P&E/2026-27/Tender/44 dated 16.07.2026

**TENDER DOCUMENT**

**STATE BANK OF INDIA**
**LOCAL HEAD OFFICE, GUWAHATI**
**PREMISES & ESTATE DEPARTMENT**
**GUWAHATI, ASSAM.**

**INVITES ON-LINE TENDERS**

**THROUGH SBI E-TENDER PORTAL https://www.tenderwizard.com/SBIETENDER**

**SERVICE PROVIDER: M/S ANTARES SYSTEM LIMITED, BANGALORE**

| Sl. No. | Description | |
|---|---|---|
| **(a)** | Tender ID | **P&E/2026-27/Tender/44 dated 16.07.2026** |
| **(b)** | **Tender Name** | **Supply, Installation and Commissioning of Air Conditioner at Khonsa Branch, Arunachal Pradesh** |
| **(c)** | **Ending Date of Technical bid** | **21.07.2026 UP TO 02.00 PM** |
| **(d)** | **Estimated Cost** | **Rs.5.72 lakh** |

The Contractors who are in the list of approved empanelled contractors finalised in MAYB 2026 by SBI, Local Head Office, Guwahati (North Eastern Circle) for the 4(FOUR) categories of work i.e. Category- I, II, III IV V**( Work Value 0 Lakh and up to ₹100.0 Lakh)** under **AIR CONDITIONING INSTALLATION WORK** are only eligible to participate in this **E-Tender**.

Note: The Contractors should possess **valid digital signature** for participating in this E-tendering Process.

**ASSISTANT GENERAL MANAGER**
**Premises & Estate Department**
**3rd Floor, SBI Guwahati LHO Building,**
**P.O. Assam Sachivalaya,**
**Dispur-781006**

**P&E/2026-27/Tender/44 dated 16.07.2026**

**NOTICE INVITING TENDERS**

STATE BANK OF INDIA, LOCAL HEAD OFFICE, GUWAHATI (hereinafter referred to as **SBI**) invites Tenders from the Contractors/Vendors who are in the list of approved empanelled contractors/vendors as mentioned in attached Tender document.

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| 1. | Name & location of Work | : | **SUPPLY, INSTALLATION AND COMMISSIONING OF AIR CONDITIONER AT KHONSA BRANCH, ARUNACHAL PRADESH** |
| 2. | Availability of tender documents | : | Tender documents will be issued to the eligible contractors by the service provider **M/s. Antares Systems Limited and also can be** downloaded from the Bank's website www.sbi.co.in under section '**Procurement news**'. |
| 3. | Technical Bid | : | The following **Documents should be submitted** in the Technical Bid in ONLINE MODE i.e scan copies of the following documents to M/S ANTARES SYSTEM LIMITED on or **before 21.07.2026 up to 02:00 PM** :-<br>i) **Earnest Money Deposit (EMD) NIL,** If the vendor after being L1 backs out from the tender, the security deposit submitted for empanelment will be forfeited. Forfeiture of Security deposit for empanelment will ultimately lead to non participation of the vendor in the future tenders.<br>ii) **The Process Compliance Form as at Annexure-I:** duly filled, signed and stamped by the Bidder in company's letter head as token of acceptance of all the terms & conditions stipulated in this tender.<br>iii) **Page No-1 to 9 of NIT** duly signed and stamped by the contractor in each page.<br>The Bidder, who failed to submit any of the above mentioned documents, will be disqualified in Technical Bid and will not be allowed to participate in the Price Bid. Moreover, the conditional tenders are liable for rejection and will not be allowed to participate in e-Tendering Process. |
| 4. | Price Bid | : | **The Lowest Bidder will be finalized from the Price Bid submitted by the Contractors through on-line Price Bid** on Item rate system (The details of the tendering process are indicated in "**BUSINESS RULES FOR e-TENDERING". The Details of the events is as under:-** |

| | | | |
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| | | | i) Submission of **On-Line Price Bid**: on or 21.07.2026 **up to 02:00 PM**<br><br>Only the bidders who qualified in Technical Bid (***who have submitted all the relevant documents as per Sl. No 3***) will be eligible to participate in the Online Price Bid submission of this e-Tendering Process. The bidder should have valid digital signature for participation in e-Tendering Process. |
| 5. | Opening of Price Bid | : | **21.07.2026, 02:30 PM onward** after completion of the time of e-Tender. |
| 6. | Validity of Tenders | : | For a period of 90 days from the date of opening of Price Bid. |
| 7. | Initial security deposit (ISD) | : | 2% of the awarded value of work including EMD. |
| 8. | Retention money | | 5% of the awarded value of work. |
| 9. | Commencement of the work | | The date of commencement of the work will be reckoned as the date of handing over site or 15 days from the date of issue of Work Order of the tender whichever is later |
| 10. | Time allowed for completion | : | **25 days** from the date of handing over site or 30 **days** from the date of issue of work order letter whichever is later. |
| 11. | Deduction of Income Tax and GST | : | A) TDS onIncome Tax/GST will be deducted at source as per Govt. Guidelines.<br><br>B) The contractor should comply with the following;<br><br>i. Contractor should have GST Registration Number<br><br>ii. Invoice should specifically/separately disclose the amount of GST levied at applicable rate as per GST provision<br><br>iii. In case of Correction in the bills after scrutiny, contractor should submit fresh invoice for payment<br><br>iv. Contractor should timely file his GST return in accordance with GST provisions to enable the bank to claim the credit of GST paid to the contractor. |
| 12 | Performance Guarantee | | **If the L1 bidder quotes abnormally low (10% below the Total estimated cost prepared by SBI, theL1 bidder will be required to furnish a Performance Guarantee for an amount not less than** |

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| | | | **the difference amount of the estimated cost and accepted tendered amount valid for a period of 12 months from the date of signing the contract from a Scheduled Commercial Bank other than SBI or SBI STDR lien to the Asstt. General Manager(P&E), SBI, LHO, Guwahati or SBI Bank Draft in favour of Asstt. General Manager(P&E), SBI, LHO, Guwahati for an amount not less than the difference amount of the estimated cost and accepted tendered amount in addition to the Security Deposit amounting to 2% of the accepted tender amount, which will be released after virtual completion of the work.** |
| | | | |
| 13. | Terms & mode of payment | : | **i) No advance is payable.**<br><br>ii) After successful completion of entire work, 100% payment will be released against submission of GST invoice and work completion Certificate from the user deptt.<br><br>iii) Security deposit and statutory deductions will be made as applicable.<br><br>iv) The contractor should furnish details of the Bank, A/c no, IFSC code etc. |
| 14. | Liquidated Damages | : | If the bidder is not able to complete the work within the stipulated completion period as per terms of the tender, liquidated Damages will be imposed at the rate of 0.5% of the contract value per week subject to a maximum of 5% of the contract value. |
| 15. | Defects Liability Period | : | 12 Months (Twelve months) from the date of completion of the work and handing over to the Bank. |
| 16. | Contact details for any clarification | : | Premises & Estate Department<br>,3rd Floor, SBI, LHO Building, Guwahati,<br>Dispur-**781006,**<br>**Mobile No:** |
| 17. | Contact details for any e-Tender related queries | : | **Service provider** :<br>M/s. Antares Systems Limited,<br>Registered Office:#24, Sudha<br>Complex, 3rd Stage, 4th Block,<br>Bangalore – 560079, Karnataka.<br>Ph.:080-49352000/40482000<br>Fax:080-49352034 |

