State Bank of India

Premises & Estate Department,
LHO Hyderabad - 500 095
Phone No. 040 2346 6340/040 2475 6319,
e-mail: phase2enclave.lhohyd@sbi.co.in

TENDER ID: SBI/HYD/2025-26/31

NOTICE OF INVITATION OF PROJECT MANAGEMENT CONSULTANT (PMC)

State Bank of India (SBI), Local Head Office, Koti, **re-invites** Expression of Interest (EOI) from reputed, experienced and financially & Technically sound consultancy firms for appointment as Project Management Consultant (PMC) for the construction of high-rise residential and office towers in Phase-II at SBI Enclave, Gachibowli, Hyderabad.

The project shall be executed through the Engineering, Procurement & Construction (EPC) – model, where:

- The PMC shall prepare architectural designs & Drawing (masterplan, plans, sections, elevations, 3D walkthrough, landscaping, utility & amenities etc.), obtain Airport Authorities of India (AAI) provisional clearance and submission of application to concerned authority/body for obtaining Environmental Clearance. GFC, structural & MEP design is not in the scope of PMC.
- The EPC contractor shall prepare detailed structural and MEP designs, execute the works, and obtain all statutory approvals/NOCs from the concerned government departments/authorities/bodies (excluding Airport Authorities Of India (AAI) provisional clearance), liasoning and obtaining Environmental Clearance etc.
- The PMC shall act as SBI's representative for project management, monitoring, quality control, bill verification, and defect liability support and ensure timely completion of the project.

The prequalification/eligibility criteria, scope of the services to be rendered, terms and conditions of appointment and prescribed formats for submission of application can be downloaded from Banks website www.sbi.co.in under procurement news (https://sbi.co.in/web/sbi-in-the-news/procurement-news) from **28/01/2026 to 30/03/2026 up to 3:00 PM.**

Interested parties complying prescribed eligibility criteria should ensure submission of their applications in the prescribed format with supporting documents through e-tender portal **https://etender.sbi/** latest by **3:00 pm** on **30/03/2026**. Applications received after due date and time will not be entertained. The SBI reserves their rights to accept any or to reject all the applications without assigning reasons therefore and no correspondence shall be entertained in this regard.

Assistant General Manager (P&E)

State Bank of India
Premises & Estate Department,
LHO Hyderabad - 500 095
Phone No. 040 2346 6340/040 2475 6319,
e-mail: phase2enclave.lhohyd@sbi.co.in

TENDER ID: SBI/HYD/2025-26/31

EXPRESSION OF INTEREST (EOI) FOR PROJECT MANAGEMENT CONSULTANT (PMC) FOR CONSTRUCTION OF HIGH RISE TOWERS FOR RESIDENTIAL AND OFFICE PURPOSE IN PHASE-II AT SBI ENCLAVE, GACHIBOWLI, HYDERABAD.

TENDER SUBMITTED BY:

NAME : _____

ADDRESS : _____

_____

_____

GSTIN NO. : _____

DATE : _____

NOTICE INVITING EOI

State Bank of India **re-invites** Expression of Interest (EOI) from reputed and experienced Project Management Consultant (PMC) for the proposed construction of high rise towers for residential and office purpose in Phase-II at SBI ENCLAVE, Gachibowli, Hyderabad.

Sr. No.	Particulars	Details
1.	Name of work	Construction of high rise towers for residential and office purpose in Phase-II At SBI ENCLAVE, Gachibowli, Hyderabad.
2.	Nature of Work	Project Management Consultancy Services (PMC)
3.	Total Time allowed for completion of the Project	Time period of the project is as follows: 1. Total EPC Contact period is 48 months (6 months is for Statutory approval + 42 months for project completion). 2. Defect liability period is: 24 months.
4.	Estimated cost of the project	**Approximately Rs. 2000 Crores**
5.	Availability of EOI documents	Available on Bank's website https://sbi.co.in/web/sbi-in-the-news/procurement-news **from 28/02/2026 to 30/03/2026**
6.	Date of holding pre-bid meeting	**07/03/2026 at 2:00 PM at State Bank of India, Premises & Estate Dept., Local Head Office, 3rd Floor, Bank Street, Koti, Hyderabad – 500 095**
7.	Last date for submission of pre-bid queries, if any, by the BIDDERs	**07/03/2026 by 11:00 AM (via email: phase2enclave.lhohyd@sbi.co.in** **Ph No.040 2346 6340/040 2475 6319**
8.	Place, date & time for submission of **re-tender**. Contact person /telephone no/email address.	**30/03/2026 on or before (up to 03:00 PM) in online mode at https://etender.sbi/** Assistant General Manager (P&E), State Bank of India, Premises & Estate Dept. Local Head Office, 3rd Floor, Bank Street, Koti, Hyderabad – 500 095. Ph. No: +91 40 2346 6340, +91 40 2475 6319 phase2enclave.lhohyd@sbi.co.in
9.	Date and Time of opening of Technical Bid.	**30/03/2026 by 03:30 PM**
10.	Opening of price bid	After completion of presentation from shortlisted PMC.
11.	E Procurement contact details	**Name** / **Mob No** / **Mail id** Vishal Khilosiya / 9510813528 / Vishal.k@eptl.in NithyaVallavar / 7859800609 / Nithya@eptl.in Laxmi Karli / 7859800624 / Laxmi@eptl.in

		Nandan Valera	9081000427	Nandan.v@eptl.in
		Mail to - etender.support@sbi.co.in		

Conditional proposals/bids are liable for disqualification.

12. The SBI reserve their rights to accept or reject any or all the applications, either in whole or in part without assigning any reason(s) therefor and no correspondence shall be entertained in this regard.

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

14. The shortlisted PMC Firms/Individual shall be invited for presentation and date shall be intimated by SBI after the scrutiny of Technical Bid.

15. For any clarifications, please contact Assistant General Manager (P&E), they shall seek the same from the office of Assistant General Manager (P&E), State Bank of India, Premises & Estate Dept. Local Head Office, 3rd Floor, Bank Street, Koti, Hyderabad-500095, Ph No. 040 2346 6340/040 2475 6319 or through Email: **phase2enclave.lhohyd@sbi.co.in and copy to agmpre.lhohyd@sbi.co.in by 11:00 AM on 07/03/2026** in the following format:

S. No.	Clause No. of the Bid Document	Page no.	Query/Clarification sought

Pre-Bid meeting will be held at 2:00 PM on 07/03/2026 State Bank of India, Premises & Estate Dept., Local Head Office, 3rd Floor, Bank Street, Koti, Hyderabad – 500 095. All efforts will be made to furnish clarification during the pre-bid meeting. In exceptional cases, the clarification will be furnished subsequently. In both cases, the minutes of the pre-bid meeting containing clarifications shall be published on the BANK's website only.

Any clarifications issued by the BANK shall be an integral part of this document and shall amount to an amendment to the relevant clauses of this document, wherever required.

16. Interested PMC Firms/Individuals fulfilling prescribed eligibility criteria are hereby invited and requested to ensure submission of their Proposals in the prescribed format with relevant supporting documents **in online mode at https://etender.sbi/ by 3.00 PM on 30/03/2026**.

17. The PMCs are advised to submit all required documents in **https://etender.sbi/.**

Assistant General Manager (P&E)

1. **Disclaimer**

1.1. The information contained in this EOI document or information provided subsequently to PMCs whether verbally whether in documentary form/email by or on behalf of State of India, is subject to the terms and conditions set out in this EOI document.

1.2. This EOI is not an offer by SBI, but an invitation to receive responses from the eligible PMCs. No contractual obligation whatsoever shall arise from the EOI process unless and until a formal contract is signed and executed by duly authorized official(s) of State Bank of India with the selected PMCs.

1.3. The purpose of this EOI is to provide the PMC(s) with information to assist preparation of their Bid proposals. This EOI does not claim to contain all the information each PMC may require. Each PMC should conduct its own investigations and analysis and should check the accuracy, reliability and completeness of the information contained in this EOI and where necessary obtain independent advices/clarifications. SBI may in its absolute discretion, but without being under any obligation to do so, may/ reserve its right to update, amend or supplement the information in this EOI.

1.4. The SBI, its employees and advisors make no representation or warranty and shall have no liability to any person, including any PMC under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of anything contained in this EOI or otherwise, including the accuracy, adequacy, correctness, completeness or reliability of the EOI and any assessment, assumption, statement or information contained therein or deemed to form or arising in any way for participation in this bidding process.

1.5. The SBI also accepts no liability of any nature whether resulting from negligence or otherwise, howsoever caused arising from reliance of any PMC upon the statements contained in this EOI.

1.6. The issue of this EOI does not imply that the SBI is bound to select a PMC for the Project and the SBI reserves the right to reject all or any of the PMCs or Bids without assigning any reason whatsoever.

1.7. The PMC is expected to examine all instructions, forms, terms and specifications in the bidding document. Failure to furnish all information required by the bidding document or to submit a Bid not substantially responsive to the bidding document in all respect will be at the PMC's risk and may result in rejection of the Bid

INSTRUCTIONS TO PROSPECTIVE PROJECT MANAGEMENT CONSULTANTS (PMC)

1. **Scope of work:**

PMC Services to render Project Management Consultancy Services for the proposed construction of high rise towers for residential and office purpose in Phase-II at SBI ENCLAVE, Gachibowli, Hyderabad. Detailed scope of work is mentioned in GCC S. No. 17.

1.1. **Site and its location**

State Bank of India Rural Development (SBIRD), SBI Officers Quarters, Gachibowli, Hyderabad, Telangana 500019

1.2. **Details of the Project**

Details of the proposed buildings are as under:

(A) <u>SITE: 1</u>

Area of the Site: 52,550 Sq.m. (12.25 Acres)

i) Residential:

S. No.	Scale	Number of flats	Carpet area of each flat	Carpet Area
a.	I to III	1311	1200 sqft	15,73,200 sqft
b.	IV to V	493	1500 sqft	7,39,500 sqft
c.	Club House			50,000 sqft
d.	Total Carpet area			23,62,700 sqft
e.	Total Built-up area (S.N 4) x 1.30 **(30% is for common areas and wall thickness excluding parking.)**			**30,71,510 sqft**

ii) Commercial (Office Block):

S. No.	Outfits	Built-up Area
a.	GITC (seating capacity of 5000)	4,00,000 sqft
b.	GTFC	51,000 sqft
c.	Total Area **(Excluding parking)**	**4,51,000 sqft**

(B) <u>SITE: 2</u>

Area of the Site : 4,260 Sq.m. (1.05 Acres)

i) Commercial (Office Block & Hostel Building):

S. No.	Outfits	Built-up Area
a.	SBIRD (Single occupancy Hostel with 100 rooms) Block-1	1,18,000 sqft
b.	Centre of excellence (Block 2)	
c.	Total Area **(Excluding parking)**	**1,18,000 sqft**

Refer **Annexure – M** for site layout.

2. **EOI documents:**

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

- Instructions to Perspective PMC's
- General conditions of Contract
- Price Bid

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

a. Price Bid

b. Addendums (if any)

c. General conditions of contract

d. Instructions to Perspective PMC

2.3. The tender documents are not transferable.

3. **Site Visit:**

The PMC are advised to obtain all necessary information to participate in this EOI at their own responsibility and cost before participating in the bid entering into a contract for the project. The tenderer will be fully responsible for considering the financial effect of any or all the factors while submitting his tender.

4. **Signing of contract Documents:**

The selected PMC shall be bound to enter into an agreement in the prescribed format, within 15 days from the date of receipt of intimation of acceptance of their proposal by the SBI. However, the written acceptance of the offer from the SBI will constitute a binding agreement between the Bank and successful PMC whether such formal agreement is subsequently entered into or not.

5. **Completion Period:**

Time is essence of the contract. The Project has to be completed in all respect & in accordance with the terms of contract within a period of **48 months** from the date of award of work to L-1 EPC Bidder.

Total EPC Contact period is 48 months (6 months is for all statutory approvals required for the commencement of the construction activities at site + 42 months for project completion in all respect including all statutory approvals viz. Occupancy Certificate, Fire NOC etc.).

6. **Validity of Price Bid:**

Proposals shall remain valid and open for acceptance for a period of 120 days from the date of opening Price/Commercial bid. If the tenderer chooses to withdraw their offer during the validity period or makes modifications in their original offer, their Proposal shall be summarily disqualified without notice and no correspondence shall be entertained in this regard.

7. Price Bid shall be opened only of those shortlisted PMCs who will participate in the proposed presentation proving their technical competency and capability in handling similar projects for Central Govt. Dept./State Govt. Dept./ Semi Govt. Dept. /PSU/Public sector Banks/Public limited (Listed) Company.

8. All the PMCs shall be bound to accept and sign the "Integrity Pact" as per attached "**Annexure - J**". The Application/EOI of the PMCs not submitting the Integrity Pact as per prescribed format shall be summarily disqualified and no correspondence shall be entertained in this regard.

9. **Joint Venture / Consortium shall not be allowed**, and Prospective PMC should meet the mentioned Eligibility criteria themselves.

GENERAL CONDITIONS OF CONTRACT

1. Definitions: -

1.1. "Contract" means the documents forming the tender and the acceptance thereof and the formal agreement executed between State Bank of India and PMC, together with the documents referred there in including these conditions and instructions issued from time to time by the Bank and all these documents taken together shall be deemed to form one contract and shall be complementary to one another.

1.2. In the contract the following expressions shall, unless the context otherwise requires, have the meaning hereby respectively assigned to them.

a) 'SBI' shall mean State Bank of India, LHO Hyderabad, Premises and Estate Department, 3rdFloor, Bank Street, Koti Hyderabad-500095.

b) 'The PMC' shall mean the individual or firm or company selected and engaged for undertaking the project as PMC and shall include legal personal representative of individual or the composing the firm or company and the permitted assignees of individual or firms of company.

2. The PMC must be equipped with adequate expertise and experience in undertaking Planning, designing & implementing/execution of Civil, Landscaping work, Electrical (HT/LT), Plumbing, Air-Conditioning, Lifts/Elevators, DG sets, UPS system, IBMS (CCTV, Public Address System, Fire & Safety Systems and integrating it with Building Management System) and all essential and ancillary works/services required for construction and completion of a Commercial, Residential & Institutional buildings.

3. Eligibility criteria:

(i) Minimum 7 years' experience as a PMC as on 31.01.2026. The experience should cover comprehensive consultancy services for building projects including but not limited to architectural, structural, engineering, Interior & Furnishing, IGBC Certification and all internal and external services such as electrical, AC, plumbing, water supply, soil and storm water drainage, lifts, firefighting / horticulture, EPABX / Networking, solar, gymnasium, parking, rainwater harvesting, sewage treatment plant, recycling of wastewater etc.

(ii) The PMC should have rendered satisfactory professional services in planning & supervision of similar high-rise building construction projects, from inception to completion stage for:

(a) One similar assignment with a project construction completion cost of **Rs. 1600 crores** (excluding GST) or

(b) Two similar assignments with a project construction completion cost of **Rs.1000 crores** (excluding GST); or

(c) Three similar assignments with a project construction completion cost of **Rs. 800 crores** (excluding GST)

During last 7 years ending on 31.01.2026. These building projects should be commercial/ residential/ institutional building projects.

"similar assignment under this clause means Planning and Supervision of Construction of High rise (**atleast one building of each qualifying project should have minimum 10 Storied including Ground Floor or having 30 m height from Ground Level**) Residential/commercial/Institutional buildings including Civil, Plumbing, Sanitary, Fire Fighting, HVAC and Electrical Installation work for Central Govt. Dept./State Govt. Dept./Semi Govt. Dept. /PSU/Public sector Banks/ Listed companies (Public limited companies listed on Indian stock exchange or MNCs listed on International or Indian stock".

