre-contract negotiations without assigning any reason or giving any compensation to the BIDDER. However, the proceedings with the other BIDDER(s) would continue.
  - ii. If BIDDER commits violation of Integrity Pact Policy during bidding process, he shall be liable to compensate SBI by way of liquidated damages amounting to a sum equivalent to 5% to the value of the estimated cost or offer, whichever is higher.
  - iii. In case of violation of the Integrity Pact after award of the contract, SBI will be entitled to terminate the contract. SBI shall also be entitled to recover from the contractor liquidated damages equivalent to 10% of the contract value or the amount equivalent to security deposit/ performance guarantee, whichever is higher.
  - iv. To immediately cancel the contract, if already signed, without giving any compensation to the BIDDER.
  - v. To recover all sums already paid by SBI, and in case of an Indian BIDDER with interest thereon at 2% higher than the prevailing Prime Lending Rate of State Bank of India, while in case of a BIDDER from a country other than India with interest thereon at 2% higher than the LIBOR. If any outstanding payment is due to the BIDDER from SBI in connection with any other contract for any other stores, such outstanding payment could also be utilized to recover the aforesaid amount.

- vi. To encash the advance bank guarantee and performance guarantee /warranty bond, if furnished by the BIDDER, in order to recover the payments already made by SBI, along with interest.
  - vii. To cancel all or any other contract with the BIDDER. The BIDDER shall be liable to pay compensation for any loss or damage to SBI resulting from such cancellation/recession and SBI shall be entitled to deduct the amount so payable from the money(s) due to the BIDDER.
  - viii. To debar the BIDDER from participating in future bidding processes of SBI for a minimum period of five (5) years, which may be further extended at the discretion of SBI or until Independent External Monitors is satisfied that the Bidder (s) will not commit any future violation.
  - ix. To recover all sums paid in violation of this Pact by BIDDER(s) to any middleman or agent or broker with a view to securing the contract.
  - x. In cases where irrevocable Letters of credit have been received in respect of any contract signed by SBI with the BIDDER, the same shall not be opened.
  - xi. Forfeiture of performance guarantee in case of a decision by SBI to forfeit the same without assigning any reason for imposing sanction for violation of the pact.
- 5.2 SBI will be entitled to all or any of the actions mentioned in para 5.1(i) to (x) of this pact also on the commission by the BIDDER or any one employed by it or acting on its behalf (whether with or without the knowledge of the BIDDER), of an offence as defined in Chapter IX of the Indian Penal Code, 1860 or Prevention of Corruption Act, 1988 or any other statute enacted for prevention of corruption.
- 5.3 The decision of SBI to the effect that a breach of the provisions of this Pact has been committed by the BIDDER shall be final and conclusive on the BIDDER. However, the BIDDER can approach the Independent External Monitor(s) appointed for the purposes of this Pact.

#### **Clause.6: Fall Clause**

The BIDDER undertakes that it has not supplied/is not supplying similar product/systems or subsystems OR providing similar services at a price/ Charge lower than that offered in the present bid in respect of any other Ministry/Department of the Government of India or PSU and if it is found any stage that similar product/systems or sub systems was supplied by the BIDDER to any to the Ministry/Department of the Government of India or a PSU at a lower price, then that very price, with due allowance for elapsed time will be applicable to the present case and the difference in the cost would be refunded by the BIDDER to SBI, if the contract has already been concluded.