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| | | | Help Desk: 9073677150/9073677151/9073677152/033 46046611<br>Contact Persons:<br>(On working days 9AM to 6PM)<br><br>*1.Mr.KushalBose*<br>*Mobile No.:+917686913157*<br>*e-Mail:kushal.b@antaressystems.com*<br>You are requested to contract the agency for further guidance on e-tendering process |
| 18. | Any additional Information | : | The estimated rates as per the Break-up Of Quantities (BOQ) uploaded in this tender are inclusive of materials, labour, wages, fixtures, transportation, installation, all taxes &charges , cost of the insurances as specified in the tender, cost towards testing of materials supplied, wastages, Octroi, machinery, temporary works such as scaffolding, cleaning, overheads, profit, statutory expenses, incidental charges and all related expenses to complete the work. However, **GST on work contract will be extra as applicable.** |
| | **Notes:** | | |
| a) | All Bidders are informed that, price bidding for the work will be through e-tendering method. The bill of quantity of tender i.e**"Price Bid"** is to be submitted online on e-tendering portal. Work Order will be placed on the basis of closing L1 price by bidders in the "Price Bid. | | |
| b) | The Bidders are expected to examine all instructions, forms, terms and specifications in the tender documents. Failure to furnish all information required as per the Tender Documents or submission of bids not substantially responsive to the Tender Documents in every respect will be at the Bidders risk and shall result in rejection of the Tender. | | |
| c) | In case the date of submission of Technical Bid, Online Price Bid is declared as a holiday, the respective date will be considered on the next working day at the same time. The bidder, who is the authorized representative and participating on behalf of company/ Dealer/vendor, should have a valid digital signature certificate (DSC) for this tender. | | |
| d) | SBI reserves the right to cancel or postpone or modify the tenders at any stage without assigning any reason. | | |
| e) | The Bidders are strongly advised to visit the site before submitting their Price Bid to make the work complete in all respects within the stipulated completion time. | | |
| f) | Corrigendum: (If any) is to be followed as published in https://etender.sbi/ portal. | | |

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| | **(For and on behalf of State Bank of India)**<br><br>**Assistant General Manager**<br>**Premises & Estate Department**<br>**3rdFloor,A Block ,**<br>**Local Head Office,Guwahati** |

**BUSINESS RULES FOR e-TENDERING**

**Name of Work / Project:- SUPPLY, INSTALLATION AND COMMISSIONING OF AIR CONDITIONER AT KHONSA BRANCH, ARUNACHAL PRADESH**

| | |
|---|---|
| BUYER NAME | State Bank of India |
| E-TENDERING TO BE CONDUCTED BY | **Service provider** :<br>M/s. Antares Systems Limited,<br>Registered Office:#24, Sudha<br>Complex, 3rd Stage, 4th Block,<br>Bangalore – 560079, Karnataka.<br>Ph.:080-49352000/40482000<br>Fax:080-49352034<br><br>Help Desk: 9073677150/9073677151/9073677152/033 46046611<br>Contact Persons:<br>(On working days 9AM to 6PM)<br><br>*1.Mr.KushalBose*<br>*Mobile No.:+917686913157*<br>*e-Mail:kushal.b@antaressystems.com*<br>You are requested to contract the agency for further guidance on e-tendering process |
| **DATE & TIME OF ON-LINE PRICE BID** | i) Submission of **On-Line Price Bid** : **upto 21.07.2026 up to 02:00 PM.** |
| DOCUMENTS ATTACHED | i) Notice Inviting Tenders (NIT)<br>ii) Business rule for finalization of tender<br>iii) Terms& conditions of E-Tendering<br>iv) Process Compliance Statement (Annexure I)<br>v) TERMS & CONDITIONS OF THE CONTRACT<br>vi) SPECIAL CONDITIONS OF THE CONTRACT<br>vii) Bid Confirmation (Annexure –II)<br>viii) BOQ- Break-up-of Quantity (Annexure-III)<br>ix) installation work terms & conditions<br>xi) Contact Information. |

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**Type of On-line Price Bid :-**

The On-line Price Bid e-tendering will be conducted on the basis of "**Item Rate System**"by adopting the following broad process flow as under :-

1. For the proposed e-tendering process, already empanelled vendors for the said purpose who fulfill all terms and conditions including deposit of Earnest money amount only shall be eligible to participate.
2. SBI will engage the services of a service provider who will provide all necessary training and assistance before commencement of on line bidding on Internet.
3. SBI will inform the service provider to enable them to contact and get trained.
4. Business rules like event date, time, etc. also will be communicated through service provider for compliance.
5. Vendors have to e-mail the compliance form in the prescribed format (provided by service provider) before start of e-tendering process. Without this the vendor will not be eligible to participate in the event.
6. E-tendering process will be conducted on schedule date & time.
7. The lowest bidder has to e-mail the duly signed filled-in prescribed format as provided on case-to-case basis to SBI through service provider within 24 hours of completion of auction without fail.
8. Any variation between the on-line bid value and signed document will be considered as sabotaging the tender process and will invite disqualification of vender to conduct business with SBI as per prevailing procedure.

**Procedure of "E-TENDERING PROCESS" :-**

9. For the proposed e-Tendering Process, already empanelled vendors for the said purpose who qualified in Technical Bids only shall be eligible to participate.
10. SBI will engage the services of a service provider **M/s Antares Systems Limited** who will provide all necessary training and assistance before commencement of on line bidding on Internet.
11. SBI will inform the vendor in writing, the details of service provider to enable them to contact and get trained.
12. Business rules , tender details, event date, time etc. will be communicated through service provider for compliance in addition to uploading the same in Bank's website.

13. Bidders have to send the duly signed Process compliance form in the prescribed format (provided by service provider) , On-line Payment details for Tender Fee and Earnest Money Deposit within the stipulated date & Time as Technical Bid, failing which, the vendor/contractor will not be eligible to participate in the price bid event.
14. E-Tendering Process will be conducted on schedule date & time.
15. The lowest bidder has to send e-mail the duly signed filled-in prescribed formats as provided on case-to-case basis to SBI within 24 hours of completion of E-Tendering without fail.
16. Any variation between the on-line bid value and signed document will be considered as sabotaging the tender process and will invite disqualification of vender to conduct business with SBI as per prevailing procedure.