- Completed works executed and developed by a Central Govt. Dept./State Govt. Dept./ Semi Govt. Dept. /PSU for its own Commercial or Residential, or Institutional buildings shall be treated as eligible experience under this tender.
- The value of completed / executed works shall be brought to current costing level by enhancing the actual value of work at simple rate of 7% per annum, calculated from the date of completion to the last date of receipt of application for tender.
- Technical and Financial Credentials of parent company is not allowed to be used by the wholly owned subsidiary company or vice-versa. Credentials of the participant company only shall be considered for evaluation.

The PMC should preferably have a full-fledged office or ready to establish an office in Hyderabad within 2 months from the award of work and should have adequate number of qualified Architects, Engineers and other personnel on the payroll / establishment of the company and should also have tie up arrangements with reputed registered and licensed services Architect, firms, Electrical Architects, Air-conditioning Architect etc.

(iii) The average annual turnover of the PMC by way of professional Fee in last three financial years ending on 31.03.2025 shall not be less **Rs.12 Crores**. Copies of the audited Annual Balance sheet for the last three financial years ending on 31.03.2025 shall be submitted in support of claims.

(iv) The PMC/ firm satisfying the prescribed eligibility criteria shall only become eligible to bid. Clear supporting evidences like photographs, certificates, documents etc. should be submitted with the bid.

(v) The PMC/ firmshould either have their local / Branch Office in Hyderabad (documentary evidence to be submitted) or prepared to setup an adequate office setup with in-house capability and infrastructure / expertise to Manage such high magnitude specialized projects in Hyderabad within 2 months from the date of award of contract

provided they are qualified for the project through laid down selection process. An undertaking to be submitted by the PMC to this effect along with their application.

(vi) The PMC/ firm shall be responsible and prepared to engage expertise/Architects for all specialized services of the project for which in house expertise is not available with them within the professional fee agreed and payable to them.

(vii) The PMC/ firm should have qualified & experienced technical team at its disposal for deployment at site for day-to-day supervision of the project during the execution of the project from date of commencement of work till the handing over of the entire infrastructure to the SBI.

(viii) The PMC should have all necessary licenses, permissions, consents, no objection certificates, approvals as required under the law for carrying out its/their business including those envisaged under the scope of this EOI.

(ix) The PMC should have a valid GST Registration Certificate and PAN. Copies of supporting documents to be attached.

(x) The PMC should not have been blacklisted by the Govt. of India Organizations / PSU / PSE / Govt. Depts./reputed Private Public Limited Companies etc. for breach of any applicable laws or violation of regulations or breach of contractual agreement or rendering unsatisfactory professional services during the last 7 (seven) years. (Self-declaration to be submitted by the PMC along with their application).

The PMC Firm should have been in the field of Project Management Consultancy and should have minimum 7 years' experience as on 31.01.2026 and have been registered ~~as~~ in India under the Companies Act, 1956 or 2013 and amendments thereafter, if any, for the last 7 years as on 31.01.2026. Documents to be submitted for Proof of Registration of the company / firm etc.

a) In case of Company - Certificate of Registration issued by Registrar of Companies (ROC).

b) In case of firm - Partnership deed, Municipal registration or any other document issued by the Authorities confirming the establishment of the firm.

c) In case of Individual Proprietorship - Municipal registration or any other document issued by the Authorities confirming the establishment of the firm.

(xi) The PMC should not be a **Joint Venture / Consortium.**

(xii) However, merely fulfilling the prescribed eligibility criteria shall not entitle the PMC for short listing and invitation for participation in the proposed Techno-commercial competition for the project. The short listing as well as final selection of PMC for the project shall be subject to independent verification of credentials, inspection of project sites, calling confidential reports from the present/previous employers etc.

4. The objective of this EOI is to identify reputed PMC Firm for setting up of the Construction of Office building, as envisaged above by engaging anEPC Contractor etc.

5. Submission of bids:

i. The bidders who are desirous of participating in tenders shall submit the technical bids athttps://etender.sbithrough online on or before the last date of tender submission.

ii. Price Bid: Price bid to be submitted through online only in **https://etender.sbi** all working days **from 28/02/2026 to 30/03/2026 up to 03:00 PM.**

iii. The certified/self-attested copies of the supporting documents mentioned in above mentioned formats shall be furnished along with the technical bid.

iv. All Annexures shall be duly signed by the firm with stamp on each page to be upladed in the **https://etender.sbi**.

6. Evaluation of Proposals for Short listing:

a) The Technical Bid of all the PMCs will be first opened by the authorized committee and evaluated on the various eligibility criteria and other marking matrix parameters as per **"ANNEXURE – B (i)".**

b) The Bids will be initially evaluated for the eligibility based on the documents submitted in support of eligibility criteria specified hereinbefore and accordingly PMCs fulfilling the various criteria shall be shortlisted.

c) Maximum 5 to 6 PMC Firms/Individuals scoring highest marks on the prescribed parameters and marking matrix shall be shortlisted by the Committee.

d) The SBI may consider inspecting the projects and calling for confidential reports from their clients prior to short listing and inviting for presentation for the project.

e) All shortlisted PMC shall be advised to submit detailed design presentation by the eligible PMCs will be held on the date and venue intimated to the concerned PMCs. The presentation will be part of technical bid and will be evaluated accordingly. Presentation shall broadly include: as per the annexure B:

f) The shortlisted PMCs shall be invited for making a design presentation before competent Committee constituted by the SBI along with the required papers/ documents/drawings/Models etc.

g) A committee will evaluate the proposal and the presentation of the proposed approach, methodology and technical capabilities of the PMCs and shortlist the PMCs as per the laid down criteria. The decision of the Committee shall be final and binding on the PMCs.

h) The Price/Commercial Bid of only to those PMCs shall be opened who will participate in the Design Presentation.

i) The Technical Bid (Design Presentation as per ANNEXURE – B(ii)) and Commercial/Price Bid will have weightage in the ratio of 70% to the presentation

scheme (various technical parameters) made before the committee and 30% to the price bid (professional fee quoted in sealed cover).

7. <u>Design Competition as per ANNEXURE – B(ii):</u>

a) PMCs shortlisted for participating in presentation will have to present their scheme of proposals/drawings/plans/visuals/3D Views etc. to the committee on the date to be advised by SBI separately.

b) Each PMC will be given about 20 to 30 minutes time for making presentation. After presentation the committee members will interact with the PMC to understand presentation.

c) To participate in design competition, the Bidders will have to attend the event on their own expenses. However, the Bank will make lump sum total payment of **Rs.50,000/- (Rupees Fifty Thousand Only inclusive of all taxes)** as token of appreciation to those bidders/PMC who are invited and participating in the design competition except the selected Bidder/PMC.

d) The exact timing of start of time slot shall be intimated to PMCs separately.

e) The design brief/requirements will be provided to the Qualified PMCs.

8. Based on the presentation proposal, their capability and capacity shall be judged and rated by the competent committee of SBI including two independent external members on various Parameters and marking matrix as per '**ANNEXURE – B (ii)'** for the purpose.

9. <u>Financial bid</u>

a) The prospective PMCs are required to submit their price bid in the specified format as per '**Annexure - H'** in <u>https://etender.sbi.</u>

b) The Price/Commercial Bid of only those PMC shall be opened/entertained who will participate in the Technical Presentation against Specific Invitation from SBI.

c) The price Bid shall be opened only after successful completion of the Technical Presentation and its Evaluation by the Competent Committee.

10. Professional Fee:

While quoting the professional fee for the project, the PMC are as advised to consider the following:

i) The PMCs are required to quote professional fee (excluding GST) for the Project Management Consultancy Services in the Price Bid.

ii) The total professional Fee (i.e. Fee towards PMC) can be quoted as % (Percent) of actual project cost (excluding GST) by the perspective PMCs within following limits: -

Upper cap (Maximum) @ 2% of the Actual project cost

(a) No professional fee shall be payable to the prospective PMCs for the bought-out items which are directly procured by the SBI.

(b) The scope of PMC includes obtaining Airport Authorities of India (AAI) provisional clearance, submission of application to concerned authority/body for obtaining Environmental Clearance, and including necessary liaison for obtaining such permissions within the quoted professional fee only. However, any Govt. fee /charges payable to the respective Govt authorities against Govt's demand note/challan/Map fee etc, shall be paid by the SBI against production of original copies of such demand note/challans.

(c) The statutory payments demanded either in the name of Bank for obtaining these shall be borne by the Bank. If this fee is paid by the PMC, the same shall be reimbursed on submission of Original Receipt.

(d) The selected PMC shall support to L-1 EPC contractor builder or their Architect for obtaining all mandatory building permissions/approvals (Essential for commencement of construction at site) and its periodical renewal, seeking completion/occupancy certificates after completion of project etc. from the respective department/authorities including necessary liaison for obtaining such permissions within the quoted professional fee only. However, any Govt. fee /charges payable to the respective Govt authorities against Govt's demand note/challan/Map fee etc., shall be paid by the SBI against production of original copies of such demand note/challans.

(e) The selected PMC shall undertake to permit SBI for deductions of the following sums from the total fee becomes payable to them for the project as per the Fee structure and rate approved and accepted by the Bank:-

i) Deduction on account of TDS & GST TDS as per applicable rules of Government.

11. Award of Contract:

a) The firm which gets highest marks (obtained in technical and commercial bid put together) will be decided as the prospective PMC for further decision on awarding of contract.

b) SBI may reject any/all the bids received without assigning any reason whatsoever.

c) **Validity period of bid: 120 days** shall be the validity period of bid from the date of opening of Price/Commercial Bid.

12. On award of the contract, the Firm will be expected to take up/commence the assignment within 15 days of time.

13. If the performance of the PMC at any stage of the project is not found satisfactory or in against the interest of the Bank, the SBI will have the right to terminate the agreement by giving one months' notice and in such an eventuality, no claim for any compensation/Fee for the balance work shall be considered. However, their dues shall be settled as per provisions contained in the standard agreement for the purpose, in proportion to the services actually rendered.

14. SBI will have right to change scheduled date of any event. Revised date will be displayed on our website or communicated separately.

15. Any corrigendum in this EOI shall be intimated through announcement at Bank's website & e-tender portal. The prospective PMCs are requested to peruse Procurement News section of our Bank's website www.sbi.co.in i.e. **https://sbi.co.in/web/sbi-in-the-news/procurement-news** & **https://etender.sbi** on time to time till the process of selection of PMC gets over.

16. Officials of SBI/ Bank may visit office of the PMC, sites of project completed by PMC and office of those clients to verify information submitted by PMCin technical bid. In case it is found that PMC has submitted misleading information in technical bid, the candidature of such PMC(s) will be rejected. SBI will have discretion to seek confidential report from previous clients of the PMC and in case of any negative report/feedback, the SBI may take action as deemed fit.

17. Scope of services:

SBI proposes to engage services of Project Management Consultant (PMC) for **Proposed Construction of Construction of High Rise Towers For Residential And Office Purpose in Phase-II At SBI ENCLAVE, Gachibowli, Hyderabad**. This will be a 'State of Art' design having all modern amenities and will comply / have features of 'Green' and Energy Efficient Building.

17.1. SBI intends to commence and complete the works in all respects viz. ready for occupation within a maximum time span of 48 months from the date of work order to L-1 EPC contractor. Total EPC Contact period is 48 months (6 months is for all statutory approvals required for the commencement of the construction activities at site + 42 months for project completion in all respect including all statutory approvals viz. Occupancy Certificate, Fire NOC etc.).

17.2. The proposed PMC will take up all further necessary work on the project including support to the L-1 EPC contractor for obtaining Municipal and other mandatory permissions, NOCs, occupation / completion certificate required to be obtained from the local Authorities viz. GHMC and any other State / Central Government / Statutory authorities etc. as applicable including obtaining occupation and completion certificate from GHMC/Govt. authorities within the specified time frame i.e., 48 months.

17.3. The time is the essence of the contract and the duties of the PMC will be governed by the standard agreement (sample of proposed agreement Enclosed as **ANNEXURE – K**) to be executed with SBI by the successful PMC.

17.4. **<u>The role and responsibilities of the PMC will broadly include:</u>**

a) Pre-construction Stage before EPC contractor Selection Phase

i) Preparation of Preliminary Design and Block Estimate

- The PMC shall prepare architectural designs & Drawing (master plan, plans, sections, elevations, 3D walkthrough, landscaping, utility & amenities etc.) and obtain Environmental Clearance & Airport Authorities of India (AAI) provisional clearance. GFC, structural & MEP design is not in the scope of PMC. All designs based on the Bank's requirement and the local municipal norms which will be baseline for the EPC contractor to develop detailed architectural, MEP & Structural drawings.
- Preparation of 2/3 alternatives for 3D view / elevation / its 3D presentation of Visual Walk Through for its approval by SBI. PMC has to amend as per final selected option.
- The scope PMC includes obtaining Airport Authorities of India (AAI) provisional clearance, submission of application to concerned authority/body for Environmental Clearance, and including necessary liaison for obtaining all statutoty permissions/approvals/NOCs within the quoted professional fee only. However, any Govt. fee /charges payable to the respective Govt authorities against Govt's demand note/challan/Map fee etc., shall be paid by the SBI against production of original copies of such demand note/challans.
- Electrical Single line diagram
- Detailed landscape planning
- IGBC Platinum campus & Net zero rating Scoring
- Based on the conceptual design, PMC shall work out the block estimate for the project with reference to CPWD PAR /prevailing market rate.

ii) Preparation of Tender documents for Selection of EPC Contractor

- PMC shall prepare comprehensive EOI/ tender documents, including detailed technical specifications for each items, eligibility criteria and evaluation

methodology complying CVC guidelines, incorporating clauses for integrity pact, transparency etc.

iii) Bid Evaluation and Selection

- Provide technical assistance in the evaluation of bids received for the selection of EPC contractor.
- Prepare, develop suitable format or modify the available format, scope of work and submission requirements for the design competition / presentation.
- Conduct design presentation /competition as part of the tender evaluation criteria.
- Develop evaluation criteria and weightage for the Quality & Cost Based Selection (QCBS) selection/ L-1 Based including various aspects like experience, innovation, design, suitability, aesthetics, compliance with project requirements, etc.
- Technical bid scrutiny based on the evaluation strategy stated in the tender documents.
- Preparation of the comparative statements and recommending the most suitable bidder (QCBS based/L-1 Based).
- Submitting the project technical report based on the successful bidder & recommending to the Bank for financial sanction.

b) Pre-construction Stage post selection of EPC contractor (L-1)

i) Issuing the Letter of Intent (LOI)

The PMC has to arrange for issuing LOI to the successful bidder(s) including followings:-

- Project details
- Intent to Award subject to fulfillment of specified preconditions.
- Contract Value
- Design and Scope obligations
- List of conditions to be fulfilled before award of Work and formal contract signing such as Submission of Additional Security Deposit (ASD) & Initial Security Deposit (ISD), Finalization of detailed designs, MEP etc.
- Project timeframe including key milestones.

ii) Design review and Validation

- Review the detailed design prepared by the L-1 EPC contractor to ensure it meets the tender specifications, regulatory requirements and applicable quality standards.
- Validate the structural, architectural and MEP (mechanical, electrical, plumbing) designs ensuring the constructability and value engineering.