#### **Clause 7: Independent External Monitor(s)**

- 7.1 SBI has appointed Independent External Monitor(s) (hereinafter referred to as IEM(s)) for this Pact in consultation with the Central Vigilance Commission. The details of IEM is as below:

<b>NAME</b>	Shri Otem Dai	Satyajit Mohanty
<b>CADRE</b>	IAS (Retd.)	IPS (Retd)
<b>E-MAIL ID</b>	otemdai@hotmail.com	satyajitmohanty88@gmail.com

- 7.2 The responsibility of the IEM(s) shall be to review independently and objectively, whether and to what extent the parties comply with the obligations under this Pact.
- 7.3 The IEM(s) shall not be subject to instructions by the representatives of the parties and perform their functions neutrally and independently.
- 7.4 Both the parties accept that the IEM(s) have the right to access all the documents relating to the project / procurement, including minutes of meetings.
- 7.5 As soon as the IEM(s) notices, or has reason to believe, a violation of this pact, he will so inform the CEO/CMD.
- 7.6 The BIDDER(S) accepts that the IEM(s) have the right to access without restriction to all project documentation of SBI including that provided by the BIDDER. The BIDDER will also grant the IEM(s), upon his request and demonstration of a valid interest, unrestricted and unconditional access to his project documentation. The same is applicable to subcontractors engaged by the BIDDER. The IEM(s) shall be under contractual obligation to treat the information and documents of the BIDDER/Subcontractor(s) with confidentiality.

- 7.7 SBI will provide to the IEM(s) sufficient information about all meetings among the parties related to the Project provided such meeting could have an impact on the contractual relation between the parties. The parties will offer to the IEM(s) option to participate in such meetings.
- 7.8 The IEM(s) will submit a written report to the CEO/CMD of SBI within 8 to 10 weeks from the date of reference or intimation to him by SBI/BIDDER.

#### **Clause.8: Criminal Charges against violating Bidder(s)/ Contractor(s)/ Subcontractor(s)**

If SBI obtains knowledge of conduct of a Bidder, Contractor or Subcontractor, or of an employee or a representative or an associate of a Bidder, Contractor or Subcontractor which constitutes corruption, or if SBI has substantive suspicion in this regard, SBI will inform the same to the Chief Vigilance Officer, SBI

#### **Clause.9. Facilitation of Investigation**

In case of any allegation of violation of any provisions of this Pact or payment of commission, SBI or its agencies shall be entitled to examine all the documents, including the Books of Accounts of the BIDDER and the BIDDER shall provide necessary information and documents in English and shall extend all possible help for the purpose of such examination.

#### **Clause.10. Law and Place of Jurisdiction**

Both the Parties agree that this Pact is subject to Indian Law. The place of performance and hence this Pact shall be subject to the Jurisdiction in the State of Delhi.

#### **Clause.11. Other legal Actions**

The actions stipulated in the Integrity Pact are without prejudice to any other legal action that may follow in accordance with the provisions of the extant law in force relating to any civil or criminal proceedings.

#### **Clause.12. Validity and Duration of the Agreement**

This Pact begins when both parties have legally signed it. This Pact begins when both the parties have legally signed it. It expires for the Contractor/Vendor 3 years after the completion of work under the contract or till the continuation of defect liability period, whichever is more and for all other bidders, till the Contract has been awarded.

If any claim is made/ lodged during this time, the same shall be binding and continue to be valid despite the lapse of this pact as specified above, unless it is discharged / determined by Chairman and Managing Director/ CEO of SBI.

#### **Clause.13. Other provisions**

- 13.1 Changes and supplements as well as termination notices need to be made in writing. Both the Parties declare that no side agreements have been made to this Integrity Pact.
- 13.2 If the Contractor is a partnership or a consortium, this agreement must be signed by all partners or consortium members.
- 13.3 Should one or several provisions of this agreement turn out to be invalid, the remainder of this agreement remains valid. In this case, the parties will strive to come to an agreement to their original intentions.

IN WITNESS THEREOF the parties have signed and executed this pact at the place and date first above mentioned in the presents of following witnesses:

**State Bank of India**

**Bidder**

.....

.....

WITNESS: (Signature, name and address)

WITNESS: (Signature, name and address)

1. ....

1. ....

2. ....

2.....