**Terms & Conditions of E-Tendering Process**

1. LOG IN NAME & PASSWORD: Each Bidder is assigned a Unique User Name & Password by M/S Antares Systems Limited. The Bidders are requested to change the Password after the receipt of initial Password from service provider . All bids made from the Login ID given to the bidder will be deemed to have been made by the bidder.

2. BIDS PLACED BY BIDDER: The bid of the bidder will be taken to be an offer to execute the work. Bids once made by the bidder cannot be cancelled. The bidder is bound to execute the work as mentioned above at the price that they bid. Should any bidder back out and not executed the work, SBI shall take action as appropriate.

3. E-TENDERING TYPE: a) Online Sealed Price Bid.

4. E-TENDERING WINNER: At the end of the Price Bid, who quoted the lowest Grand Total Price(L1 Price) as mentioned above in "**Type of On-line Price Bid** will be the winner.

5. GENERAL TERMS & CONDITIONS: Bidders are required to read the "Terms and Conditions" section of the e-Tendering site using the Login Ids and passwords given to them.

6. OTHER TERMS & CONDITIONS:

- The Bidder shall not involve himself or any of his representatives in Price manipulation of any kind directly or indirectly by communicating with other bidders.
- The Bidder shall not divulge either his Bids or any other exclusive details of SBI to any other party.
- SBI's decision on award of Contract shall be final and binding on all the Bidders.
- SBI along with M/S Antares Systems Limited can decide to extend, reschedule or cancel any E-Tender. Any changes made by SBI and / or M/S Antares Systems Limited, after the first posting will have to be accepted if the Bidder continues to access the site after that time.
- M/S Antares Systems Limited shall not have any liability to Bidders for any interruption or delay in access to the site irrespective of the cause.

- M/S Antares Systems Limited is not responsible for any damages, including consequential damages, including but not limited to systems problems, inability to use the system, loss of electronic information etc.

N.B

- **All the bidders are requested to ensure that they have a valid digital signature certificate well in advance to participate in the online event.**

**Process Compliance Form** **Annexure- I**

(The bidders are required to print this on their company's letter head and sign, stamp and send the scanned copy to Premises & Estate Department, LHO Guwahati through e-mail)

**To,**

**M/s. Antares Systems Limited,**

**Registered Office: #24, Sudha Complex,**

**3rd Stage, 4th Block, Bangalore – 560079, Karnataka.**

**e-Mail: kushal.b@antaressystems.com**

**Sub: Agreement to the Process related Terms and Conditions for the e-Tender for SUPPLY, INSTALLATION AND COMMISSIONING OF AIR CONDITIONER AT KHONSA BRANCH, ARUNACHAL PRADESH**

Dear Sir,

This has reference to the Terms & Conditions for" e-Tendering

This letter is to confirm that:

1. The undersigned is authorized representative of the company.
2. We have studied the all the terms & conditions specified in the tender, Commercial Terms and the Business rules governing the e-Tendering Process and the RFP as mentioned in your letter and confirm our agreement to them.
3. We also confirm that we have taken the training on the E-Tendering tool and have understood the functionality of the same thoroughly.
4. We confirm that SBI and service provider shall not be liable & responsible in any manner whatsoever for my/our failure to access & bid on the e-Tendering platform due to loss of internet connectivity, electricity failure, virus attack, problems with the PC, any other unforeseen circumstances etc. before or during the E-Tendering event.
5. I/we have understood the urgency and important of project.
6. We also confirm that we will send the e-mail the price confirmation of our quoted price as per Annexure II and the format as requested by SBI/ service provider.
7. We, hereby confirm that we will honour the Bids placed by us during the e-Tendering process.
8. We, hereby confirm that we have enough man power to execute the work in stipulated time.
9. **I/We have inspected the site of works and have made me/us fully acquainted with the local conditions in and around the sites of works. I/We hereby declare that I/We have gone through the conditions laid down in the Notice Inviting Tender, General Conditions of Contract, Special Conditions of Contract, Technical Specifications and understood the same and on the basis of the same I/We will quote our price in the E-Tendering.**
10. **We, hereby confirm that, if I/we fail to complete the work in stipulated time Bank may take appropriate action against my/our firm as per the tender terms and condition.**

**With regards**

**Signature with company seal**
**Date:**
**Name:**
**Company / Organization:**
**Designation within Company / Organization:**
**Address of Company / Organization:**
**E Mail –ID**

TERMS & CONDITIONS OF THE CONTRACT

**GENERAL INSTRUCTIONS TO THE BIDDERS**

**1.0 Scope of Work**
Tenders are invited by State Bank of India for the captioned work.

**1.1 Site and Its Location**: The proposed work is to be carried out at captioned site.

**2.0 Tender Documents**

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

a) General Conditions of Contract
b) Special Conditions of Contract
c) Technical Specifications
d) Drawings
e) 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) Drawings
c) Technical Specifications
d) Special Conditions of Contract
e) General Conditions of Contract

2.3 The tender documents are not transferable.

**3.0 Site Visit**
The Bidder must obtain himself on his own responsibility and his own expenses all information and data which may be required for the purpose of filling this tender document and enter into a contract for the satisfactory performance of the work. The Bidder is requested satisfy himself regarding the availability of water, power, transport and communication facilities, the character quality and quantity of the materials, labour, the law and order situation, climatic conditions local authorities requirement, traffic regulations etc; The Bidder will be fully responsible for considering the financial effect of any or all the factors while submitting his tender.

**4.0 Earnest MoneyDeposit(EMD) :-**

4.1 The Bidder are requested to submit the Earnest Money AS SPECIFIEDto be deposited to A/C No. 10242804581 (SBI, LHO, PREMISES & ESTATE Department Misc. Deposit account) maintained at SBI, Dispur Branch (IFSC code-SBIN0003030).

4.2 No interest will be paid on the EMD.

4.3 EMD of unsuccessful Bidders will be refunded within 30 days of award of Contract on submission of details of Bank Account by the bidders.

4.4 EMD of successful Bidder will be retained as a part of security deposit.

4.5 The EMD shall stand absolutely forfeited if the Bidder revokes his tender at any time during the period when he is required to keep his tender open acceptance by the SBI or after it is accepted by the SBI, the contractor

fails to enter into a formal agreement or fails to pay the initial security deposit as stipulated or fails to commence the work within the stipulated time.

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

The successful Bidder will have to submit a sum equivalent to 2% of contract value less EMD to be deposited to A/C No. 10242804581 (SBI, LHO, PREMISES & ESTATE Department Misc. Deposit account) maintained at SBI, Dispur Branch (IFSC code-SBIN0003030) through SBI Bank draft or Bankers Cheque in favour of The Assistant General Manager(premises & Estate) within a period of 15 days of acceptance of tender.