- PMC shall ensure that the Contractor's designs align with the technical specifications and Bank's requirements as outlined in the tender.
- Recommend necessary modifications in consultation with the user department and concerned project engineer from the Bank, within a defined timeframe.

iii) Planning and Scheduling

- Validate the overall project schedule submitted by the L-1 EPC contractor.
- Develop a detailed project management plan including risk assessment and mitigation strategies.

iv) Issuing Work Order to the L-1 Contractor

- Issuing work order subject to fulfillment of all mandatory requirements as stipulated in LOI including obtaining all necessary statutory approvals, permissions from local authorities for architectural drawings, fire NOC, Third party vetting of structural designs etc by the EPC contractor.

c) <u>Broad Scope of Work during Construction Phase</u>

i. Construction supervision and Monitoring
ii. Quality Assurance and Control
iii. Coordination among all stakeholders
iv. Reporting & MOM
v. Measurement of executed quantities
vi. Verification of bills and its recommendations to the department
vii. Risk & Safety management.

17.5. **<u>In addition to the above PMC scope includes fallowing:</u>**

i. The PMC will support to EPC L-1 contractor on behalf of the Bank for obtaining all required approvals, IGBC rating (PMC has to plan and desing as per the **IGBC platinum** rating) NOCs, building permission / commencement certificate / Building / Municipal Permission from the GHMC /local Municipal Corporation, Town & Country Planning department, Aviation, Telangana Electricity Board/Central Electricity Board, Electrical Inspector, Lifts/Elevators Inspectors/CEA/CPCB/ Fire department and any other Govt. / Statutory Authorities for commencing of the project , building completion / Occupation Certification and any other permission as applicable for establishment. However, all such building permissions shall be procured by the L-1 EPC contractor in a time bound manner as per the agreement with the Bank. PMC has to plan and design as per the IGBC Platinum rating and net zero.

ii. The responsibility for liaising with all Govt. departments/authorities responsible for issuance of such mandatory permissions shall remain within the scope of services of the EPC L-1 contractor within their contract value and no extra charges toward liaising etc.

shall be payable for the same except reimbursement of fee payable against production of receipt /challans in respect of deposits made with the competent authorities, if any.

iii. Scrutiny of detailed design of all internal and external services such as electrical, AC, plumbing, water supply, lifts, firefighting / horticulture, EPABX / Networking, Building Management System, etc. submitted by EPC Contractor.

iv. Most of the features applicable for 'Green building' such as energy conservation, use of solar and other renewable sources of energy, use of natural light to the maximum extent etc. will have to be taken into account during planning, design, and execution stages.

v. Preparation of 2/3 alternatives for 3D view / elevation / its 3D presentation of Visual Walk Through for its approval by SBI.

vi. Submitting PERT CHART / Bar Chart through Project management Software (MS Project/Primavera) incorporating all the activities required for the completion of the project well in time.

vii. Preparation of block estimates as per CPWD PAR, draft tenders and advising panel of EPC contractor toSBI.

viii. Preparing documents for pre-qualification and empanelment of EPC contractor, scrutinizing prequalification applications, submitting recommendations for prequalification of EPC contractor for the project after inspection of work sites/office of various shortlisted PMCs and extending all assistance to the SBI in finalizing the list of qualified EPC Contractorby following elaborate procedure / norms laid down as per CVC guidelines.

ix. Preparing detailed tender documents/notices for various trades including Articles of agreement, special conditions, general conditions of contract, tentative specifications, bill of quantities (BOQ), time and progress charts, etc. and seeking approval for the same from SBI based on approved estimates by SBI.

x. Calling of competitive tenders each trade-wise at appropriate time from the EPC contractor. Required sets of tender documents will have to be prepared by the PMC themselves at no extra cost to SBI. The Bank intends to take up the work in single phase EPC contract. However, the Bank reserves the right to appoint one or more EPC contractors at its sole discretion. Preparation of tender documents for multiple EPC Contractors is in the scope of PMC at no extra cost.

xi. Detailed scrutiny of the tender received including preparation of the comparative statement etc. and submission of recommendations for acceptance or otherwise, of the tender of successful EPC, placing of work order etc.

xii. Complete role of Project Management Consultancy (PMC) will also be played to ensure both qualitative and quantitative aspects of the project and would include day to day supervision of work through a team of various experienced Engineers led by a Project Manager to be posted at the site (within the quoted professional fee only) and who will be overall responsible for smooth and timely completion of all works within the agreed

time schedule without cost overruns barring exceptional circumstances beyond the control of the PMC.

xiii. The PMC work will broadly include quality control during execution of project recording of measurements, verification of running account, final bills of contractors, finalization of accounts, extra / deviated items, rate analysis, maintaining various registers as per CVC / Bank's guidelines at site, preparation of bar chart, CPM networks and its updating for monitoring progress etc. The collection of samples of various materials is being used at the site and arranging for its testing through approved laboratories / institutes will have to be done and proper record / registers need to be maintained at site.

xiv. Ensuring day to day supervision of works, recording measurements, ensuring daily check on quality and specifications of the work being executed, ensuring on site / laboratory testing of materials as per contractual provisions and maintaining record thereof, ensuring compliance with all other standards etc. by deploying minimum 16 full time qualified Site Engineers (engineering graduate of civil, Electrical, Architect, Fire & safety with minimum 5-15 year site experience) for all works and services at their own cost within the fee payable. The details are as follows:

xv.

S. No.	Designation	Nos.	Minimum Qualification	Work experience
1.	Project Manager	1 (one)	Graduate in Civil Engineering	Minimum 15 years post-qualification field work experience.
2.	Deputy Project Manager	1 (one)	Graduate in Civil Engineering	Minimum 10 years post-qualification field work experience.
3.	Resident Civil Engineer-in-charge	6 (six)	Graduate/Diploma in Civil Engineering	Minimum post-qualification field work experience: -5 years for Graduate in Civil Engg. -7 years for Diploma in Civil Engg.
4.	Planning Engineer	1 (one)	Graduate in Civil Engineering *Should have knowledge of Primavera P6/ MS Project	Minimum 5 years post-qualification work experience in planning.
5.	Quality Control & Quantity Surveyor	1 (one)	Graduate in Civil Engineering	Minimum 5 years post-qualification field work experience in QC&QS.

	(QC&QS)			
6.	Architect	1 (one)	Graduate in Architecture	Minimum 5 years post-qualification work experience as an Architect and possessing valid registration and license as an Architect from the Council of Architecture.
7.	Senior HSE (Health, Safety & Environment) Manager	1 (one)	(a) B.E. in Fire and Safety Engg. from a recognised institution/body, or (b) Two year duration Full time regular programme of M.E. in Industrial Safety from recognised institution/body, or (c) B.E./B.Tech. in Civil/Electrical/ Mechanical Engg. along with full time Degree/Diploma in Safety from a recognised institution/body, or (d) B.Sc. (with Physics, Chemistry & Maths stream) along with full time Degree/Diploma in Safety from a recognised institution/body, or (e) Full Time regular Three Years duration Diploma in Civil/Electrical/ Mechanical Engg. with one year Full Time Safety Diploma from a recognised	Minimum post-qualification field work experience: -5 years for (a), (b) & (c) -7 years for (d) & (e)

			institution/body.	
8.	Electrical Engineer	3 (three)	Graduate in Electrical Engineering	Minimum 5 years post-qualification field work experience in electrical works, A.C works, public address system, pumps etc.
9.	MEP Engineer	1 (one)	Graduate in Electrical/ Mechanical Engineering	Minimum 5 years post-qualification field work experience in MEP, Firefighting & HVAC works etc.

S. No.	Designation	Roles & Responsibilities
1.	Project Manager	Overall control, coordination, and liaison purposes. Stationed at the site.
2.	Deputy Project Manager	Report to Project Manager. Overall monitoring of the execution works. Stationed at the site.
3.	Resident Civil Engineer-in-charge	Monitoring and verification/inspection of ongoing construction activities. Stationed at the site.
4.	Planning Engineer	Monitor "Planned vs. Actual" variances to identify critical path delays and proactively recommends mitigation strategies or recovery plans to the client. Liasoning with different stakeholders of design & drawing and keep track of submission and approvals of design & drawings. Stationed at the site.
5.	Qualiy Control & Quantity Surveyor (QC & QS)	Material testing, specification & methodology adherence, and QAP documentation. Measurement verification, bill certification, and variation analysis. Stationed at the site.
6.	Architect	Scrutiny & vetting of the design & drawings. Stationed at the site.
7.	Senior HSE (Health, Safety & Environment) Manager	Report to Project Manager. Overall monitoring and compliance of Health, Safety & Environment protection measures, issuance of non-conformance reports. Stationed at the site.
8.	Electrical Engineer	To supervise electrical works, public address system, pumps etc. Stationed at the site.
9.	MEP Engineer	To monitor & supervise the Mechanical, Electrical, Plumbing, Fire fighting and HVAC works etc.

Pre-construction stage: Sufficient manpower required to be deployed as and when required, up to finalization of the EPC bidders. Minimum 16 members shall be deployed during EPC contract period (48 months). The requirement asked in the EOI is minimum. Additional manpower deployed may be deployed by the PMC as per the project requirement within quoted fees.

Defect liability period is: 24 months. Manpower deployment in defect liability period is: 1 (one) Civil Engineer and 1 (one) Electrical Engineer needs to be deployed during the defect liability period (with minimum 5 years field work experience)

xvi. Conducting thorough scrutiny and certification of EPC contractor's bills/stage wise payment of EPC contractor including on site verification of 100% measurement for its correctness besides certifying execution of quality work strictly as per tender specifications, issuing periodical recommendations and certificates for payments to enable SBI to make payments to the EPC contractor and adjustments of all accounts between the EPC contractor and the SBI.

xvii. The PMC shall assume full responsibility for all measurements certified by them. It shall be mandatory on the part of the PMC to check the measurements of various items to the extent of 100% of each item of work claimed, in each running bill.

xviii. The effective communication between various agencies / vendors contractors will have to be ensured by the PMC. The problems / hindrances / bottlenecks need to be sorted out / removed by arranging site meetings of all concerned including employer (SBI) and record of such meetings, decisions taken etc. need to be maintained in a chronological manner kept in a separate register.

xix. During the defect liability period carrying out periodical inspection along with representatives of SBI/ SBI and contractor, preparation of defects list and arrange for its rectification from contractor.

xx. To advise EPC Contractor for Preparation of 'As Built' drawings including those for all services and 2 sets of such drawings laminate and in the form of a CD/pen drive/hard drive (soft copy) will have to be prepared and submitted to SBI.

xxi. The Bank's project comes under Technical Audit by the Chief Technical Examiner's (CTE) Organization of Central Vigilance Commission. The PMC will assist the Bank in submission of reply to CTE's queries, if any and compliance of their observations.

xxii. They shall perform all the services and discharge the obligations with due diligence, efficiency and economy in accordance with the generally accepted professional standards and practices.

xxiii. The PMC shall act as faithful advisor and shall at all time support and safeguard legitimate interests of the SBI.

xxiv. The PMC shall not accept any commission, discount etc. in connection with the activities to benefit himself.

xxv. All the activities mentioned in the scope of work shall be carried out in consultation with and approval of SBI team.

xxvi. The PMC shall assist the employer in sending suitable replies to queries raised by CTE's & Independent External Monitors (IEM) of the Bank.

xxvii. The list of duties mentioned above is only indicative and the PMC will have to assume full responsibility for timely completion of the project both qualitatively and quantitatively as per accepted contract conditions in the best possible workman like manner in all respects till its occupation within the agreed time schedule and cost by following laid down norms / procedure of SBI and guidelines of CVC in an open and transparent manner to the satisfaction of the Bank and towards achieving this goal whatever is required to be done will have to be arranged by the consulting firm with the approval of SBI.

18. i) **Letter of Intent:**

Within the validity period specified in this EOI, the SBI shall issue a letter of intent (LOI) to the selected PMC by registered post at their address or through their registered email ID as given in the bid documents to enter into an Agreement in the Bank's prescribed format for taking up the project as PMC. The letter of Intent shall constitute a binding contract between the SBI and the PMC.

ii) **Contract Agreement:**

On receipt of LOI from the SBI the selected PMC shall, within fifteen days, arrange to execute an agreement with the Bank in the prescribed format on non-judicial stamp paper of appropriate value.

19. Assignment and subletting

The PMC shall not directly entrust and engage or indirectly transfer, assign or underlet the Project or any part or share thereof or interest therein to any other PMC without the written consent of the SBI and no undertaking shall relieve them from the responsibility of active & superintendence of the work during its progress. Wherever, the in-house expertise is not available with the PMC, they shall engage professionally qualified Architects for Structural / Electrical / Lifts / Firefighting / HVAC and other similar specialized professional service required for the verification/scrutiny & vetting of project within the approved professional Fee as per agreement other than structure design which shall be done by the EPC contractor through their structural consultant which shall be duly checked & vetted by the PMC for its stability, safety and economy. However, responsibility in all matters pertaining to the project shall remain with PMC.

20. No compensation on restrictions of work

The SBI shall be at liberty to abandon or reduce the scope of professional services of the PMC for the reasons whatsoever including unsatisfactory performance or inordinate delay in rendering professional services in the project. In such an eventuality, the PMC shall have no right to claim any payment/ compensation or otherwise whatsoever on account of any profit or advantage which he might have derived from the execution of the work fully but which he did not derive in consequence of the foreclosure of the whole or part of the work.

21. Fraud & Corrupt Practices

21.1. The PMC and their respective employees, agents and advisers shall observe the highest standard of ethics during the bidding process. Notwithstanding anything to the contrary contained herein, the SBI shall reject an Application or any such suggestion of PMC without being liable in any manner whatsoever to the PMC, if it determines that the they have, directly or indirectly or through an agent, engaged in corrupt/fraudulent/coercive/undesirable or restrictive practices in the bidding process.

21.2. Without prejudice to the rights of the SBI hereinabove, if an PMC is found by the SBI to have directly or indirectly or through an agent, engaged or indulged in any corrupt/fraudulent/coercive/undesirable or restrictive practices during the bidding process or during any course of the project, such PMC shall not be eligible to participate in any EOI issued by the SBI during the next period as decided by the SBI.

21.3. For the purposes of this Clause, the following terms shall have the meaning hereinafter, respectively assigned to them:

a. "**Corrupt practice**" means

(i) The offering, giving, receiving, or soliciting, directly or indirectly, of anything of value to influence the actions of any person connected with the bidding process (for avoidance of doubt, offering of employment to or employing or engaging in any manner whatsoever, directly or indirectly, any official of the SBI who is or has been associated in any manner, directly or indirectly with the bidding process or the Letter of Authority or has dealt with matters concerning the Concession Agreement or arising there from, before or after the execution thereof, at any time prior to the expiry of one year from the date such official resigns or retires from or otherwise ceases to be in the service of the SBI, shall be deemed to constitute influencing the actions of a person connected with the bidding process); or

(ii) Engaging in any manner whatsoever, whether during the bidding process or after the issue of the Letter of Authority or after the execution of the Agreement, as the case may be, any person in respect of any matter relating to the Project or the Letter of Authority or the Agreement, who at any time has been or is a legal, financial or technical adviser of the SBI in relation to any matter concerning the Project.

b. **"Fraudulent practice"** means a misrepresentation or omission of facts or suppression of facts or disclosure of incomplete facts, in order to influence the bidding process.

c. **"Coercive practice"** means impairing or harming or threatening to impair or harm, directly or indirectly, any person or property to influence any person's participation or action in the bidding process.

d. **"Undesirable practice"** means

(i) Establishing contact with any person connected with or employed or engaged by the SBI with the objective of canvassing, lobbying or in any manner influencing or attempting to influence the bidding process; or

(ii) Having a Conflict of Interest.

e. **"Restrictive practice"** means forming a cartel or arriving at any understanding or arrangement among PMCs with the objective of restricting or manipulating a full and fair competition in the Bidding Process/ Techno commercial evaluation of the EPC contractor.