**NOTE: THIS AGREEMENT WILL REQUIRE STAMP DUTY AS APPLICABLE IN THE STATE WHERE IT IS EXECUTED OR STAMP DUTY PAYABLE AS PER MAHARASHTRA STAMP ACT, WHICHEVER IS HIGHER.**

**FORM "H"**

**(Affidavit to be furnished on a 'Non-judicial' stamp paper with requisite stamp duty as applicable in the State where it is executed or stamp duty payable as per Maharashtra Stamp Act, whichever is higher.)**

(Scanned copy of this notarized affidavit to be uploaded at the time of submission of bid).

**PROFORMA OF AFFIDAVIT FOR NON - BLACK LISTING**

**Name of work: Construction of 122 Residential Flats (2 Towers), DN Nagar, Andheri West, Mumbai in EPC Mode.**

I/we undertake and confirm that our firm M/s. \_\_\_\_\_ has not been blacklisted / debarred as on date from participating in the tender, as per Office Memorandum No. F.1/20/2018-PPD dated 2nd November, 2021 of Department of Expenditure Ministry of Finance, Procurement Policy Division, GOI, Guidelines on Debarment of firms from Bidding.

Also, if such information comes to the notice of department on any day before date of start of work, the State Bank of India shall be free to cancel the agreement and to forfeit the entire amount of Initial Security Deposit.

Signature of Bidder(s) or an  
authorized Officer of the firm  
with stamp

Signature of Notary with seal



**FORM 'J'**

**DECLARATION ABOUT SITE INSPECTION**

**To**

**Deputy General Manager ,  
State Bank of India,  
Premises Department,  
Mumbai.**

Dear Sir,

**Name of Work: - Construction of 122 Residential Flats (2 Towers), DN Nagar, Andheri West, Mumbai in EPC Mode.**

It is hereby declared that as per clause of tender , I/ We the bidder(s) inspected and examined the subject site and its surrounding and satisfy myself/ ourselves as to the nature of the ground, the forms and nature of the site before submitting the bid, the accommodation which may require and all necessary information as to risks, contingencies and other circumstances which may influence or affect our bid have been obtained. I/We the bidder shall have full knowledge of the site and no extra charge consequent upon any misunderstanding or otherwise shall be claimed at any later date.

I /We bidder shall be responsible for arranging and maintaining at our own cost, all materials, tools & plants, water, electricity, access, facilities for workers and all other services required for executing the work unless otherwise specifically provided for in the contract documents. Submission of a bid by me/us implies that I / We have read this notice and all other contract documents and has / have made myself /ourselves aware of the scope and specifications of the work to be done and local conditions and other factors having a bearing on the execution of the work.

***Yours faithfully,***

**(Duly authorized signatory of the bidder)**

**FORM 'K'****On non-Judicial stamp paper****(Guarantee offered by any Scheduled Commercial Bank to SBI in connection with the execution of contracts) Form of Bank Guarantee for Earnest Money Deposit / Performance Guarantee/Security Deposit/ Mobilization Advance**

B.G.No. \_\_\_\_\_

Value Rs. \_\_\_\_\_

State Bank of India,

(Address)

**Sub: Bank Guarantee of Rs.....towards Security Deposit for the work offer State Bank of India.****(Name of Branch/Office)**

WHEREAS (Name and address of contractor/ vendor) (hereinafter called the Contractor) have entered into contract for (Name of Work) with State Bank of India (SBI) as mentioned in the letter of SBI's Consultants (Name & address of consultants) vide their letter No..... dated .....and the correspondence and tender relating thereto which is hereinafter referred to as "the said contract" the Contractor has now agreed to produce a Bank Guarantee amounting to 2% of the contract value less earnest money deposit of Rs.....(Rupees only), to State Bank of India for performing their part of the contract obligations.

AND WHEREAS in terms of said contract, the contractor is required to furnish to State Bank of India a Guarantee of a Scheduled Bank for a value of Rs..... to be valid upto (date).