**6.0 Security Deposit :-**

6.1 Total security deposit shall be 5% of contract value. Out of this 2% of contract value is in the form of initial security deposit, which includes the EMD. Balance 3% shall be deducted from the running account bill of the work at the rate of 10% of the respective running account bill i.e. deduction from each running bill account will be 10% till total 3% of contract value is reached. 50% of the total security shall be paid to the contractors without interest on the basis of certifying the virtual completion. The balance 50% would be paid to the contractors without interest within 15 days after the end of the defect liability period provided the contractor has satisfactorily attended to all defects in accordance with the conditions of contract including site clearance

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

**7.0 Signing of Contract Documents**

The successful Bidder shall be bound to implement the contract by signing an agreement and conditions of contract (draft agreement attached herewith) within 7 days from the receipt of intimation of acceptance of his tender by SBI. However, the written acceptance of the tender by the Bank will constitute a binding agreement between SBI and successful Bidder whether such formal agreement is subsequently entered into or not.

**8.0 Completion Period**

Time is essence of the contract. The work should be completed in all respects in accordance with the terms of contract within a period of 10 **days** from the date of handing over site or 15 **days** from the date of issue of work order whichever is later.

**9.0 Validity of Tender**

Tenders shall remain valid and open for acceptance for a period of three months from the date of E-Tendering Process. If the Bidder withdraws his/her offer during the validity period or makes modifications in his/her original offer which are not acceptable to the Bank without prejudice to any other right or remedy the Bank shall be at liberty to forfeit the EMD.

**10.0 Liquidated Damages**

The liquidated damages shall be 0.5% of the accepted tendered cost per week for the delayed period subject to a maximum of 5% of contract value.

**11.0 Tendered Rates and Prices**

11.1 The Bidders shall quote their rates for individual items through online submission in the Price Bid as per the attached BOQ of this tender. The rate quoted shall be firm and shall include all costs of labour, material, allowances, taxes if any (other than GST) as may be applicable. No extra claims/PVA by any means due to increase rates etc. will be entertained. Bank will only pay GST in addition to quoted rates.

11.2 Rates as bid in the "Price Bid" will be the basis of final order placement.

P&E/2026-27/Tender/44 dated 16.07.2026

**Form of Tender**

**To**
**The Asstt. General Manager(P&E),**
**PREMISES & ESTATE DEPARTMENT**
**3rd Floor, SBI Guwahati LHO Building,**
**P.O. Assam Sachivalaya,**
**Dispur-781006.**

Dear Sir,

**Re: SUPPLY, INSTALLATION AND COMMISSIONING OF AIR CONDITIONER AT KHONSA BRANCH, ARUNACHAL PRADESH**

1. I/We refer to the tender notice issued by the Bank for above workat CAPTIONED SITE in connection with the above.
2. I/We do hereby offer to perform, provide, execute, complete and maintain the works in conformity with the drawings, conditions of contract, specifications, percentage offered price in the bill of quantities applicable for all the items uniformly.

3. I/We have satisfied myself/ourselves as to the site conditions, examined the drawings and all aspects of the tender conditions. Subject to above, I/We do hereby agree, should this tender be accepted in whole or in part, to:

a) Abide by and fulfil all the terms and provisions of the said conditions annexed hereto.

b) Complete the works within45days from the date of handing over the site as stipulated in two or three shifts if considered necessary by the Bank/Consultant at no extra cost to the Bank.

4. I/We have deposited the Earnest money deposit in the specified A/Cs and also submitted Process Compliance form confirming our acceptance of all the tender terms & conditions stipulated in the tender. I/We note, the Earnest Money Deposit will not bear any interest and is liable for forfeiture:

i) If our offer is withdrawn within the validity period of acceptance.
Or
ii) If the Contract is not executed within 60 days from the date of receipt of the letter of acceptance.
Or
iii) If the work is not commenced within 10 days after issue of work order or handing over of site whichever is later.

5. I/We understand that you are not bound to accept the lowest or any tender you receive.

6. Name of Partners/Directors of our Firm :

i)
ii)
iii)

Yours faithfully

Signature:
Designation:

Name of Partner/Director of the firm authorized to Sign or Name of person having power of attorney to sign the contract (Certified true copy of Power of Attorney should be attached)

Signature and address of witness

a) Signature:
Name:
Address:
b) Signature:
Name:

Address:

**SAMPLE OF ARTICLES OF AGREEMENT**

ARTICLES OF AGREEMENT made the……day of …….. between the State Bank of India, a Corporation constitute under the State Bank of India Act, 1955 and having its LHO at Dispur, Guwahati and many other places (hereinafter referred to as "the OWNER").

AND M/s……..……having its registered office at ……(hereinafter referred to as the 'Contractor' of the OTHER PART.

WHEREAS the Owner is desirous of executing ……work at…….. (hereinafter called the 'works')

AND WHEREAS the owner has caused the plans, drawings and specifications, price schedule of quantities of the work to be executed at the SBI …….. as per conditions of the contract and special conditions prepared subject to which the offer of the Contractor shall be accepted.

AND WHEREAS the Contractor has deposited with the owner Rupees…… as security deposit for the due performance of the agreement AND WHEREAS the Owner issued work order therefore to the contractor.

AND WHEREAS said drawings……..inclusive of the specifications, priced schedule of quantities, condition of contract and special conditions (hereinafter collectively referred to as the said condition) have been signed by the parties hereto and the contractor has agreed to execute the works upon and subject to the said conditions.

Agreed to execute upon and subject to the conditions set forth herein and Schedule of Items and quantities general conditions of contract, Specification and all correspondences exchanged by or between the parties from the submission of tender till the award of work, both letter inclusive, (all of which are collectively hereinafter referred to as "the said condition") the work shown upon the said drawings and/ or described in the said specification and included in the schedule of items and quantities at the respective rates therein at of such other sum as shall become payable there under (Hereinafter referred to as "the said contract amount").

NOW IT IS HEREBY AGREED AS FOLLOWS:

1. In consideration of the payment to be made to the contractor as hereinafter provided the contractor shall upon and subject to the said conditions executed the completed the works shown upon the said drawings etc. and such further detailed drawings as may be furnished to the contractor by the said owner through the Architect(if engaged) as described in the said specifications and the said priced schedule of quantities.
2. The owner will pay to the contractor the sum of Rs……(Rupees…… ……. ), hereinafter call the contract sum or such other sum as shall become payable

hereunder at the times and in the manner specified in the said condition. However, the actual sum will be paid on the actual value of work done, irrespective of the contract sum.

3. The plans, agreement and documents above mentioned shall form the basis of this contract and all disputes to be decided in the manner prescribed in the conditions attached hereto.

4. The said contract comprises the interior and furniture..... works as above mentioned, and shall subsidiary works connected therewith within the same site as may be ordered to be done from time to time by the said Owner even through said works may not be shown on the drawings or described in the said specifications or the priced schedule of quantities.