22. Termination for Default

22.1. The SBI, without prejudice to any other remedy for breach of Contract, by a written notice of not less than 30 (thirty) days sent to the PMC, may terminate the Contract in whole or in part:

a. If the PMC fails to deliver any of the Services within the period(s) specified in the Contract, or within any extension thereof granted by the SBI; or

b. If the PMC fails to perform any other obligation(s) under the contract; or

c. Laxity in adherence to standards laid down by the SBI; or

d. Discrepancies/deviations in the agreed processes or

e. Violations of terms and conditions stipulated in this EOI.

f. If the PMC fails to open their office locally at Hyderabad within the timeline specified in this EOI.

g. If PMC indulges in fraud or corrupt practices as defined in clause 21 of general condition of contract during the course of the project

22.2. In the event the SBI terminates the Contract in whole or in part for the breaches attributable to the PMC, the SBI may engage, upon such terms and in such manner as it deems appropriate, Services similar to those undelivered, at the cost of PMC and PMC shall be liable to the SBI for any increase in cost for such similar Services. However, the PMC shall continue to provide all their professional services to the extent same are not terminated as per agreement.

22.3. If the contract is terminated under any termination clause, the PMC shall handover all design documents/ executable/ SBI's data or any other relevant information to the SBI in timely manner and in proper format/soft copies as well as hard copies as per scope

and shall also support the orderly transition to another PMC or to the SBI as decided by the SBI.

22.4. During the transition, the PMC shall also support the SBI on technical queries/support on process implementation.

22.5. The SBI's right to terminate the Contract will be in addition to the penalties and other actions as deemed fit.

22.6. In the event of failure of PMC to render the Services or in the event of termination of Contract or expiry of term or otherwise, without prejudice to any other right, the SBI at its sole discretion may make alternate arrangement for getting the Services contracted with another PMC. In such a case, the SBI shall give prior notice to the existing PMC. The existing PMC shall continue to provide services as per the terms of Contract until a 'New PMC completely takes over the work. During the transition phase, the existing PMC shall render all reasonable assistance to the new PMC within such period prescribed by the SBI, at no additional cost to the SBI, for ensuring smooth switch over and continuity of services.

23. Force Majeure

23.1. Neither contractor not SBI shall be considered in default in performance of their obligations if such performance is prevented or delayed by events such as war, hostilities revolution, riots, civil commotion, strikes, lockout, conflagrations, epidemics, accidents, fire, storms, floods, droughts, earthquakes or ordinances or any act of god or for any other cause beyond the reasonable control of the party affected or prevented or delayed. However, a notice is required to be given within 30 days from the happening of the event with complete details, to the other party to the contract, if it is not possible to serve a notice, within the shortest possible period without delay.

23.2. As soon as the cause of force majeure has been removed the party whose ability to perform its obligations has been affected, shall notify the other of such cessation and the actual delay incurred in such affected activity adducing necessary evidence in support thereof.

23.3. From the date of occurrence of a case of force majeure obligations of the party affected shall be suspended during the continuance of any inability so caused. With the cause itself and inability resulting there from having been removed, the agreed time of completion of the respective obligations under this agreement shall stand extended by a period equal to the period of delay occasioned by such events.

23.4. Should one or both parties be prevented from fulfilling the contractual obligations by a state of force majeure lasting to a period of 6 months or more the two parties shall mutually decide regarding the future execution of this agreement.

24. Termination for Insolvency

The SBI may, at any time, terminate the Contract by giving written notice to the PMC, if the PMC becomes Bankrupt or insolvent or any application for Bankruptcy, insolvency or winding up has been filed against it by any person. In this event, termination will be without compensation to the PMC, provided that such termination will not prejudice or affect any right of action or remedy, which has accrued or will accrue thereafter to the SBI.

25. Termination for Convenience

The SBI, by written notice of not less than 30 (Thirty) days sent to the PMC, may terminate the Contract, in whole or in part, at any time for its convenience. The notice of termination shall specify that termination is for the SBI's convenience, the extent to which performance of the PMC under the Contract is terminated, and the date upon which such termination becomes effective.

26. Governing Language

The governing language shall be English.

27. Taxes and Duties

27.1. The PMC shall be liable to pay all corporate taxes and income tax that shall be levied according to the laws and regulations applicable from time to time in India and the price Bid by the PMC shall include all such taxes (excluding GST) in the approved professional Fee.

27.2. Price Bid quoted should be inclusive of all Central / State Government taxes/duties and levies but exclusive of GST.

27.3. Fee payable to the PMC as stated in the Agreement shall be firm and not subject to adjustment during execution of the Project, irrespective of reasons whatsoever, including exchange rate fluctuations etc.

27.4. All expenses, stamp duty and other charges/ expenses in connection with the execution of the Agreement as a result of this process shall be borne by the PMC.

28. Tax deduction at Source

28.1. Wherever laws and regulations that require deduction of such taxes at the source of payment, the SBI shall affect such deductions from the payment due to the PMCs. The remittance of amounts so deducted and issuance of certificate for such deductions shall be made by the SBI as per the laws and regulations for the time being in force. Nothing in the Contract shall relieve the PMCs from his responsibility to pay any tax that may be levied in India on income and profits made by the PMCs in respect of this contract.

28.2. The PMCs staff, personnel and labour will be liable to pay personal income taxes in India in respect of such of their salaries and wages as are chargeable under the laws and regulations for the time being in force, and the PMCs shall perform such duties in regard to such deductions thereof as may be imposed on him by such laws and regulations.

29. Notices

Any notice given by one party to the other pursuant to this contract shall be sent to other party in writing/ scanned and confirmed in writing/scanned to other Party's address. The notice shall be effective when delivered or on the notice's effective date whichever is later.

30. Transition Plan

In the event of failure of the PMCto render the Services or in the event of termination of Contract or expiry of term or otherwise, without prejudice to any other right, the SBI at its sole discretion may make alternate arrangement for getting the Services contracted with another PMC. In such case, the SBI shall give prior notice to the existing PMC.

The existing PMC shall continue to provide services as per the terms of Contract until a New PMC completely takes over the work. During the transition phase, the existing PMCshall render all reasonable assistance to the new PMC within such period prescribed by the SBI, for ensuring smooth switch over and continuity of Professional Services.

31. Compliance with Laws

It shall be the sole responsibility of PMC to comply with the provisions of all the applicable laws, concerning or in relation to rendering of Services by PMC as envisaged under this. PMC through EPC contractor shall obtain and maintain all necessary licenses permissions, approvals from the relevant authorities under the applicable laws towards its Services throughout the currency of the Contract.

The PMC would indemnify/make good for the losses to the SBI for non-compliance or any claims against the SBI arising out of any non-compliance as above.

32. Non-Hire and Non-Solicitation

During the term of the Contract and for a period of one year thereafter, neither party shall (either directly or indirectly through a third party) employ, solicit to employ, cause to be solicited for the purpose of employment or offer employment to any employee/s or

sub-contractor/s of the other party, or aid any third person to do so, without the specific written consent of the other party.

33. Law and Place of Jurisdiction

This contract is subject to Indian Law. The place of performance and jurisdiction is at Hyderabad.

Signed as token of acceptance

Signature of PMC with seal

Date:

Place:

ANNEXURE –B

PARAMETERS FOR EVALUATION OF TECHNICAL BIDS AND DESIGN PRESENTATION

SELECTION OF PROJECT MANAGEMENT CONSULTANT (PMC) FOR CONSTRUCTION OF HIGH RISE TOWERS FOR RESIDENTIAL AND OFFICE PURPOSE IN PHASE-II AT SBI ENCLAVE, GACHIBOWLI, HYDERABAD

(i) BRIEF TECHNICAL PARAMETER FOR EVALUATION OF TECHNICAL BIDS BEFORE DESIGN COMPETITION (TOTAL MARKS-75)

S. No.	Broad criteria/ Technical parameter	Maximum Marks
1.	Number of technical staff (Architects and Engineers) in main office (on pay roll): Bio-datas of the Staff to be provided as per annexure-E. Up to 20 =4, More than 20and up to50 = 8, more than 50 and up to 75= 10, More than 75 up to 100= 12, More than 100 = 15	15
2.	Experience of the firm, up to 7yrs. =8 more than 7yrs.and up to 15 yrs.=10, more than 15 yrs. and up to 20 yrs.=12, more than 20 yrs.=15	15
3.	Maximum value (Project Cost) of any single project handled, in the last 7 years as on 31.01.2026 (Experience should be in the Planning & Supervision of the projects. Experience in design only shall not be considered.) More than 800 crores and up to 1000 Crores =6, More than 1000 crores and up to 1600 Crores =8, More than 1600 crores=10	10
4.	Experience with PSU/ Public Sector Bank/Public limited (Listed) (Experience should be in the Planning & Supervision of the projects. Experience in design only shall not be considered.) Company/Govt., completed in the last 7 years as on 31.01.2026 One Project of at least 100% of the proposed project cost = 15, One Projects of at least 80% of the proposed project cost = 12, Two or more Projects of at least 60% of the proposed project cost =10, Three or more Project of at least 40% of the proposed project cost =5	15
5.	Having Local Office at Hyderabad as on 31.01.2026 Full Fledged Office =5, Branch Office/undertaking the same =3	5
6.	Performance Certificate from Existing Clients a. Excellent = 5; b. Good=3 ; c. Satisfactory = 2 (Average score of the eligible projects will be considered for marking)	5

7.	Certification level in green / energy saving building in LEED/ GRIHA/IGBC rating system in any building (having project cost of Rs. 500 Cr or above) completed in the last 7 years as on 31.01.2026: a. Green certified 05 or more projects =10 b. Green certified 04 or more projects = 08 c. Green certified 03 or more projects = 06 d. Green certified 02 or more projects = 04	10
	TOTAL	**75**

NOTE: - A maximum of five (5) to six (6) architectural firms/individuals achieving the highest scores in the above evaluation table will be shortlisted for the design competition. The scores obtained in this stage shall not be considered for the final selection.

(ii) BRIEF TECHNICAL PARAMETER FOR EVALUATION OF DESIGN PRESENTATION MADE BY BIDDER (TOTAL MARKS 50)

Preliminary layout plans including approach and methodology for this project to be presented before evaluation committee.

Mark to be allotted by the Bank's evaluation committee / team on the basis of presentation made by the Bidders on the following parameters:

Sl. No.	Broad criteria / Technical parameter	Maximum Marks
	Design Presentation for this Project	
1.	Architectural & Green building features, 3D view, preliminary layout plan, indicating furniture layout, other amenities specifications and approximate estimated cost.	**10 Marks**
2.	Cost effective Site Utilization & Economical design along with Estimated Cost /Per sqm. cost.	**5 Marks**
3.	Design Innovation Modern / Contemporary, State of the Art Cost Effective Architectural features used in the existing project.	**5 Marks**
4.	Compatibility of Site Orientation of the project considering Sun path and other such parameters governing the design concept. Massing (Compactness), Circulation (integration), Landscape blending with Existing profile of the proposed project.	**5 Marks**
5.	Incorporation of Environmentally Friendly, Energy Saving and sustainability considerations in planning and design considering the use of eco-friendly materials, locally available materials and maximisation of retention of existing trees at site with IGBC Credentials.	**5 Marks**
6.	Knowledge of Building Bylaws, National Building Code and Statutory Requirements of respective local bodies/Municipalities, etc.	**5 Marks**
7.	Technical approach and Methodology towards the proposed project with respect to the nature of technology, structure, kind of finish, innovations etc.	**5 Marks**

8.	Overall Presentation, Interpretation of presentation Concept, Interaction on concept and response to queries of the committee members	**10 Marks**
	TOTAL MARKS:	**50**

SELECTION CRITERIA:

a) The bidders should score minimum 60% of the total marks i.e. 30 marks out of 50. Price bids of those bidders will not be opened, who score less than 30 marks.

b) The final selection of PMC will be made on the basis of Techno-Commercial evaluation by assigning weightages in the ratio of 70% to the presentation scheme (various technical parameters as per Annexure – B (ii)) made before the committee and 30% to the price bid (professional fee quoted in sealed cover). The bidder who scores maximum marks in the Techno-Commercial evaluation shall be considered for selection.

c) Both scores (Technical & Price bids) will be converted into percentile score and weighted combined score will be worked out to determine the highest scoring PMC firm to whom the project will be awarded after obtaining approval from the competent authority.

The weightage given to the bids are as below:

Sr. No.	**Bid**	**Weightage**	**Marks obtained**
1.	Technical Bid (Design Presentation As per Annexure- B (ii))	70%	X
2.	Price Bid	30%	Y
	Total	100%	X+Y

- The bidder who scores maximum marks (X+Y) put together for 'Technical Bid (Design Presentation As per Annexure- B (ii))' & 'Price Bid' shall be considered for acceptance.
- Technical Bid (Design Presentation As per Annexure- B (ii)) (X) = ((respective marks / Highest marks) x 100) x 70%.
- Price bid marks of bidders (Y)= ((lowest offer / respective offer) x100) x 30%

ILLUSTRATION:

S. No.	**Bidders**	**Technical** (Design Presentation) **score out of 50** (As per Annexure- B	**Technical score out of 70**	**Fees quoted in %**	**Marks out of 30**	**Total marks**

		(ii))				
			(A)		**(B)**	**(A + B)**
01	Party-01	40	62.22	1.25%	30.00	92.22
02	Party-02	35	54.44	1.75%	21.43	75.87
03	Party-03	45	70.00	2.00%	18.75	88.75
04	**Party-04**	44	68.44	1.30%	28.85	**97.29**
05	Party-05	40	62.22	2.50%	*Rejected (fee quoted above the limit specified)*	

Result: From the above, Party-04 is the successful PMC

Signature, Name and Seal of PMC

With Date and Place

Please note the fallowing: -

Henceforth you will have to fill information in various forms. While doing so please keep in mind following things:

- Information to be furnished should be crisp, to the point and precise.
- Please do not keep any field blank. In case nothing has to be filled in a particular field then please write 'Not Applicable' there.
- Supporting documentary evidences are needed for claims made in the Proposal. Please keep copies of all these documents ready. Arrange them in order of appearance of their reference in the Proposal. Write Annexure number in serial order on these documents in top right corner of document in bold letters. Annexed the set of these documents at the end of the Proposal. Please mention correct Annexure Number at relevant pages of the Proposal. This will help us to evaluate the bid quickly.
- There is possibility that same document has to be mentioned as evidence at more than one place in the Proposal. In that case keep only one copy of that document and mention that particular Annexure Number at every place where that particular document needs to be referred.
- The certificate from the client should clearly mention particulars of the project, scope of services offered by the PMC, actual project cost, date of completion of project, existence of green building features and opinion of client on quality of services rendered by the PMC.