AND WHEREAS (Name of Bank and its branch) having their office at (address) the Guarantor, at the request of the contractor hereby furnishes a PBG in favour of State Bank of India and Guarantees in the manner hereinafter appearing.

In consideration of the premise, we (name of Bank and its branch) having our office at (address) here after called the "Guarantor" (which expression shall include its successors and assigns) here by expressly, irrevocably &unreservedly undertake and guarantee under that if the Contractor fails to execute the work according to his obligations under the said contract, then notwithstanding any dispute between State Bank of India and the contractor the Guarantor shall, on demand without demur and without reference to the contractor pay to State Bank of India forthwith any sum claimed by State Bank of India under the said contract up to a maximum amount of Rs. \_\_\_\_\_ (Rupees only).

In case the amount demanded by State Bank of India is not paid within 48 hours of receipt of demand, the Guarantor agrees to pay the aforesaid amount of Rs. \_\_\_\_\_ /- (Rupees \_\_\_\_\_ only).

- (i) Such payment shall be notwithstanding any right the contractor may have directly against State Bank of India or any disputes raised by the Contractor with State Bank of India or any suits or proceedings pending in any competent court or before any arbitrator. State Bank of India's written demand shall be conclusive evidence to the Guarantor that such payment is payable under the terms of the Contract and shall be binding in all respect on the guarantor.
- (ii) The Guarantor shall not be discharged or released from the the undertaking and Guarantee, by any arrangement, variations made between SBI and the Contractor and or indulgence shown to the contractor by SBI, with or without the consent and knowledge of the guarantor or by alterations in the obligations of the contractor by any forbearance, whether as to payment, time performance or otherwise.
- (iii) This guarantee shall remain valid until or as may be caused to be extended by the contractor or until discharged by SBI in writing whichever is earlier.
- (iv) This guarantee shall be a continuing guarantee and shall not be revocable during its currency except with the previous written consent of SBI.
- (v) This guarantee shall not be affected by any change in the constitution of the contractor, by absorption with any other body or corporation or dissolution or otherwise and this guarantee will be available to or enforceable against such body or corporation.
- (vi) In order to give effect to this guarantee SBI will be entitled to act as if the Guarantor were the Principal

- debtor and the Guarantor hereby waives all and any of its rights or surety ship.
- (vii) This guarantee shall continue to be in force notwithstanding the discharge of the contractor by operation of law and shall cease only on payment of the full amount by the Guarantor to SBI of the amount hereby secured.
  - (viii) This guarantee shall be in addition to and not in substitution for any other guarantee or security for the contractor given or to be given to SBI in respect of the said contract.
  - (ix) Any notice by way of request and demand or otherwise here under may be sent by post or any other mode or communication to the guarantor addressed as aforesaid and if sent by post it shall be deemed to have been given at the time when it would be delivered in due course of post and in providing such notice when given by post it shall be sufficient to prove that the envelope containing the notice was posted and a certificate signed by an officer of SBI that the envelope was so posted shall be conclusive.
  - (x) These presents shall be governed by and constructed in accordance with Indian Law and the Courts in Mumbai, India alone shall have the jurisdiction to try & entertain any dispute arising out of this guarantee.

Notwithstanding anything contained hereinbefore the liability of the guarantor under this guarantee is restricted to a sum of Rs. \_\_\_\_\_.

This guarantee will remain valid upto \_\_\_\_\_ unless a demand or claim under this guarantee is made in writing on or before \_\_\_\_\_ the guarantor shall be discharged from all liability under the guarantee thereafter.

Dated the .....