5. Notwithstanding what are stated in the special condition, conditions, of contract and hereinafter stated the owner reserves to himself the right to alter the drawings and nature of the work and of adding to or omitting any items of works from or of having portions of the same carried out departmentally or otherwise and such alternations or variations shall be carried out without prejudice to this contact.

6. The said condition shall be read and be treated as forming part of this Agreement, and the parties hereto will respectively be bound thereby and to abide by and submit themselves to the conditions and perform the same on their part to be respectively observed and preferred.

7. Any dispute arising under this Agreement shall be referred to the arbitration of a sole arbitrator appointed with consent of the Owner and the contractor as indicated in the Article of the general conditions. The award of the arbitrator shall be final and binding on both parties.

IN WITNESS WHEREOF, the parties hereto have executed these presents the day and year first hereinabove written

| WITNESS | EXECUTANTS |
|---|---|
| 1. | 1. OWNER |
| 2. | 2. CONTRACTOR |
| | Common Seal |

In case of the company, the common seal be affixed pursuant to resolution of Board of Directors in accordance with Articles of Association of the Company the director etc. as the case may be affixing common seal may be initial in token thereof and also by putting their names.

## GENERAL CONDITIONS OF CONTRACT

**1.0 Definitions**

"Contract" means the documents forming the tender and the acceptance thereof and the formal agreement executed between State Bank of India (Client) and the contractor, together with the documents referred therein including these conditions, the specifications, designs, drawings 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.

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

1.2 "Employer" shall mean State Bank of India (client) having its Corporate Centre at State Bank Bhavan, Madame Cama Road, Mumbai 400 021 and includes the client's representatives, successors and assigns.

1.3 'The Contractor' shall mean thename of the contractor undertaking the works and shall include legal personal representative of such individual or the composing the firm or company and the permitted assignees of such individual or firms of company.

1.4 The expression 'works' or 'work' shall mean the permanent or temporary work described in the 'Scope of Work" and/or to be executed in accordance with the contract and includes materials, apparatus, equipment, temporary supports, fittings and things of all kinds to be provided, the obligations of the contractor hereunder and work to be done by the contractor under the contract.

1.5 'Engineer' shall mean the representative of the SBI.

1.6 'Drawings' shall mean the drawings prepared by the employer and issued by the Engineer and referred to in the specifications and any modifications of such drawings as may be issued by the Engineer from time to time '

1.7 'Contract value' shall mean the value of the entire work as stipulated in the letter of acceptance of tender subject to such additions thereto or deductions there from as may be made under the provision herein after contained.

1.8 'Specifications' shall mean the specifications referred to in the tender and any modifications thereof as may time to time be furnished or approved by the employer.

1.9 "Month" means calendar month.

1.10"Week" means seven consecutive days.

1.11"Day" means a calendar day beginning and ending at 00 Hrs and 24 hrs respectively.

**2.0 Language**

The language in which the contract documents shall be drawn shall be in English. All communications by employer & Contractor will be in English

**3.0 Errors, Omissions and Discrepancies**

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

i) Between scaled and written dimension (or description) on a drawing, the latter shall be adopted.

ii) Between the written or shown description or dimensions in the drawings and the corresponding one in the specification the former shall be taken as correct.

iii) Between written description of the item in the specifications and descriptions in bills of quantities of the same item, the latter shall be adopted.

iv) In case of difference between rates written in figures and words, the rate in words shall prevail.

v) Between the duplicate/subsequent copies of the tender, the original tender shall be taken as correct.

**4.0 Scope of Work**

The contractor shall carry out, complete and maintain the said work in every respect strictly in accordance with this contract and with the directions of and to the satisfaction of the Employer

**5.0 Letter of Acceptance**

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

**5.1 Contract Agreement:** On receipt of intimation of the acceptance of tender from the Employer the successful Bidder shall be bound to implement the contract and within seven days thereof he shall sign an agreement in a non judicial stamp paper of appropriate value.

**6.0 Ownership of drawings:**

All drawings, specifications and copies thereof furnished by Architects/ Consultants(if engaged) are the properties of the SBI. They are not to be used on other work.

**6.1 Detailed drawings and instructions:** The Architects/ Consultants(if engaged) shall furnish with responsible promptness additional instructions by means of drawings or otherwise necessary for the proper execution of the work. All such drawings and instructions shall be consistent with the contract documents, true developments thereof and reasonably inferable there from.

The work shall be executed in conformity therewith and the contractor is to prepare a detailed program schedule including therein the date of start and completion of various activities on receipt of the work order and submit the same to SBIthrough the Architect/ Consultant(if engaged).

**7.0 Copies of Agreement**

Two copies of agreement/tender document duly signed by both the parties with the drawings shall be handed over to the contractors.

**8.0 Liquidated Damages**

If the contractor fails to complete the work and clear the site including vacating their office on or before the contracted or extended date or completion without justification in support of the cause of delay, he may be called upon without prejudice to any other right of remedy available under the law to the SBI on account of such breach to pay a liquidated damages at the rate of 0.5% of the contract value per week for the delayed period, subject to a maximum of 5% of the contract value.

**9.0 Materials, Appliances and Employees**

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

**10.0 Permits, Laws and Regulations**

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

**11.0 Setting out Work**

The contractor shall set out the work and shall be responsible for the true and perfect setting out of the same and for the correctness of the positions, levels, dimensions, and alignment of all parts thereof and get it approved by the bank before proceeding with the work. If at any time any error in this respect shall appear during the progress of the works, irrespective of the fact that the layout had been approved by the bank the contractor shall be responsible for the same and shall at his own expenses rectify such error, if so, required to satisfaction of the SBI.

**12.0 Protection of works and property**

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

He shall take adequate care and steps for protection of the adjacent properties. The contractor shall take all precautions for safety and protections of his employees on the work and shall comply with all applicable provisions of Govt. and local bodies safety laws and building codes to prevent accidents, or injuries to persons or property on, about or adjacent to his place of work. The contractor shall take insurance covers as per clause 25.0 at his own cost. The policy may be taken in joint names of the contractor and the SBI and the original policy may be lodged with the SBI.

**13.0 Inspection of work:**

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

**14.0 Assignment and subletting**

The whole of work included in the contract shall be executed by the contractor and he shall not directly entrust and engage or indirectly transfer assign or underlet the contract or any part or share thereof or interest therein without the written consent of the Employer and no undertaking shall relieve the contractor from the responsibility of the contractor from active superintendence of the work during its progress.