ANNEXURE – C

FIRM - PROFILE

SELECTION OF PROJECT MANAGEMENT CONSULTANT (PMC) FOR CONSTRUCTION OF HIGH RISE TOWERS FOR RESIDENTIAL AND OFFICE PURPOSE IN PHASE-II AT SBI ENCLAVE, GACHIBOWLI, HYDERABAD

1	Name of the Firm	
2	Address	
3	Telephone No. with STD code& Mobile Number	
4	Primary e-mail address	
5	Alternate e-mail address	
6	Constitution of the Firm (Proprietorship Firm/ Partnership Firm/ Private Limited Company/ Public Limited Company)	
7	Date of Establishment	
8	Name of document of evidence of establishment like certificate of incorporation and its number (if any) and date of issue	
9	Annexure number of documents mentioned in col (8)	
10	Please mention PMC work done before 31.01.2026	
11	Annexure number of documents in evidence of information submitted in col (10)	
12	Name of proprietor / Partners / Directors	
13	Registration Number(s) with “Council of Architecture” if any	

	Annexure number of copies of registration certificate mentioned in col (13)			
15	Goods & Service Tax registration number			
16	Annexure number of GST registration certificate			
17	Service Tax/ GST paid during last 3 years (amount in lacs)	Year ended on	Tax paid	
		31.03.2023		
		31.03.2024		
		31.03.2025		
18	Annexure number of certificates issued by Chartered Accountant for supporting information mentioned in col (17) or any other evidence in that regard			
19	Turnover of the firm during last 3 years (amount in lacs)	Year ended on	Turnover	
		31.03.2023		
		31.03.2024		
		31.03.2025		
20	Annexure number of certificates issued by Chartered Accountant for supporting information mentioned in col (19) and audited P&L statement in that regard			
21	Number of Architects/ Engineers who are promoters or permanent employee of the firm (Annexure - E)	Architects	Engineers	Total
22	Annexure number of lists of office equipment owned by the firm			
23	If firm is not having office in Hyderabad, then indicate the time by which it is likely to open an office thereat			
24	Details of Bank account of firm			
	Account name (exactly as it appears on statement of account)			
	Account number			
	IFSC			
	Name of Bank			

	Branch name and branch code	
25	Name and designation of executive of the firm to whom Bank can contact for seeking information	
26	Mobile number of above contact person	
27	Annexure number of latest income tax clearance certificate	

Signature of the PMC with Seal

Date:

Place:

ANNEXURE – D

BIO-DATA OF THE PARTNERS / DIRECTORS

SELECTION OF PROJECT MANAGEMENT CONSULTANT (PMC) FOR CONSTRUCTION OF HIGH RISE TOWERS FOR RESIDENTIAL AND OFFICE PURPOSE IN PHASE-II AT SBI ENCLAVE, GACHIBOWLI, HYDERABAD

Use separate form for each partner/director.

1	Name	
2	Designation/position	
3	Associated with the firm since	
4	Date of Birth	
5	Professional Qualification	
6	Professional Experience	
7	Professional Affiliation	
8	Details of Membership	
9	Detail of the papers published in Magazine (s) (If enclosed in separate sheet then indicate Annexure number)	
10	Annexure number of document evidencing association with the firm like partnership deed etc	

Signature of the PMC with seal

Date:

Place:

ANNEXURE – E

BIO-DATA OF TECHNICAL STAFF (ARCHITECTS/ ENGINEER)

SELECTION OF PROJECT MANAGEMENT CONSULTANT (PMC) FOR CONSTRUCTION OF HIGH RISE TOWERS FOR RESIDENTIAL AND OFFICE PURPOSE IN PHASE-II AT SBI ENCLAVE, GACHIBOWLI, HYDERABAD

Use separate form for each Executive

1	Name	
2	Designation/position	
3	Associated with the firm since	
5	Professional Qualification	
6	Professional Experience	
7	Field of expertise	
8	Contact number	
9	e-mail Id	
10	Annexure number of document evidencing employment with the firm like EPF contribution etc	

Signature of the PMC with Seal

Date:

Place:

ANNEXURE – F

DETAIL OF MAJOR BUILDING CONSTRUCTION

Completed during the last 7 years (as on 31.01.2026)

i) **Use separate sheet for each work.**

ii) **Mention only completed projects.**

iii) **Mention only those projects which you want bank to consider to judgeyoureligibility and awarding marks. (above Rs. 800 Crores excluding GST)**

1	Name and address of the Client	
2	Client's status like Public Sector Organization / Public Sector Bank/ Government Department	
3	Name of Project	
4	Description and nature of work	
5	Location of the building with complete address	
6	Job assigned to Architect in the project like Design/ PMC etc	
7	Estimated value of project (Rs in Cr)	
8	Final value of Project (Rs in Cr)	
9	Scheduled date of start of project	
10	Scheduled date of completion of project	
11	Actual date of start of project	
12	Actual date of completion of project	
13	Reasons of cost/ time over run, if any	
14	Number of stories	
15	Height of building from ground (in meters)	
16	Number of basement (s)	

17	Annexure number of side elevation/sectional elevation showing number of basement and height of building	
18	Has client certified that the building is having Green / Energy Saving features	Yes/ No
19	Annexure number of letters received from the client regarding award of work.	
20	Annexure number of letters received from the client regarding successful completion of work.	

Note:

(a) The work should have been executed by the firm under the name in which they are submitting the application.

(b) The Bank will obtain the confidential report from the previous clients and the Architect shall not object the same.

Signature of the PMC with Seal

Date:

Place:

ANNEXURE – G

LIST OF PENDING ARBITRATION/LITIGATION/SUITS WITH PREVIOUS CLIENTS

SELECTION OF PROJECT MANAGEMENT CONSULTANT FOR SERVICES FOR CONSTRUCTION OF HIGH RISE TOWERS FOR RESIDENTIAL AND OFFICE PURPOSE IN PHASE-II AT SBI ENCLAVE, GACHIBOWLI, HYDERABAD.

S. NO.	NAME OF PROJECT WITH NAME OF CLIENT	PENDING SINCE	REASONS FOR PENDING	ANNEXURE NUMBER OF SUPPORTING DOCUMENT

Signature of the PMC with Seal

Date:

Place:

ANNEXURE – H

(TO BE SUBMITTED IN SEPARATE SEALED ENVELOPE-B)

PRICE BID

PERFORMA FOR SUBMISSION OF THE PRICE BID

NAME OF THE WORK: SELECTION OF PROJECT MANAGEMENT CONSULTANT (PMC) FOR CONSTRUCTION OF HIGH RISE TOWERS FOR RESIDENTIAL AND OFFICE PURPOSE IN PHASE-II AT SBI ENCLAVE, GACHIBOWLI, HYDERABAD

We have understood the prequalification criteria, scope of the services to be offered, the terms and conditions for the appointment to be rendered by the PMC specified by SBI in their technical bid as well from their standard agreement for the captioned purpose and we will abide by the same in case our proposal is accepted.

Accordingly, we now quote a total professional fee(In percent) at

Fee in figures: ……..%

Fee in words: ……(Percent)

Of the estimated cost or actual project cost whichever is lower plus, GST at actual as applicable.

(Upper cap maximum fee is 2% of the actual project cost)

We agree that the above payment of the fees will be released to us at pre-determined stages related to the progress of work based on the standard terms of SBI in this regard.

We, further agree that in case we fail to deliver satisfactory services, State Bank of India will be at liberty to discontinue our services as PMC for the project within their sole discretion and no fee shall be claimed by us for the project.

We agree that the income tax (i.e. TDS & GST TDS) as payable to statutory authorities may be deducted from the above quoted fees. I/We fully understand that SBI is not bound to accept the lowest or any offer.

Signature, name and designation of the Authorized signatory

Date:

Place:

ANNEXURE – I

LIST OF ANNEXURES

(Use additional sheets if necessary)

ANNEXURE NUMBER	PARTICULARS OF DOCUMENT

ANNEXURE - J

PRE-CONTRACT INTEGRITY PACT

(TO BE STAMPED AS AN AGREEMENT)

General

This pre-Bid pre-contract Agreement (hereinafter called the Integrity Pact) is made on ……. day of the ……. month of 2026, between, on the one hand,

The State Bank of India a body incorporated under the State Bank of India Act, 1955) having its Corporate Centre at State Bank Bhavan, Nariman Point, Mumbai through its……..Department / Office at …… (Hereinafter called the "SBI", which expression shall mean and include, unless the context otherwise requires, its successors) of the First Part and M/s represented by Shri …… MD & Chief Executive Officer (hereinafter called the " PMC which expression shall mean and include, unless the context otherwise requires, its / his successors and permitted assigns of the Second Part.

WHEREAS the SBI proposes to appoint a Project Management Consultant (PMC) for Proposed construction of high rise towers for residential and office purpose in Phase-II at SBI ENCLAVE, Gachibowli, Hyderabad, and the PMC is willing to offer/has offered the services and WHEREAS the PMC is a private company/public company/Government undertaking/partnership, constituted in accordance with the relevant law in the matter and the SBI is an Office / Department of State Bank of India performing its functions on behalf of State Bank of India. 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:

- Enabling the SBI to obtain the desired service / Equipment/ product 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
- Enabling PMCs 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 the SBI will commit to prevent corruption, in any farm, by its officials by following transparent procedures.

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

1. **Commitments of the SBI**

1.1. The SBI undertakes that no official of the SBI, connected directly or indirectly with the contract, will demand, take a promise for or accept, directly or through intermediaries, any bribe, consideration, gift, reward, favor or any material or immaterial benefit or any other advantage from the PMC, 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. The SBI will, during the pre-contract stage, treat all PMCs alike, and will provide to all PMCs the same information and will not provide any such information to any particular PMC which could afford an advantage to that particular PMC in comparison to other PMCs.

1.3. All the officials of the SBI will report to the appropriate authority any attempted or completed breaches of the above commitments as well as any substantial suspicion of such a breach.

1.4. In case any such preceding misconduct on the part of such official(s) is reported by the PMC to the SBI with full and verifiable facts and the same is prima facie found to be correct by the SBI, necessary disciplinary proceedings, or any other action as deemed fit, including criminal proceedings may be initiated by the SBI and such a person shall be debarred from further dealings related to the contract process. In such a case while an enquiry is being conducted by the SBI the proceedings under the contract would not be stalled.

2. **Commitments of PMC.**

2.1. The PMC 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:

2.2. The PMC will not offer, directly or through intermediaries, any bribe, gift, consideration, reward, favor, any material or immaterial benefit or other advantage, commission, fees, brokerage or inducement to any official of the 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.

2.3. The PMC 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 the SBI or otherwise in procuring the Contract or forbearing to do or having done any act in relation to the obtaining or execution of the contract or any other contract

with State Bank of India for showing or forbearing to show favor or disfavor to any person in relation to the contract or any other contract with State Bank of India.

2.4. Wherever applicable, the PMC shall disclose the name and address of agents and representatives permitted by the Bid documents and Indian PMCs shall disclose their foreign principals or associates, if any.

2.5. The PMC confirms and declares that they have not made any payments to any agents/brokers or any other intermediary, in connection with the Bid/contract.

2.6. The PMC further confirms and declares to the SBI that the PMC is the original SIs (System Integrator) in respect of Equipment / product / service covered in the Bid documents and the PMC has not engaged any individual or firm or company whether Indian or foreign to intercede, facilitate or in any way to recommend to the SBI or any of its functionaries, whether officially or unofficially to the award of the contract to the PMC, 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.

2.7. The PMC, at the earliest available opportunity, i.e. either while presenting the Bid or during pre-contract negotiations and in any case before opening the financial Bid and before signing the contract, shall disclose any payments he has made, is committed to or intends to make to officials of the 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.

2.8. The PMC 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.

2.9. The PMC will not accept any advantage in exchange for any corrupt practice, unfair means and illegal activities.

2.10. The PMC shall not use improperly, for purposes of competition or personal gain, or pass. on 'to others, any -information provided by the SBI as part of the business relationship, regarding plans, technical proposals and business details, including information contained in any electronic device / carrier. The PMC also undertakes to exercise due and adequate care lest any such information is divulged.

2.11. The PMC commits to refrain from giving any complaint directly or through any other manner without supporting it with full and verifiable facts.

2.12. The PMC shall not instigate or cause to instigate any third person to commit any of the actions mentioned above.

2.13. If the PMC or any employee of the PMC or any person acting on behalf of the PMC, either directly or indirectly, is a relative of any of the officers of the SBI, or alternatively, if any relative of an officer of the SBI has financial Interest/stake in the PMC's firm, the same shall be disclosed by the PMC at the time of filing of tender.

The term 'relative' for this purpose would be as defined in Section 6 of the Companies Act 1956.

2.14. The PMC shall not lend to or borrow any money from or enter into any monetary dealings or transactions, directly or indirectly, with any employee of the SBI.

3. **Previous Transgression**

3.1. The PMC declares that no previous transgression 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 / Public Sector Banks in India or any Government Department in India or RBI that could justify PMC's exclusion from the tender process.

3.2. The PMC agrees that if it makes incorrect statement on this subject, PMC can be disqualified from the tender process or the contract, if already awarded, can be terminated for such reason.

4. **Sanctions for Violations**

4.1. Any breach of the aforesaid provisions by the PMC or any one employed by it or acting on its behalf (whether with or without the knowledge of the PMC) shall entitle the SBI to take all or any one of the following actions, wherever required:

i. To immediately call off the pre contract negotiations without assigning any reason and without giving any compensation to the PMC. However, the proceedings with the other PMC would continue, unless the SBI desires to drop the entire process.

ii. To immediately cancel the contract, if already signed, without giving any compensation to the PMC.

iii. To recover all sums already paid by the SBI, and in case of an Indian PMC with interest thereon at 2% higher than the prevailing Base Rate of State Bank of India, while in case of a PMC from a country other than India with interest thereon at 2% higher than the LIBOR. If any outstanding payment is due to the PMC from the SBI in connection with any other contract for any other stores, such outstanding could also be utilized to recover the aforesaid sum and interest.

iv. To encash the advance bank guarantee and performance bond/warranty bond, if furnished by the PMC, in order to recover the payments, already made by the SBI, along with interest.

v. To cancel all or any other Contracts with the PMC. The PMC shall be liable to pay compensation for any loss or damage to the SBI resulting from such

cancellation/rescission and the SBI shall be entitled to deduct the amount so payable from the money(s) due to the PMC.

vi. To debar the PMC from participating in future bidding processes of the SBI or any of its Subsidiaries for a minimum period of five years, which may be further extended at the discretion of the SBI.

vii. To recover all sums paid, in violation of this Pact, by PMC to any middleman or agent or broker with a view to securing the contract. Forfeiture of Performance Bond in case of a decision by the SBI to forfeit the same without assigning any reason for imposing sanction for violation of this Pact.

viii. Intimate to the CVC, IBA, RBI, as the SBI deemed fit the details of such events for appropriate action by such authorities.

4.2. The SBI will be entitled to take all or any of the actions mentioned at para 4.1(i) to (viii) of this Pact also on the Commission by the PMC or any one employed by it or acting on its behalf (whether with or without the knowledge of the PMC), of an offence as defined in Chapter- XII of the Bharatiya Nyaya Sanhita- 2023 or Prevention of Corruption Act, 1988 or any other statute enacted for prevention of corruption.

4.3 The decision of the SBI to the effect that a breach of the provisions of this Pact has been committed by the PMC shall be final and conclusive on the PMC. However, the PMC can approach the Independent Monitor(s) appointed for the purposes of this Pact.

5. **Fall Clause**

The PMC undertakes that it has not supplied/is not supplying similar service/product/equipment/systems or subsystems at a price lower than that offered in the present Bid in respect of any other Ministry/Department of the Government of India or PSU or any other Bank and if it is found at any stage that similar Equipment/product/systems or sub systems was supplied by the PMC to any other Ministry/Department of the Government of India or a PSU or a Bank 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 PMC to the SBI, if the contract has already been concluded.

6. **Independent External Monitors**

6.1. The SBI has appointed Independent Monitors (hereinafter referred to as Monitors) for this Pact in consultation with the Central Vigilance Commission.

Shri Satyajit Mohanty **IPS (Retd)** **satyajitmohanty88@gmail.com** **Mob.- +91-9437110622**	**Smt. Rashmi Verma** **IAS (Retd)** **Rashmi.naveenverma@gmail.com** **Mob.- +91-9810735544**

6.2. The task of the Monitors shall be to review independently and objectively, whether and to what extent the parties comply with the obligations under this Pact.

6.3. The Monitors shall not be subjected to instructions by the representatives of the parties and perform their functions neutrally and independently.