For (Name of Bank)

(Signature/s with designation/s of signatory/ies)

(Name and Stamp of Bank)

**\*Date to be worked out on the basis of validity period of 90 days where only financial bids are invited and 180 days for two/three bid system from the date of submission of tender.**

**\*\*In paragraph 1, strike out the portion not applicable. Bank Guarantee will be made either for earnest money or for performance guarantee/security deposit/mobilization advance, as the case may be.**

**FORM 'L'**

**Affidavit to be submitted on non-Judicial stamp paper of Rs. 200/-**

**Undertaking on structural stability and soundness of already completed buildings and infrastructure Projects.**

**To,**  
Deputy General Manager ,  
State Bank of India,  
Premises Department,  
Mumbai.

**Name of work: - Construction of 122 Residential Flats (2 Towers), DN Nagar, Andheri West, Mumbai in EPC Mode.**

**Sir,**

I /we undertake and confirm that any building / infrastructure constructed by our firm /partnership firm/ company has not suffered any failure, making it unfit for intended use, either due to structural design and defects or due to use of sub-standard materials or execution of sub-standard work, poor workmanship or any other reason during the **last 25 (twenty-five) years.**

I/we, further, undertake that if such information comes to the notice of SBI, then Officer-in-Charge shall be free to terminate the bid/agreement and to forfeit the entire amount of earnest money deposit, performance guarantee and security deposits.

I /we, also undertake that in addition to above, the Bank shall be free to debar us forever from tendering in SBI.

The decision of Bank shall be final and binding.

Signature of  
Notary with seal

Signature of Bidder(s) or an  
authorized Officer of the firm  
with stamp

Date of Submission:

**CERTIFICATE REGARDING STRUCTURAL / SERVICE DESIGN**

The following certificates are to be submitted along with the technical bid of the tender:

It is also certified that the structural design & MEP/ PHE/ fire-fighting services design and drawings along with integrated services drawings including safety norms from natural hazards like seismic, wind, fire etc., shall be prepared by duly qualified Structural and service engineer respectively in consultation with Project Architect cum PMC/ Bank as per norms prescribed in N.B.C/B.I.S/I.R.C./ GRIHA/LEED/IGBC etc.

Accordingly, I/ we shall get the buildings designed from qualified Structural Engineer, PHE/ MEP Services Engineer, integrated services consultant and GRIHA/ LEED/ IGBC Consultant / Facilitator.

It is further certified that the structural and services Consultants hired by us for carrying out the structural design of the buildings and MEP/ PHE/ Fire-fighting services design shall have following experience:

- Structural Engineer / Structural Engineering firm having minimum 10 years of experience in structural designing of high rise buildings; Qualification: Masters in Structural Engineering is mandatory.
- Service Engineer / Service Engineering firm having minimum 7 years of experience in designing MEP/PHE/Fire-fighting services of high rise buildings; Qualification: Bachelor in Civil/ Mechanical/ Electrical/ Fire-fighting Engineering is mandatory.
- The GRIHA/LEED/IGBC Consultant and facilitator hired by us shall be well qualified having minimum experience of Five years in GRIHA/LEED/IGBC consultancy and shall be on the approved list of the GRIHA/LEED/IGBC authorities.

Documents in support of the above will be submitted at appropriate time for approval of the department.

Signature of the contractor with date: .....

Name in Blocks letters: .....

Address: .....

**FORM 'N'****PROPOSAL FOR ELIGIBLE ASSOCIATE AGENCIES FOR MINOR COMPONENTS OF WORK**

I/we hereby propose the following agencies as mentioned against each for executing corresponding minor components of work. Their consent letters are also attached.

Sl. No.	Name of Associate Contractor	Category and class of registration	Enlistment copy/ completion Certificate attached	Monetary Limit of work	Validity of registration	Consent letter attached (Yes/No)
1	Internal Electrical Installation Work					
2	Lift Installation					
3	Fire Fighting & Alarm					
4	Network & Communication					
5	Site development (Substation)					
6	DG Set					
7	Cable Work					
8	Street Lighting					
9	CCTV					
10	Solar P V Generation System					
11	Water Pumps					
12	STP					
13	Horticulture work					

We undertake that the work if awarded to us, subcontractors will be employed only for specialized works after getting the concurrence of PMC/SBI