**15.0 Quality of Materials, Workmanship & Test**

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

**i) Samples:** All samples of adequate number, size, shades & pattern as per specifications shall be supplied by the contractor without any extra charges. If certain items proposed to be used are of such nature the samples cannot be presented or prepared at the site detailed literature/ test certificate of the same shall be provided to the satisfaction of the Architect/consultant. Before submitting the sample/literature the contractor shall satisfy himself that the material/ equipment for which he is submitting the sample/ literature meet with the requirement of tender satisfaction. Only when the samples are approved in writing by the Architect/consultant the contractor shall proceed with the procurement and installation of the particular material/equipment. The approved samples shall be sign by the Architect/ consultant for identification and shall be kept on record at site office until the completion of the work for inspection/ comparison at any time. The Architect/consultant shall

take reasonable time to approve the sample. Any delay that might occur in approving the samples for reasons of its not meeting the specifications or other discrepancies inadequacy in furnishing samples of best qualities from various manufacturers and such other aspects causing delay on the approval of the materials/ equipment etc. shall be to the account of the contractor.

**ii) Cost of tests:**Test provided for in the specifications or BOQ :

a) The cost of making any test shall be borne by the contractor

b) Test not provided for in the Specifications of BOQ :If any test is ordered by the Architect/ consultant /SBI which is either to be carried out by an independent person at any place other than the site or the place of manufacture or fabrication of the materials tested or any Government/ approved labouratory, then the cost of such test shall be borne by the contractor.

**16.0 Obtaining Information related to execution of work**

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

**17.0 Contractor's superintendence**

The contractor shall give necessary personal superintendence during the execution of the works and as long, thereafter, as the Employer may consider necessary until the expiry of the defects liability period, stated hereto.

**18.0 Quantities**

**i)** The bill of quantities (BOQ) unless or otherwise stated shall be deemed to have been prepared in accordance with the Indian Standard Method of Measurements and quantities. The rate quoted shall remain valid for variation of quantity against individual item to any extent subject to maximum variation of the contract value by 25%. The entire amount paid under Clause 20 hereof as well as amounts of prime cost and provisional sums, if any, shall be excluded.

**ii)** Variation exceeding 25%: The items of work executed in relation to variation exceeding 25% shall be paid on the basis of provisions of clause 21(e) hereof.

**19.0 Works to be measured**

The Employer may from time to time intimate to the contractor that he required the work to be measured and the contractor shall forthwith attend or send a qualified representative to assist the Employer in taking such measurements and calculation and to furnish all particulars or to give all assistance required by any of them. The representative of the Employer shall take joint measurements with the contractor's representative and the measurements shall be entered in the measurement book. The contractor or his authorized representative shall sign all the pages of the measurement book in which the measurements have been recorded in token of his acceptance. All authorized extra work, omissions and all variations made shall be included in such measurements.

**20.0 Variations**

No alteration, omission or variation ordered in writing by the Employer shall vitiate the contract. In case the Employer thinks proper at any time during the progress of works to make any alteration in, or additions to or omission from the works or any alteration in the kind or quality of the materials to be used therein, the Employer shall give notice thereof in writing to the contractor or shall confirm in writing within seven days of giving such oral instructions the contractor shall alter to, add to, or omit from as the case may be in accordance with such notice but the contractor shall not do any work extra to or make any alteration or additions to or omissions from the works or any deviation from any of the provisions of the contract, stipulations, specifications or contract

drawings without previous consent in writing of the Employer and the value of such extras, alterations, additions or omissions shall in all cases be determined by the Employer and the same shall be added to or deducted from the contract value, as the case may be.

**21.0 Valuation of Variations**

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

a)

i) The net rates or prices in the contract shall determine the valuation of the extra work where such extra work is of similar character and executed under similar conditions as the work priced herein.

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

b) The net prices of the original tender shall determine the value of the items omitted, provided if omissions do not vary the conditions under which any remaining items of works are carried out, otherwise the prices for the same shall be valued under sub clause (c) hereunder.

c) Where the extra works are not of similar character and/or executed under similar conditions as aforesaid or where the omissions vary the conditions under which any remaining items or works are carried out, then the contractor shall within 7 days of the receipt of the letter of acceptance inform the Employer of the rate which he intends to charge for such items of work, duly supported by analysis of the rate or rates claimed and the Employer shall fix such rate or prices as in the circumstances in his opinion are reasonable and proper, based on the market rate.

d) Where extra work cannot be properly measured or valued the contractor shall be allowed day work prices at the net rates stated in the tender of the BOQ or, if not, so stated then in accordance with the local day work rates and wages for the district; provided that in either case, vouchers specifying the daily time (and if required by the Employer) the workman's name and materials employed be delivered for verifications to the Employer at or before the end of the week following that in which the work has been executed.

e) It is further clarified that for all such authorized extra items where rates cannot be derived from the tender, the contractor shall submit rates duly supported by rate analysis worked on the "market rate basis" for material, labour, hire/running charges of equipment and wastages etc plus 15% towards establishment charges, contractor's overheads and profit. Such items shall not be eligible for escalation.

**22.0 Final Measurement**

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

**23.0 Virtual Completion Certificate (VCC)**

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

a) Clear the site of all scaffolding, wiring, pipes, surplus materials, contractor's labour, equipment and machinery.

b) Demolish, dismantle and remove the contractor's site office, temporary works, structures including labour sheds/camps and constructions and other items and things whatsoever brought upon or

erected at the site or any land allotted to the contractor by the SBI and not incorporated in the permanent works.

c) Remove all rubbish, debris etc from the site and the land allotted to the contractor by the Employer and shall clear, level and dress, compact the site as required by the Employer.

d) Shall put the Employer in undisputed custody and possession of the site and all land allotted by the Employer.

e) Shall hand over the work in a peaceful manner to the Employer.

f) All defects/imperfections have been attended and rectified as pointed out by the Employer to the full satisfaction of Employer.

**23.1** Upon the satisfactory fulfilment by the contractor as stated above, the contractor shall be entitled to apply to the Employer for the certificate. If the Employer is satisfied of the completion of the work, relative to which the completion certificate has been sought, the Employer shall within fourteen (14) days of the receipt of the application for virtual completion certificate, issue a VCC in respect of the work for which the VCC has been applied.

**23.2** This issuance of a VCC shall be without prejudice to the SBI's rights and contractor's liabilities under the contract including the contractor's liability for defects liability period nor shall the issuance of VCC in respect of the works or work at any site be construed as a waiver of any right or claim of the SBI against the contractor in respect of works or work at the site and in respect of which the VCC has been issued.

**24.0 Work by other agencies**

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

**25.0 Insurance of Works**

Contractor will have to obtain the following insurance covers for the full tenure of the work to cover risks detailed in the following pares/clauses:

i) Contractor's All Risk Policy including third party compensation as detailed below.

ii) Workmen Compensation Policy.