6.4. Both the parties accept that the Monitors have the right to access all the documents relating to the project/procurement, including minutes of meetings. Parties signing this Pact shall not approach the Courts while representing the matters to Independent External Monitors and he/she will await their decision in the matter.

6.5. As soon as the Monitor notices, or has reason to believe, a violation of this Pact, he will so inform the Authority designated by the SBI.

6.6. The PMC(s) accepts that the Monitor has the right to access without restriction to all Project documentation of the SBI including that provided by the PMC. The PMC will also grant the Monitor, upon his request and demonstration of a valid interest, unrestricted and unconditional access to his project documentation. The same is applicable to Subcontractors.

The Monitor shall be under contractual obligation to treat the information and documents of the PMC/Sub-contractor(s) with confidentiality.

6.7. The SBI will provide to the Monitor sufficient information about all meetings among the parties related to the Project provided such meetings could have an impact on the contractual relations between the parties. The parties will offer to the Monitor the option to participate in such meetings.

6.8. The Monitor will submit a written report to the designated Authority of SBI/Secretary in the Department/ within 8 to 10 weeks from the date of reference or intimation to him by the SBI / PMC and, should the occasion arise, submit proposals for correcting problematic situations.

7. Facilitation of Investigation

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

8. Law and Place of Jurisdiction

This contract is subject to Indian Law. The place of performance and jurisdiction is at Hyderabad.

9. **Other Legal Actions**

The actions stipulated in this 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.

10. **Validity**

10.1. The validity of this Integrity Pact shall be from date of its signing and extend up to 5 years or the complete execution of the agreement to the satisfaction of both the SBI and the PMC, including warranty period, whichever is later. In case Architect is unsuccessful, this Integrity Pact shall expire after six months from the date of the signing of the contract, with the successful PMC by the SBI.

10.2. Should one or several provisions of this Pact turn out to be invalid; the remainder of this Pact shall remain valid. In this case, the parties will strive to come to an agreement to their original intentions.

11. The parties hereby sign this Integrity Pact at_____ on _____

For SBI	FOR PMC
Name of the Officer	Chief Executive Officer
Designation	
Office/Department/Branch	

LETTER OF UNDERTAKING

Assistant General Manager (P&E)
State Bank of India,
LHO Hyderabad,
Premises and Estate Department,
3rd Floor, Bank Street,
Koti Hyderabad-500095

SELECTION OF PROJECT MANAGEMENT CONSULTANT (PMC) FOR CONSTRUCTION OF HIGH RISE TOWERS FOR RESIDENTIAL AND OFFICE PURPOSE IN PHASE-II AT SBI ENCLAVE, GACHIBOWLI, HYDERABAD

Dear Sir,

We acknowledge the receipt of your Tender for the captioned project.

We have examined and clearly understood the scope of professional services to be rendered by us in respect of the project of **Construction of High Rise Towers For Residential And Office Purpose in Phase-II at SBI ENCLAVE, Gachibowli, Hyderabad**. We have also taken into account all the contemplations furnished by SBI in this regard while submitting our proposal for your consideration.

Accordingly, we offer to provide our comprehensive professional services as PMC for the captioned project strictly in accordance with the Scope of work and detailed terms and conditions spelt out in this Tender.

While submitting this Bid, we certify that: -

1. We have adequate experience in providing professional services for Planning, Designing and Supervision of all activities and services pertaining to Construction of High Rise Towers for residential and Office Purpose in Phase-II at SBI ENCLAVE, Gachibowli, Hyderabad, by engaging EPC contractor for designing and execution of the project.
2. We are equipped with adequate technical expertise and Manpower to plan, design and supervise various activities pertaining to Civil, Plumbing, Electrical, Mechanical, HVAC, Firefighting, Access Control System, Security, BMS and all other services pertaining to the project.
3. We shall be fully responsible to support the L-1 contractor/EPC contractor to carryout necessary liasoning at all levels with the respective Govt Departments/ local authorities to procure various mandatory municipal and other local authorities permissions applicable for the project including ensuring its revalidation from time to time at our

own cost (Excluding any legal charges payable to the respective authority against the Written demand for issuance/revalidation of such permissions) for the project for commencement, execution and completion of all activities and services of the project from initiation to Completion and procuring necessary Certificate/Occupancy Certificates from the local Authorities within the specified time.

4. We, further undertake that it will be our sole responsibility to support and assist to L-1 contractor/EPC contractor for submission of required design documents/drawings/papers to the competent authorities and carrying necessary liaison with them to procure all such permission within a reasonable time.

5. We understand that except approved professional fee, the SBI shall not be responsible for making any extra payment to us towards any of the professional and other services charges pertaining to this project.

6. We also undertake that in case, we are unable (i) to deliver timely professional services in the project to deliver satisfactory pro-rata progress in the project, the SBI shall be at liberty to terminate our agreement at any stage of the project by giving 30 days' notice and no compensation shall be claimed by the us for the services rendered including compensation for the balance work.

7. Wherever, necessary, we undertake that we shall be engaging expert Architects/consultants to cater the requirement of specialized services for the project at our own cost within the professional fee approved by the SBI.

8. The undersigned is authorized to sign on behalf of the consultant and the necessary support document delegating this authority is enclosed to this letter.

9. We declare that we are not in contravention of conflict-of-interest obligation mentioned in this EOI.

10. We confirm that the Price bid pertaining to our Professional Fee for the project submitted by us have been arrived at without agreement with any other PMC of this EOI for the purpose of restricting competition.

11. The rate for Professional Fee quoted in the price Bids are as per the EOI and subsequent clarifications/ modifications / revisions furnished by the SBI, without any exception. Moreover, our Fee approved shall remain firm and fixed till completion of entire project and we shall not raise any claim for any escalation/enhancement in the approved fee structure for the reasons whatsoever.

12. The Professional Fee quoted by us have not been disclosed and will not be disclosed to any other PMC responding to this EOI.

13. We have not induced or attempted to induce any other PMC to submit or not to submit a Bid for restricting competition.

14. If our offer is accepted, we undertake to take up the project immediately and will render our professional services as per the timeline specified in this document.

15. We agree that the SBI may split the scope of services in this project i.e. Principal Project Architect as well as Project Management Consultancy (PMC) to different agencies within its sole discretion. Under such an eventuality, we undertake to manage the project in full coordination with any of the agencies appointed/engaged by the SBI for the successful completion of the project and also undertake the responsibility of pre-qualification of an "EPC contractor" who shall design the project, get Municipal plan approvals and construct the project under supervision of PMC.

16. We undertake that in competing for and (if the award is made to us) in executing the above contract, we will strictly observe the laws against fraud and corruption in force in India namely "Prevention of Corruption Act 1988".

17. We undertake that we will not offer, directly or through intermediaries, any bribe, gift, consideration, reward, favor, any material or immaterial benefit or other advantage, commission, fees, brokerage or inducement to any official of the 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.

18. We undertake that we will not resort to canvassing with any official of the SBI, 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 PMC from further bidding process.

19. We certify that we have not made any changes in the contents of the EOI document read with its amendments/clarifications provided by the SBI submitted by us in our Bid document.

20. It is further certified that the contents of our Bid are factually correct. We also undertake that in the event of any information / data / particulars proving to be incorrect at any stage, the SBI will have the right to terminate our services at any stage of the project without notice.

21. We also understand that SBI reserve their rights to Shortlist any number of PMC firms for participating in the Techno-commercial competition and to accept any or to reject all the Bids without assigning reason therefor.

22. We hereby undertake that our name does not appear in any "Caution" list of RBI / IBA or any other regulatory body for outsourcing activity.

23. If our Bid is accepted, we undertake to enter into and execute at our cost, when called upon by the SBI to do so, a contract in the prescribed form and we shall be jointly and severally responsible for the due performance of the contract. However, until such formal contract is prepared and executed, this Bid, together with your written acceptance thereof and your notification of award, shall constitute a binding Contract between us. Moreover, we shall not withhold our professional services in the project for execution such formal agreement.

24. The name(s) of successful PMC to whom the contract is finally awarded after the completion of bidding process shall be displayed on the website of the SBI and/or communicated to the successful PMC(s).

We hereby undertake and agree to abide by all the terms and conditions stipulated by the SBI in the EOI document.

Our Bankers are:

I)

ii)

The names of partners of our firm are:

i)

ii)

Name of the partner of the firm Authorized to sign

Or

Name of person having Power of Attorney to sign the Contract.

(Certified true copy of the Power of Attorney should be attached)

Yours faithfully,

Signature of PMC

Signature and addresses of Witnesses

i)

ii)

ANNEXURE – K

SAMPLE AGREEMENT BETWEEN STATE BANK OF INDIA AND PROJECT MANAGEMENT CONSULTANT

(Name and address of branch/ office/ Department)

AND

(Name and project management consultants)

M/s._____

TOWARDS PROJECT MANAGEMENT CONSULTANCY (PMC) FOR PROPOSED CONSTRUCTION OF HIGH RISE TOWERS FOR RESIDENTIAL AND OFFICE PURPOSE IN PHASE-II AT SBI ENCLAVE, GACHIBOWLI, HYDERABAD.

THE AGREEMENT BETWEEN THE BANK AND

THE PROJECT MANAGEMENT CONSULTANT (PMC)

CONDITIONS OF AGREEMENT – BETWEEN SBI AND PMC

Articles of this agreement made at Hyderabad this day of _____ between M/s. _____ a firm having its office at _____ hereinafter called, the 'PMC' or 'Firm (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include for the time being and from time to time of the said firm, the survivor or survivors of them, their respective heirs, executors and administrators of the last survivor heirs, his or her assigns) of the one part and AGM (Premises & Estate), State Bank of India, having its office at ----------(address) represented by Shri ----------(Name),----------(Designation) hereinafter called 'SBI' or 'Bank'(which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assignees) of the other part.

EXTENT OF AGREEMENT

This agreement represents the entire agreement between SBI and the firm and shall be read with all prior negotiations, representations or correspondence or agreements, if any. This agreement may be amended only by written instruments signed by both SBI and the firm.

1. WHEREAS SBI is desirous of constructing its (Name of Project) at (Address of Project) (hereinafter referred to as the Project of Works) and for that purpose have appointed M/s._____ as the PMC of the Project (hereinafter referred to as "The Consultant")

2. AND WHEREAS for the purpose of comprehensive services of complete supervision and management of the said project SBI is desirous of engaging the PMC. The term 'PMC' shall mean the persons/companies to be selected by SBI for undertaking the Project Management Consultancy.

3. AND WHEREAS the PMC is agreeable to undertake the said works on the terms and conditions under document hereinafter appearing.

NOW THEREFORE THE AGREEMENT WITNESSES THAT:

1. In consideration of the covenants hereinafter contained and the fees and other charges agreed to be paid by SBI to the said PMC, the SBI hereby appoint the PMC as its Project Management Consultants for the project and issued a letter of intent No._____ dated the _____and the PMC hereby accepts the said appointment in terms of their letter No.____ dated there at with other letters No._____ dated the _____ and _____.These letters and SBI's subsequent letter No._____ dated the _____ shall form part of this agreement.

2. The PMC hereby undertakes to supervise and manage the said project in most professional and efficient manner to further the interest of SBI and protect the same in all circumstances and use best of their professional skills and judgment for the said purpose. PMC assures SBI that it shall do all acts and things necessary to sustain the trust and confidence reposed in it by SBI under this agreement.

3. **PROJECT COORDINATION COMMITTEE**

3.1 The parties hereto agree that the following shall constitute the Joint Project Committee (hereinafter referred to as JPC) for assessing and reviewing the progress of the work on the project and to issue instructions or directions from time to time for being observed and followed by Consultants / Contractors engaged in the execution of the project.

(i) ----------, SBI, who shall be the Chairman of the Committee.

(ii) ----------Engineers (Civil & Electrical) in charge of this project, as may be nominated as Members.

(iii) Project Manager and Resident Engineer-in-Change of the project of the PMC and Secretary respectively.

3.2 The chairman of the Committee may convene the meetings of the SBI, PMC and the concerned Contractors / Consultants at such regular intervals or frequently as may be instructed by the Chairman of the JPC and shall record and circulate to all concerned the decisions of the JPC for implementation/information as may be applicable.

3.3 The PMC shall keep the Chairman of the Committee posted with the information relating to implementation of the JPC's decision and also the usual progress reports of the Project work fortnightly.

4. The scope of work of the PMC toward Project Management Consultant shall broadly include below and also as per the NIT & GCC and tender document:

a. Programming, planning, monitoring, follow up action, supervision, measurement of Civil, Electrical, air-conditioning, lifts, sanitary, water supply, file protection, roads, site development works, and any other work comprised in the Project as a whole, scrutiny of bills, preparation of variation statement, arranging various tests on materials / works, arranging meetings, coordination of the works of various agencies and all other incidental works thereto.

b. Attend to inspection carried out by the (Names of various statutory / local authorities), Government, SBI and agencies such as Chief Technical Examiner (CTE) of Central Vigilance Commission, New Delhi and any other Authorities connected with the various works involved in the project and assist the Bank to reply their queries/ objections and ensure removal of the deficiency pointed out by the agency during the inspection and the help SBI in replying to their observations from time to time till the matters are finally cleared by the C.T.E.'s Organization and settled.

c. Effect complete administration and management of construction, supply and installation of plant & machinery, equipment, lifts, firefighting arrangements etc. pertaining to the project contract till expiry of the defects liability period as indicated in the building contract and payment of final dues to the contractors are made, replies given to CTE's/ Chief Vigilance Organization (CVO) of the SBI observations are finally accepted by the CTE of CVC/ CVO of the SBI.

d. Effect coordination with the PMC, consultants, other contracting agencies and local authorities like _____ etc.

e. Effect verification of work on virtual completion and actual completion of the project and advise the Bank suitably.

f. Advise SBI with regard to extra claims or disputes, Chief Technical Examiner's observations, arbitration cases between SBI and the contractors, if any and assist SBI in case of any dispute till the cases are resolved either by mutual negotiation or through Arbitration or Court, as the case may be.

g. Collect and deliver to SBI any specific, written warrantee/s or guarantee/s given by Specialist firms / Suppliers including all required trade contractors, insurance policies, performance guarantees and warranties. Work as conciliator in the event of any dispute arising between the contractors engaged in the project and SBI before the matter goes to arbitration.

5.0 **Further clarification for firm's services:**

5.1 Day to day supervision and ensuring that the said works are being executed as per the plans and designs and specification prepared by the EPC Contractor and provided for in the contract agreements with the selected / appointed contractors for various disciplines of the said works, monitoring of the project, checking the materials / works, getting various tests for material and works done, correct measurements of the works, initial scrutiny of the contractors bills at site and making the recommendations to the Bank. The PMC shall be involved in the project right from the beginning from

the stages of soil exploration, prequalification of the contractors as the Bank's agency to remain fully associated with the project and day to day work.

Assisting the Bank in scrutiny of the recommendation, reports, plans, estimates etc. received from the EPC Contractor with a view of expediting the decisions in the matters at the Bank's end. It is expected that the EPC Contractor and the PMC work jointly as team in good spirit with a view to getting the said works completed in best possible manner and efficiently without bringing in aspect of ego while performing their duties.

The Firm to prepare the tender specifications, drawings and schedules and as required by the Bank for the Bank's consideration to improve the performance of the project components, affect economy in cost and case in monitoring and control and expedite progress with particular attention to construction techniques, durability of permanent components, water tightness of roofs, walls, sanitary block etc., case of construction, quality surveillance, technical audit and quality control.

In any of these suggestions involve any likely extra cost, they shall clarify the same to SBI to enable the latter to take decision and advise the EPC Contractor suitably. The firm is expected to scrutinize in detail the tenders received and advice the Bank on reasonableness or other with of the lowest tender and the recommendations after evaluating terms and conditions and price bid of various tenderers.