Signature of contractor

*Note: Self Attested photocopies of enlistment order, valid electrical contractor license, work experience certificates of each agency for each component of work shall be submitted.*

*Within 30 days of issuance of LoA / Work order (as instructed by the Project Architect/ Bank), the Contractor shall submit details of specialized agencies (of which for some agencies, specific eligibility has been specified) and got approved from the Architect/ Bank. If found ineligible by Project Architect/ Bank, the contractor has to replace the agency. Past experience and client reports of such agencies shall be submitted together with this form.*

**FORM 'O'****CONSENT LETTER FROM ELIGIBLE ASSOCIATE AGENCY OF MINOR  
COMPONENT OF WORK**

I / We hereby give my consent to associate with M/s \_\_\_\_\_, for executing the minor component of work of \_\_\_\_\_ (Mention category)\_\_\_\_\_.

I / We will execute the work as per specifications and conditions of the agreement and as per directions of the Project Architect cum PMC/ Bank for the corresponding minor work till the completion of the work.

I / We will be responsible for necessary action to handover the installations and for rectification of defects and repair during the maintenance / warranty period.

Also, I / We will employ full time technically qualified Engineer / supervisor for the minor component of the work as required for the work. I / We will attend inspection of officers of the department as and when required.

We shall unconditionally support the lowest tenderer technically throughout the execution of contract as well as for Maintenance Contract for the useful life of the system, and they shall also provide all the spares required for healthy functioning of the equipment for at least five years from the date of supply of equipment

Date:

Signature with date of EPC Contractor

Address

Signature with date of Associate/ Minor Component Contractor

Address

Witness with address

(From major component contractor side) Witness with address (From minor component contractor side)

(copy of the agreement/ Memorandum of Understanding between the EPC Contractor (Main contractor) and the Service Contractor is to be enclosed (Form P))

**FORM 'P'****AFFIDAVIT OF MEMORANDUM OF UNDERSTANDING (MOU)***(to be submitted for each and every component of work with associated contractor**In Rs 200/- stamp paper)*

M/s. (Name of the firm with full address) Enlistment Status Valid Up to: (Henceforth called the main Contractor)

M/s. (Name of the firm with full address) Enlistment Status Valid Up to: (Henceforth called Associated Contractor)

For the execution of \_\_\_\_\_ Component Works –

We state that M.O.U between us will be treated as an agreement and has legality as per Indian Contract Act (amended up to date) and the SBI can enforce all the terms and conditions of the agreement for execution of the above work directly or through the Project Architect. Both of us shall be responsible for the execution of work as per the agreement to the extent this MOU allows. Both the parties shall be paid consequent to the execution as per agreement to the extent this MOU permits. In case of any dispute, either of us will go for mediation by the Project Architect. Any of us may appeal against the mediation to the Bank. His decision shall be final and binding on both of us.

**We have agreed as under:**

The Associated Contractor will execute the component of works in the wholesome manner as per terms and conditions of the agreement.

The Associated Contractor shall be liable for disciplinary action if he fails to discharge the action(s) and other legal action as per agreement.

All the machinery and equipment's, tools and tackles required for execution of the component of works, as per agreement, shall be the responsibility of the Associated Contractor.

The site staff required for the component of work shall be arranged by the Associated Contractor as per terms and conditions of the agreement.

Site order book maintained for the said work shall be signed by the main contractor as well as by the Engineer of the Associated Contractor and by Associated Contractor himself.

All the correspondence regarding execution of the component of work shall be done by the Project Architect and Bank with the Main contractor. In case of noncompliance of the provisions of the agreement, the main contractor, as well as the associated contractor shall be responsible. Appropriate action will be initiated against the main contractor as per provision in the tender.

SIGNATURE OF MAIN CONTRACTOR	SIGNATURE OF ASSOCIATED CONTRACTOR
Date:	Date:
Place:	Place:
1. Witness with address	1. Witness with address
(From major component contractor side)	(From minor component contractor side)