**25.1** Without limiting his obligations and responsibilities under the contract the contractor shall insure in the joint names of the Employer and the contractor against all loss or damages from whatever cause arising other than the excepted risks, for which he is responsible under the terms of contract and in such a manner that the Employer and contractor are covered for the period stipulated in clause 28 of GCC and are also covered during the period of maintenance for loss or damage arising from a cause, occurring prior to the commencement of the period of maintenance and for any loss or damage occasioned by the contractor in the course of any operations carried out by him for the purpose of complying with his obligations under clause.

a) The works for the time being executed to the estimated current Contract value thereof, or such additional sum as may be specified together with the materials for incorporation in the works at their replacement value.

b) The constructional plant and other things brought on to the site by the contractor to the replacement value of such constructional plant and other things.

c) Such insurance shall be effected with an insurer and in terms approved by the Employer which approval shall not be unreasonably withheld and the contractor shall whenever required produce to the Employer the policy of insurance and the receipts for payment of the current premiums

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

a) The permanent use or occupation of land by or any part thereof.

b) The right of Employer to execute the works or any part thereof, on, over, under, in or through any lands.

c) Injuries or damages to persons or properties which are unavoidable result of the execution or maintenance of the works in accordance with the contract.

d) Injuries or damage to persons or property resulting from any act or neglect of the Employer, their agents, employees or other contractors not being employed by the contractor or in respect of any claims, proceedings, damages, costs, charges and expenses in respect thereof or in relation thereto or where the injury or damage was contributed to by the contractor, his servants or agents such part of the compensation as may be just and equitable having regard to the extent of the responsibility of the Employer , their employees, or agents or other employees, or agents or other contractors for the damage or injury.

**25.3 Contractor to indemnify Employer:** The contractor shall indemnify the Employer against all claims, proceedings, damages, costs, charges and expenses in respect of the matters referred to in the provision sub-clause of this clause.

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

**25.5 Third Party Insurance**

**25.5.1** Before commencing the execution of the work the contractor but without limiting his obligations and responsibilities under clause 26.0 of GCC shall insure against his liability for any material or physical damage, loss, or injury which may occur to any property including that of SBI, or to any person, including any employee of the SBI, by or arising out of the execution of the works or in the carrying out of the contract, otherwise than due to the matters referred to in the provision to clause 26.0 thereof.

**25.5.2 Minimum Amount of Third Party Insurance**

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

**25.5.3** The minimum insurance cover for physical property, injury, and death is Rs.5.0 lacs per occurrence with the number of occurrences limited to four. After each occurrence contractor will pay additional premium necessary to make insurance valid for four occurrences always.

**25.6 Accident or Injury to Workmen**

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

**25.6.2. Insurance against accidents etc to workmen:** The contractor shall insure against such liability with an insurer approved by the Employer during the whole of the time any person employed by him on the works and shall, when required, produce to the Employer such policy of insurance and receipt for payment of the current premium. Provided always that, in respect of any persons employed by any sub-contractor the contractor's obligation to insure as aforesaid under this sub-clause shall be satisfied if the sub contractor shall have insured against the liability in respect of such persons in such manner that Employer is indemnified under the policy but the contractor shall require such sub-contractor to produce to the Employer when required such policy of insurance and the receipt for the payment of the current premium.

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

**25.6.4.** Without prejudice to the other rights of the Employer against contractors, in respect of such default, the employer shall be entitled to deduct from any sums payable to the contractor the amount of any damages costs, charges, and other expenses paid by the Employer and which are payable by the contractors under this clause. The contractor shall upon settlement by the insurer of any claim made against the insurer pursuant to a policy taken under this clause, proceed with due diligence to rebuild or repair the works destroyed or damaged. In this event all the monies received from the insurer in respect of such damage shall be paid to the contractor and the contractor shall not be entitled to any further payment in respect of the expenditure incurred for rebuilding or repairing of the materials or goods destroyed or damaged.

**26.0 Commencement of Works**

The date of commencement of the work will be reckoned as the recorded date of handing over site or 10 days from the date of issue of letter of acceptance of the tender by the Employer whichever is later.

**27.0 Time for completion**

Time is the essence of the contract and shall be strictly observed by the contractor. The entire work shall be completed within a period of 2**5 days** from the date of handing over the site or 30 days from the date of issue of the work order, whichever is later. If required in the contract or as directed by the Employer, the contractor shall complete certain portions of work before completion of the entire work. However the completion date shall be reckoned as the date by which the whole work is completed as per the terms of the contract.

**28.0 Extension of Time**

If, in the opinion of the Employer, the work be delayed for reasons beyond the control of the contractor, Bank to grant a fair and reasonable extension of time for completion of work as per the terms of contract. If the contractor needs an extension of time for the completion of work or if the completion of work is likely to be

delayed for any reasons beyond the due date of completion as stipulated in the contract, the contractor shall apply to the Employer in writing immediately and while applying for extension of time he shall furnish the reasons in detail and his justification if any, for the delays. While granting extension of time the contractor shall be informed the period extended time which will qualify for levy of liquidated damages. For the balance period in excess of original stipulated period and duly sanctioned extension of time by the Employer the provision of liquidated damages as stated under clause 8 of GCC shall become applicable.

**29.0 Rate of progress**

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

**30.0 Work during night and holidays**

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

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

**31.0 No compensation for restrictions of work**

If at any time after acceptance of the tender SBI shall decide to abandon or reduce the scope of work for any reason whatsoever and hence not required the whole or any work to be carried out. The Architect/consultant shall give notice in writing to that effect to the contractor and the contractor shall act accordingly. In the matter, the Contractor shall have no claim to any payment of compensation or otherwise 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.

Provided that the contractor shall be paid the charges on the cartage only of materials actually and bonafide brought to the site of the work by the contractor and rendered surplus as a result of the abandonment, curtailment of the work or any portion thereof and then taken back by the contractor, provided however that the Architect/ Consultant shall have in such cases the option of taking over all or any such materials at their purchase price or a local current rate whichever is less.

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

**32.0 Suspension of work**

i)The contractor shall, on receipt of the order in writing of the SBI (whose decision shall be final and binding on the contractor) suspend the progress of works or any part thereof for such time and in such manner as SBI may consider necessary so as not cause any damage or injury to the work already done or endanger the safety thereof for any of following reasons.

a) On account any default on the part of the contractor, or
b) For proper execution of the works or part thereof for reasons other than the default of the contractor, or
c) For safety of the works or part thereof.

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

ii) If the suspension is ordered for reasons (b) and (c) in sub-para (i) above:

The contractor shall be entitled to an extension of time equal to the period of every such suspension. No compensation whatsoever shall be paid on this account.

**33.0 Action when the whole security deposit is forfeited**

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

a) To rescind the contract (of which rescission notice in writing to the contractor by the Employer shall be conclusive evidence) and in which case the security deposit of the contractor shall be forfeited and be absolutely at the disposal of Employee.

b) To employ labour paid by the Employer and to supply materials to carry out the work, or any part of the work, debiting the contractor with the cost of the labour and materials (the cost of such labour and materials as worked out by the Employer shall be final and conclusive against the contractor) and crediting him with the value of the work done, in all respects in the same manner and at the same manner and at the same rates as if it had been carried out by the contractor under the terms of this contract the certificate of Employer as to the value of work done shall be final and conclusive against the contractor.