5.2 (a) Arranging periodical and emergency joint meetings of the Joint Project Committee (JPC), consultants, contractors etc. and develop project schedules for both management and working level use and co-ordination of the works of the "Construction agencies" including that of with SBI's estimates and construction schedules. Update the project schedule from time to time and generate detailed working schedules for all activities of project, including realistic activity sequences and durations, processing of the drawings issued, identifying bottle necks and incorporating remedial measures to make up lost time, if any.

(b) PMC shall review, audit, and ensure systematic and timely supply of drawings, estimates, work orders as per the conditions of contract entered into with various contractors by SBI by necessary communications in writing as well as by holding discussion in advance with the Bank for this project. They shall maintain daily record of receipt of plans/ designs and other details and issue of the same to the concerned contractors and present such documents to SBI from time to time as and when required.

(c) Ensuring day to day supervision of works, recording measurements, ensuring daily check on quality and specifications of the work being executed, ensuring on site / laboratory testing of materials as per contractual provisions and maintaining record thereof, ensuring compliance with all other standards etc. by deploying minimum 16 full time qualified Site Engineers (engineering graduate of civil, Electrical, Architect, Fire & safety with minimum 5-15 year site experience) for all works and services at their own cost within the fee payable. The details are as follows:

S. No.	Designation	Nos.	Minimum Qualification	Work experience
1.	Project Manager	1 (one)	Graduate in Civil Engineering	Minimum 15 years post-qualification field work experience.
2.	Deputy Project Manager	1 (one)	Graduate in Civil Engineering	Minimum 10 years post-qualification field work experience.
3.	Resident Civil Engineer-in-charge	6 (six)	Graduate/Diploma in Civil Engineering	Minimum post-qualification field work experience: -5 years for Graduate in Civil Engg. -7 years for Diploma in Civil Engg.
4.	Planning Engineer	1 (one)	Graduate in Civil Engineering *Should have knowledge of Primavera P6/ MS Project	Minimum 5 years post-qualification work experience in planning.
5.	Quality Control & Quantity Surveyor (QC&QS)	1 (one)	Graduate in Civil Engineering	Minimum 5 years post-qualification field work experience in QC&QS.
6.	Architect	1 (one)	Graduate in Architecture	Minimum 5 years post-qualification work experience as an Architect and possessing valid registration and license as an Architect from the Council of Architecture.
7.	Senior Safety Manager	1 (one)	(a) B.E. in Fire and Safety Engg. from a recognised institution/body, or (b) Two year duration Full time regular programme of M.E. in Industrial Safety from recognised institution/body, or (c) B.E./B.Tech. in	Minimum post-qualification field work experience: -5 years for (a), (b) & (c) -7 years for (d) & (e)

			Civil/Electrical/ Mechanical Engg. along with full time Degree/Diploma in Safety from a recognised institution/body, or (d) B.Sc. (with Physics, Chemistry & Maths stream) along with full time Degree/Diploma in Safety from a recognised institution/body, or (e) Full Time regular Three Years duration Diploma in Civil/Electrical/ Mechanical Engg. with one year Full Time Safety Diploma from a recognised institution/body.	
8.	Electrical Engineer	3 (three)	Graduate in Electrical Engineering	Minimum 5 years post-qualification field work experience in electrical works, A.C works, public address system, pumps etc.
9.	MEP Engineer	1 (one)	Graduate in Electrical/ Mechanical Engineering	Minimum 5 years post-qualification field work experience in MEP, Firefighting & HVAC works etc.

S. No.	Designation	Roles & Responsibilities
1.	Project Manager	Overall control, coordination, and liaison purposes. Stationed at the site.
2.	Deputy Project Manager	Report to Project Manager. Overall monitoring of the execution works. Stationed at the site.
3.	Resident Civil Engineer-in-charge	Monitoring and verification/inspection of ongoing construction activities.

		Stationed at the site.
4.	Planning Engineer	Monitor "Planned vs. Actual" variances to identify critical path delays and proactively recommends mitigation strategies or recovery plans to the client. Liasoning with different stakeholders of design & drawing and keep track of submission and approvals of design & drawings. Stationed at the site.
5.	Qualiy Control & Quantity Surveyor (QC & QS)	Material testing, specification & methodology adherence, and QAP documentation. Measurement verification, bill certification, and variation analysis. Stationed at the site.
6.	Architect	Scrutiny & vetting of the design & drawings. Stationed at the site.
7.	Senior HSE Manager	Report to Project Manager. Overall monitoring and compliance of Health, Safety & Environment protection measures, issuance of non-conformance reports. Stationed at the site.
8.	Electrical Engineer	To supervise electrical works, public address system, pumps etc. Stationed at the site.
9.	MEP Engineer	To monitor & supervise the Mechanical, Electrical, Plumbing, Fire fighting and HVAC works etc.

Pre-construction stage: Sufficient manpower required to be deployed as and when required, up to finalization of the EPC bidders. Minimum 16 members shall be deployed during EPC contract period (48 months). The requirement asked in the EOI is minimum. Additional manpower deployed may be deployed by the PMC as per the project requirement within quoted fees.

The above requirements are only the minimum. However, more Engineers and other categories of staff as may be considered necessary by the SBI for satisfactory management of the entire project have to be appointed by the PMC. If necessary, for satisfactory supervision and coordination, it is specifically agreed that SBI shall have no responsibility for any staff/ officers/ Engineers/ workmen engaged by the PMC and the said PMC alone shall be responsible as Bank for them nor that they are the employees of SBI at any point of time and there being to employer-employee relationship between the Bank and those employed by PMC for any purpose whatsoever.

(d) The PMC shall fully supervise the various works at the site including scaffolding, form works etc. and ensure complete quality of the work at the site, including materials incorporated in the work and effect measures to get the works completed

without any time and cost over-run. They shall provide constant day to day technical supervision over the interior / building services / installation work including recording of measurements as and when submitted by contractor, scrutiny and certification of contractor's bills for making recommendations to the Bank, review and monitoring of materials supply storage and utilization so as to ensure requisition and procurement of the same on time (by the contractors) and conforming to approved specifications and standards. They shall prepare, check and monitor weekly and monthly programs of work and submit a copy thereof to the AGM (P&E) of SBI along with progress reports for the previous periods highlighting delays and suggestions and implement remedial actions necessary for making up the lost time along with technical directions and procedure wherever necessary for achieving the same. Ensure that the extra items / quantities of items are not executed until and unless the same have been approved by SBI and maintain necessary site records for the same as soon as the same is envisaged. They will also approve materials after the contractors carry out tests on the same as stated in tender and or as per approved procedures and standards laid down in the tender and maintain adequate records thereof. They shall recommend to the Bank bills for the accuracy for quantity and quality of the items of works for payments to the contractors after amending the rates claimed by the contractors wherever necessary in their opinion. They shall maintain genuine hindrance register, measurement books, records of the sample tests, records of site meetings and issuing minutes of meetings recommendation of applications for time extension to the contractors, scrutiny and recommendations for rates of extra items, scrutiny of the contractor's claims under PVA Clauses if any for labour and materials as provided in the agreement to the Consultants and prepare quantity variations statement, ensure quality control of materials and workmanship and detailed scrutiny / checking for running / final bills and prepare the statement of theoretical estimated and actual consumption of materials if any as per specification and schedules laid down in the relevant contracts.

(e) Ensure that essential gauges, instruments are in order for testing. The PMC shall maintain necessary site records and obtain data in support of the same. They shall arrange to carry out field and laboratory tests through the contractor on materials of construction as well as partially or complete erected structures etc. if required and maintain adequate records thereof.

(f) Suggesting modifications, if any, due to site conditions and advising regarding cost variations on account of extra items and excesses during the progress of works.

(g) The certification of all the bills shall be done by the authorized engineer of the PMC as approved by SBI and recommendations there for shall be made to the Bank along with a forwarding letter by the PMC.

(h) To check PERT/BAR networks chart prepared by the contractors for project programming and progress control and keep constant check on various activities and coordinate with various agencies to get the project completed on time and within the budgeted costs. These charts will also be updated. They will also suggest suitable

remedial actions to be taken to clear bottlenecks / delays / loss of progress etc. progressively and promptly.

(i) Co-ordination with all contracting agencies.

(j) Rendering generally all technical services at site as may in anyway relate to or arise out of the construction of the said works.

(k) Rendering to SBI every assistance, guidance or advice on any matter concerning the technical aspect of the project.

(l) To work as conciliator in the event of any dispute arising between the parties before the matter goes to legal forum / arbitration.

(m) Render all assistance as may be required from the project site to the Bank for obtaining necessary certificates from the local authorities for occupation of the buildings.

6.0 **General Conditions of contract**

6.1 No deduction shall be made from the PMC's fees on account of any penalty, liquidated damages or other sums withheld from payment to the contractor but when any penalty is levied or damages are recovered or sum is withheld from payment to the contractor on account of defective work in such a cases, the PMC's fees in respect of the total value of the defective work shall not be paid for. Such fees shall, however, be paid upon the rectification of the defective work and on the basis of the bills payment of various contractors for actual work done and the total payments released by the Bank (SBI) after rectifications, if any, in the certificate.

6.2 For the purpose of supervision, the PMC agrees that they will set up a site office under the charge of competent Resident Civil Engineer – In – Charge who will be in a constant charge of the direction and control of the said works (as may be entrusted to PMC).The PMC agrees to engage and retain at their cost adequate competent supervising staff (minimum as prescribed herein this agreement).These supervising staff should always be in charge of the works and be available on the site until the construction of the said work as entrusted to the firm is completed. These supervising staff shall be employed and paid by the firm. Their appointment, dismissal, retrenchment, the condition of services and the rate of remuneration will be determined by the PMC and shall be at the PMC's entire discretion and the said staff at all times work under the orders and control solely of the PMC. SBI shall, however, have the right to direct the PMC without assigning any reasons to remove any staff who is considered by SBI as undesirable. The site engineers of the PMC will work in cooperation with SBI staff at site, if any and at SBI, Local Head Office, Hyderabad and carry out the instructions.

6.3 If during the period of contract, it is established that certain risk or damage or loss has occurred due to the defective supervision of work, the PMC shall be required to pay back the fees for execution of such affected parts of the works and to indemnify the

Bank to compensate any loss, injury sustained by the Bank due to the negligence/ improper supervision.

6.4 The PMC shall not have any objection to SBI maintaining any own engineering staff at SBI's costs at site of works, if desired by SBI to carry out the work and duties allotted to them by SBI, in respect of all works at the site or other areas outside the scope of the firm's works and overall surveillance security and verification at the Bank's end.

6.5 The PMC agrees to perform their duties as PMC under those presents and will do everything in their power and authority to ensure that the contractor or contractors complete the execution of the works as may be entrusted to them according to the specifications and the schedule of time given to them and that no unnecessary delay is caused by them.

6.6 The PMC agrees that they will not without the written sanction of the SBI make any deviations in the plans or estimates or order any variation, commission, or extras. In consequences thereof, they will not fix any new rate or rates of new items of work without written approval of SBI.

6.7 The PMC shall promptly notify SBI of any changes in the constitution of their PMC. It shall be open to SBI to terminate the agreement on the death, retirement, insanity, or insolvency of any person/s is being director/s or partner/s in the said company / firm, or on the addition or introduction of a new partner without the previous approval in writing of SBI. But in absence of and until its termination by SBI as aforesaid, this agreement shall continue to be of full force and effect notwithstanding any changes in the constitution of the firm by death, retirement, insanity or insolvency of any of its partners or the addition or introduction of any new partners. In case of retirement / death the surviving or remaining partners of the firm shall be jointly and severally liable for the due and satisfactory performance of the terms and conditions of the agreement.

i. The PMC agrees to perform their duties under above terms so as to cause the completion of all the works as proposed and of other works as may be entrusted to the PMC and everything necessary to render the same fit for the occupation / use of SBI according to the contract as also the completion of the several stages of the said work in accordance with the programme to be drawn up and embodied in the contract between SBI and the contractors. The extension of time limit to the contractor under the agreements if any, given by SBI will have no consequential effects on the PMC's time schedule in respect of works of to be completed till then.

ii. Extra payment on account of PVA will be applicable and paid if applicable to the contracting agencies i.e. they will be paid fees on the bill + PVA amount payable to the contracting agencies.

iii. For day-to-day execution and supervision of the field work, the PMC shall employ such strength of qualified and other staff as would enable clear control over the work subject to the minimum staff in clause 5.2(c) herein before.

iv. For survey instruments such as Total station, Theodolite, leveling instrument, prismatic compass, chain, measuring tapes, plain tables and ranging rods, such other survey equipment including tents for shelter, the firm shall make their own arrangements at no extra cost (required before commencement of the work at site).

6.8 The PMC will not during the period of their assignment and thereafter till the satisfactory completion of the work act as PMC or give any advice regarding the construction of this work in particular to intending contractors who would tender and undertake this work, or any other agency gainfully concerned with this work.

6.9 Whether the PMC is partnership firm or a company, no change in the constitution of such partnership or no change in the constitution of Board of Directors of the Company shall be made without the prior approval of SBI.

6.10 (a) The PMC shall supervise the work and also record the measurements of various items of works and check the field working drawings. The PMC shall also inform his representatives of their programme for joint measurements so that if the latter chooses to remain present at that time, he can do so as this will ultimately help to reduce the time gap between the issue of the recommendations for payment of contractor's bill and issue of the payment certificate to the SBI.

(b) The PMC shall in accordance with and as required by the terms of the agreement or agreements entered or to be entered into between the SBI on the one part and the contractor on the other part, certify after due verification that the work measured and recommended for payment of running bills of the contractors are supervised by them and are fully consistent with the type, quality and specifications prescribed in the agreement entered into with the contractors. In the matter of recommending such bills to Bank / consultants, the firm shall be deemed to guarantee the correctness of all such certificates and shall hold themselves, responsible for the correctness of all the bills and certificates scrutinized, checked for and issued by them with the recommendations to the PMC, as to the quality control of the work concerned as well as the quantities of various items of works. Before certifying any bill, they shall ensure that the work being certified is in accordance with the designs and specifications. The Bank, however, reserves its discretion also not obligatory to scrutiny the bills, certify and make payment to the contractors in accordance with such scrutiny. This will be without prejudice to the Bank's right to such action as deemed necessary for giving defective / wrong certificate.

6.11 Scrutiny / recommendations / certifications of the contractors running bills by the PMC and payment by the Bank. The PMC shall certify the running bills of the contractors within 15 working days from the date of the receipt of the same from the contractor. To avoid delay in payment of R.A. Bill of the contractors, the joint

measurements of the executed works by the authorized engineers of the PMC and contractors are required to be recorded from time to time by them soon after execution as also arithmetic calculations etc. are also required to be done soon thereafter and except for summary of quantities under various items of works, the measurement work should stand updated so that the recommendations from the PMC for each such running bill can reach within 15 days to the Bank. To avoid delays in verification on this account, the PMC or his assistants at site may remain associated with the concerned contractors at the time of joint measurements to satisfy himself about work is being measured and under what tender items.

6.12 It is expected that the PMC work jointly as a team in good spirit with a view to getting the said work completed in the best possible manner and efficiently without bringing in aspect of ego while performing their duties. The PMC will have right to oversee, defer with contractors' opinion in regard to the quality, measurements, rates of part / substituted / extra items etc. without affecting the Bank's interest. However, in the event of any dispute arising out due to difference between the opinion of the PMC& contractors, the decision of the Bank shall be final and binding on the PMC. Normally, the works rejected by the PMC or the rates and / or quantities reduced by them shall not be disputed by the Contractors. However, if they differ with the PMC in this regard they have right to make recommendations / suggestions to the Bank for the Bank's consideration and pending the Bank's decision /s on such points, the PMC shall issue the interim payment certificates. On getting the Bank's decision on such points, the PMC can give effect to the same as may be necessary in the bills to follow thereafter. The PMC will have, however, a right to reject the works, if in their opinion they are not satisfied with the quality or execution of the same as expected by them but by clarifying the specific reasons to do so to the Bank.

6.13 The third party agency are authorized by the Bank for test checking or cross checking of the measurements of the works done by the PMC if and when felt necessary by them and bring the amendments, if necessary, to the Employees notice for necessary action. The PMC is authorized by the Bank to talk / instruct / write directly to the contractors / their representatives during the progress of the work and till settlement of the final dues of the contractor as long as those pertain to specifications, quality, measurements, drawings, progress of the works as provided in the respective contractor's contract agreement. The Consultants are authorized to closely follow – up and keep account of the progress of the works and arrange to solve bottlenecks if any. They are authorized to write to PMC about time lag in the project works and suggest improvement / course of action for PMC's consideration. Similarly, the PMC will be authorized to write to the Consultants about their requirements from consultants e.g. drawing details, clarifications, contract agreement copies and bring to their notice the discrepancies etc. if any. The PMC shall endorse the copies of all their correspondence with the Contractors and the Consultants and the Bank.

6.14 The PMC will have right to stop bad / defective work or the work which is not as per the tender items / drawings. The PMC will have right to ask the contractors to remove

/ demolish disapproved / rejected materials / works. Only where the contractors disagree of the same, they will refer the matter to the Bank for further necessary action.

7.0 **It is agreed between the parties as follows:**

7.1 SBI shall include in all contracts which may be entered into with the contractor or contractors such clauses as would provide for the payment to SBI by the contractor or contractors of adequate damages for losses or delay on his or their part in carrying out the terms of the said contract and the PMC shall take all necessary precautions are all their duties before and during the progress of the work as may be entrusted to them including determining claims of the contractor due to fault or delays caused by the PMC subject to the total liability of the firm on this account being limited to an amount equal to 15% of the total fees payable.

7.2 If the work of construction of anyone or more of the civil engineering works or other works therein be substantially interrupted by force measure or by reasons of any orders in writing issued by SBI stopping or suspending the work of construction on grounds other than bad / unsound work or installation and / or defective supervision or lack of it or by negligence, the firm shall not be liable in any way for the consequent delay in the completion of such work.

7.3 **Liquidated damages**

In the opinion of the Bank, _____if any delay in execution is attributable to the fault of the firm, SBI shall be entitled to recover liquidated damages at the rate of 0.5% of the total fees per week (7 days) of delay. Total recoveries on account of delays and / or any other loss or damage caused to the Bank due to defective / faulty supervision on part of PMC shall be limited to maximum of 15% of total fees payable to PMC on entire actual work, for which the PMC's services availed by the Bank. The decision of the Bank in this matter after giving due hearing to the PMC's arguments, shall be final and binding on the PMC.

7.4 **Security Deposit and Performance Bond**

The firm will furnish to SBI a security deposit in the form of a Bank Guarantee for an amount of 10% of their total fees (approx.) within 30 days of the date of Agreement. On completion of the entire job, the Bank Guarantee against security deposit will be converted to a Performance Bond to be valid for 36 months from the date of virtual completion of different works.

8. **Project Management Consultant's Fees**

8.1 In consideration of the performance of the contract, SBI agrees to pay the firm, as compensation for his services, total professional fees as under: For civil, sanitary, and plumbing, electrical fire protection & A.C. Works etc. % fees on coat of works payable to contractors after PMC reports at site.

The fees also include all cost towards living and traveling expenses to site of work/ to laboratories for testing / to different sites for inspection of source of materials etc. cost

of stationery, drafting suitable draft replies to CTE's observations, if any/ arbitration proceedings etc. if any, arisen due to dispute between the Bank and any contractors of any works of this project.

8.2 **Terms of Payment of Fees**

a. 5% after Drawings, Estimates and tender document approval.

b. 5% after Issuing of LOI to EPC L-1 contractor.

c. 80% of eligible fee against progressive bills after 15 days of payment to the contractor **(no amount will be paid to PMC against mobilization advance to EPC Contractor).** Progressive Bill means Running Account Bill against the actual execution of construction activities.

d. 5% after settlement of final bills of all the contractors.

e. Balance 5% after expiry of latest of the Defects Liability periods of the various contractors OR after attending to the CTE's observations, if any, from time to time till its final disposal and award of arbitration, if any, whichever is later. ***No interest shall be paid on the balance fee.***

Time period of the project is as under:

i) Total EPC Contact period is 48 months (6 months is for all statutory approvals required for the commencement of the construction activities at site + 42 months for project completion in all respect including all statutory approvals viz. Occupancy Certificate, Fire NOC etc.).

ii) Defect liability period is: 24 months.

9. **Obligations**

9.1 SBI shall designate representatives who shall be fully acquainted with the project and have authority to communicate approvals of project construction budgets variation and technical approvals of all cases consistent with project, schedule and furnish information expeditiously.

9.2 SBI shall not employ any of the firm's employees during the tenure of this contract and for a further period of one year. Also, the firm commits itself not to employ any of SBI employees within one year of their leaving SBI unless such employees or retired employees of SBI had already joined the firms service prior to the date of notice for pre-qualification of PMC.

10.0 Changes in the Project

10.1 The SBI without invalidating this agreement may order changes in the project within the general scope of this agreement consisting of additions, deletions, or other revisions. All such changes in the project shall be authorized by change order.

10.2 A change order is written order to the contractors signed by SBI issued after the execution of this agreement, authorizing a change in the scope of the project, services to be provided.

11.0 Termination of the Contract

If the firm fails to perform any of its obligations under this agreement and if SBI is dissatisfied with the services of the firm, SBI may terminate the services of the firm after serving a notice giving the Project Management Consultant a period of one (1) month to wind up without prejudice to other clauses of the agreement.

12.0. SBI's right to perform firm's obligations and termination by the SBI for the cause.

12.1 If the firm fails to perform any of its obligations under this agreement, SBI may terminate the services of the firm with such other action as may be available in law during which period the firm fails to perform such obligations, make good such deficiencies.

12.2 If the firm is adjudged as Bankrupt, or if they make a general assignment for the benefit of its creditors or if a receiver is appointed on account of their insolvency or persistently disregards law, ordinances, rules, regulations or orders of any public authority having jurisdiction, or otherwise is guilty of a substantial violation of provisions of the agreement then SBI may terminate the services of the firm with a notice of winding up within a period of one month without prejudice to any right or remedy and after giving the firm and his surety, if any, seven days written notice, during which period firm fail to cure the violation, terminate the services of the consultants with a notice of winding up within a period one month and take possession of the site and may finish the project by whatever method they may deem expedite. In such case, the firm shall not be entitled to receive any further payment, if due at the time of termination, until the project is finished nor shall be relieved from his obligations assumed under this article.

12.3 The firm has been given various powers under this agreement for the completion of the project as Project Manager – cum – Monitor – cum – Supervisor and the said power shall not be deemed to be as a power of attorney for the development, construction, sale or improvement of the property.

ARBITRATION CLAUSE

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

i) If any dispute, difference, or question shall at any time arise between the PMC and the Bank as to the interpretation of this agreement or concerning anything herein contained or arising out of this agreement except that state in (I) above or as to the rights, liabilities and duties of the said parties hereunder, or as to the execution of the

said works, except in respect of the matters for which it is provided herein, that the decision of the Bank is final and binding, the same shall be referred to the Arbitration for settlement of disputes and final decision of the arbitrator to be agreed upon and appointed by both the parties.

ii) For the purpose of appointing the based sole Arbitrator, the Appointing Authority i.e. the Chief General Manager of Hyderabad Circle of the Bank or on his behalf the Asst. General Manager (P&E), (SBI Local Head Office, Hyderabad) will send within thirty days of receipt by him of the written notice aforesaid to the Consultants a panel of three names of technically competent persons not below the rank of Superintending Engineer or equivalent position in Public Sector Banks / CPSEs, CPWD, LIC, RBI etc.

iii) The PMC shall on receipt by them of the names of aforesaid, select any one of the persons named to be appointed as a sole Arbitrator and communicate his name to the Appointing Authority who shall thereupon without any delay appoint the said person as the sole Arbitrator. If the PMC fail to communicate such selective as provided above within the period Specified, the Appointing Authority shall make the selection and appoint the selected person as the sole Arbitrator.

iv) If the Appointing Authority fails to send to the PMC the panel of three names as aforesaid within the period specified, the Consultants shall send to the Appointing Authority a panel of three names of technically competent persons not below the rank of Superintending Engineer or equivalent position in Public Sector Banks / CPSEs, CPWD, LIC, RBI etc. The Appointing Authority shall on receipt of the names of the aforesaid persons and appoint his as the sole Arbitrator within 30 days of receipt by him of the panel and inform the PMC accordingly. If the Appointing Authority fails to do so, the PMC shall be entitled to appoint one of the three persons from the panel as the sole Arbitrator and communicate his name to the Appointing Authority.

v) If the Arbitrator so appointed is unable or unwilling to act or resigns his appointment or vacates his office due to any reason whatsoever, another sole arbitrator shall be appointed as aforesaid.

vi) The work under the contract shall, however, continue during the arbitration proceedings, no payment due or payable to the PMC shall be withheld on account of such proceedings except the disputed payment of fees, if any, on account of other provisions in this agreement. vii) The arbitrator shall be deemed to have entered on the reference on the date he issues notice to both the parties fixing the date of the first hearing.

vii) The arbitrator may from time to time, with the consent of the parties, enlarge the time for making and publishing the award.

viii) The arbitrator shall give a separate award in respect of each dispute or difference referred to him. The arbitrator shall decide each dispute in accordance with the terms of the contract and give a reasoned award. The venue of arbitration shall be such place in as may be fixed by the arbitrator in his sole discretion.

ix) The fees, if any, of the Arbitrator, if require to be paid before the awardis made and published by paid half by each of the parties. The cost of the reference and of the award including the fees, if any of the Arbitrator who may direct to and by whom and in what manner, such costs or any part thereof shall be paid may fix or settle the amount of cost to be so paid.

x) The award of the Arbitrator shall be final and binding on both the parties.

xi) Subject to aforesaid, the provisions of the Arbitration and Conciliation Act 1996 or any statutory, modification of reenactment thereof and the rules made there under, and for the time being in force shall apply to the arbitration proceedings under this clause.

This agreement executed the day and year first written above.

FOR PROJECT MANAGEMENT CONSULTANTS

SHRI :

NAME:

OFFICE ADDRESS:

WITNESS :(1)	WITNESS: (2)
NAME:	NAME:
ADDRESS:	ADDRESS:

FOR STATE BANK OF INDIA

SHRI……..

STATE BANK OF INDIA

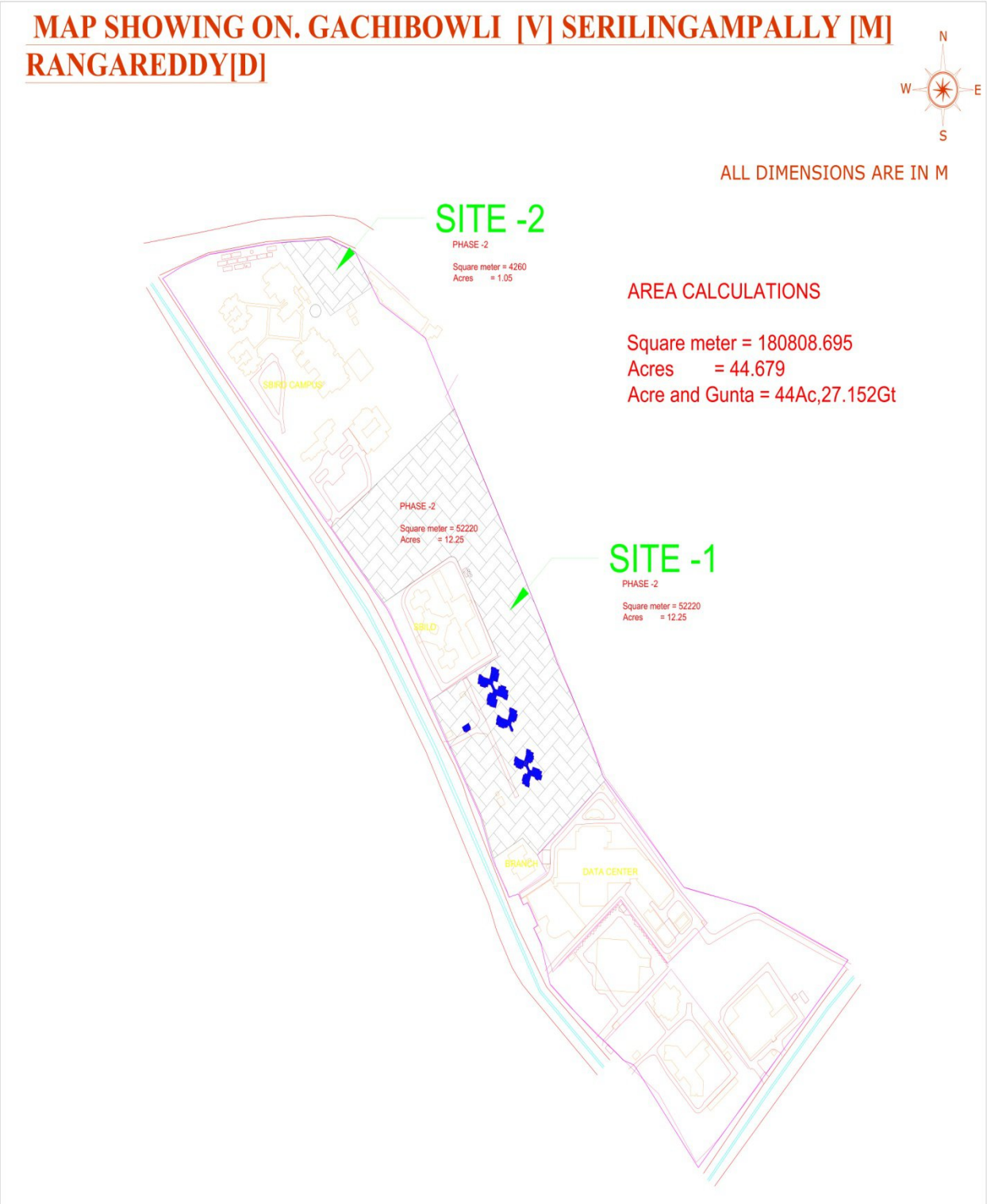
---------- DEPARTMENT.

WITNESS :(1)	WITNESS: (2)
NAME:	NAME:
ADDRESS:	ADDRESS

ANNEXURE – L

SCHEDULE

Sl. No.	Submission	Period
1.	Submission of sketch plan & preliminary estimates.	Within 6 (six) weeks from the date of receipt of instructions from the Bank.
2.	Submission of Detailed architectural & other drawings and estimates, complete in all respect for the project.	Within 6 (six) weeks from the date of receipt of approval of the Bank for sketch plan & preliminary estimates.
3.	Submission of Drawings and Draft tender documents complete in all respect for onboarding of the Main Contractor.	Within 4 (four) weeks from the date of receipt of Bank's approval of Detailed estimates.
4.	Submission of Architect's report on the various tenders.	Within 4 (four) weeks from the date of receipt of tenders from the Bank.
5.	Other drawings, etc., if any.	Within a reasonable time not more than 5 days for the smooth running of the work.

ANNEXURE – M

SITE LAYOUT