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

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

**34.0 Bank's Right to Terminate the Contract**

If the contractor being an individual or a firm commit any 'Act of Insolvency' or shall be adjusted an insolvent or being an incorporated company shall have an order for compulsory winding up voluntarily or subject to the supervision of Govt and of the Official Assignee of the liquidator in such acts of insolvency or winding up shall be unable within seven days after notice to him to do so, to show to the reasonable satisfaction of the Employer that he is able to carry out and fulfil the contract, and to give security therefore if so required by the Employer.

Or if the contractor (whether an individual firm or incorporated Company) shall suffer execution to be issued or shall suffer any payment under this contract to be attached by or on behalf of any of the creditors of the contractor.

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

a) Has abandoned the contract; or

b) Has failed to commence the works, or has without any lawful excuse under these conditions suspended the progress of the works for 14 days after receiving from the Employer written notice to proceed, or

c) Has failed to proceed with the works with such diligence and failed to make such due progress as would enable the works to be completed within the time agreed upon, or has failed to remove the materials from the site or to pull down and replace work within seven days after written notice from the Employer that the said materials were condemned and rejected by the Employer under these conditions; or has neglected or failed persistently to observe and perform all or any of the acts, matters or things by this contract to be observed and performed by the contractor for seven days after written notice shall have been given to the contractor to observe or perform the same or has to the detriment of good workmanship or in defiance of the Employer instructions to the contrary subject any part of the contract. Then and in any of said cases the Employer may not withstanding any previous waiver, after giving seven days notice in writing to the contractor, determine the contract, but without thereby affecting the powers of the Employer or the obligation and liabilities of the contractor the whole of which shall continue in force as fully as if the contract had not been so determined and as if the works subsequently had been executed by or on behalf of the contractor. And, further the Employer, their agents or employees may enter upon and take possession of the work and all plants, tools, scaffoldings, materials, sheds, machineries lying upon the premises or on the adjoining lands or roads, use the same by means of their own employees or workmen in carrying on and completing the work or by engaging any other contractors or persons to complete the work and the contractor shall not in any was interrupt or do any act, matter or thing to prevent or hinder such other contractor or other persons employed for completing and finishing or using the materials and plant for the works.
When the works shall be completed or as soon thereafter as convenient the Employer shall give a notice in writing to the contractor to remove his surplus materials and plants and should the contractor fail to do so within 14 days after receipt thereof by him the Employer sell the same by public auction after due publication and shall adjust the amount realized by such auction. The contractor shall have no right to question any of the act of the Employer incidental to the sale of the materials etc.

**35.0 Settlement of Disputes and Arbitration**

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 the contractor considers that he is entitled to any extra payment or compensationin respect of the works over and above the amounts admitted as payable by the Architect(if engaged) or in case the contractor wants to dispute the validity of any deductions or recoveries made or proposed to be made from the contract or raise any dispute, the Contractor shall forthwith give notice in writing of his claim, or dispute to the Assistant General Manager (Premises& Estate) and endorse a copy of the same to the Architect(if engaged), within 30 days from the date ofdisallowance thereof or the date of deduction or

recovery. The said notice shall give full particulars of the claim, grounds on which it is based and detailed calculations of the amount claimed and the contractor shall not be entitled to raise any claim nor shall the Bank be in any way liable in respect of any claim by the contractor unless notice of such claim shall have been given by the contractor to the Assistant General Manager (Premises& Estate) in the manner and within the time as aforesaid. The contractor shall be deemed to have waived and extinguished all his rights in respect of any claim not notified to the Assistant General Manager (Premises& Estate) in writing in the manner and within the time aforesaid.

ii)The Assistant General Manager (Premises& Estate) shall give his decision in writing on the claims notified by the contractor.The contractor may within 30 days of the receipt of the decision of the Assistant General Manager (Premises& Estate) submit his claims to the conciliating authority namely the Circle Development Officer for conciliation along with all details and copies of correspondence exchanged between him and the Assistant General Manager (Premises& Estate)

iii)If the conciliation proceedings are terminated without settlement of the disputes, the contractor shall, within a period of 30 days of termination thereof shall give a notice to the concerned Chief General Manager of the Bank for appointment of an arbitrator to adjudicate the notified claims failing which the claims of the contractor shall be deemed to have been considered absolutely barred and waived.

iv)Except where the decision has become final, binding and conclusive in terms of the contract, all disputes or differences arising out of the notified claims of the contractor as aforesaid and all claims of the Bank shall be referred for adjudication through arbitration by the Sole Arbitrator appointed by the Chief General Manager. It will also be no objection to any such appointment that the Arbitrator so appointed is a Bank Officer and that he had to deal with the matters to which the Contract relates in the course of his duties as Bank Officer. If the arbitrator so appointed is unable or unwilling to act or resigns his appointment or vacates his office due to any reason whatsoever another sole arbitrator shall be appointed in the manner aforesaid by the said Chief General Manager. Such person shall be entitled to proceed with the reference from the stage at which it was left by his predecessor.

It is a term of this contract that the party invoking arbitration shall give a list of disputes with amounts claimed in respect of each dispute along with the notice for appointment of arbitrator. It is also a term of this contract that no person other than a person appointed by such Chief General Manager aforesaid should act as arbitrator. The conciliation and arbitration shall be conducted in accordance with the provisions of the Arbitration & Conciliation Act 1996 or any statutory modification or re-enactment thereof and the rules made there under. It is also a term of the contract that if any fees are payable to the arbitrator these shall be paid equally by both the parties. However, no fees will be payable to the arbitrator if he is a Bank Officer. It is also a term of the contract that the arbitrator shall be deemed to have entered on the reference on the date he issues notice to both the parties calling them to submit their statement of claims and counter statement of claims. The venue of the arbitration shall be such place as may be fixed by the arbitrator in his sole discretion. The fees if any, of the arbitrator shall, if required to be paid before the award is made and published, be paid half and half by each of the parties. The cost of the reference and of the award (including the fees, if any of the arbitrator) shall be in the discretion of the arbitrator who may direct to any by whom and in what manner, such costs or any part thereof shall be paid and fix or settle the amount of costs to be so paid

**36.0 Certificate of Payment**

The contractor shall be entitled under the certificates to be issued by the Architect/ Consultant/SBI to the contractor within 10 working days from the date of certificate to the payment from SBI from time to time. The SBI shall recover the statutory recoveries and other dues including the retention amount from the certificate of payment. Provided always that the issue of any certificate by the Architect/Consultant during the progress of works or completion shall not have effect as certificate of satisfaction or relieve the contractor from his liability under clause. The Architect/Consultant shall have power to withhold the certificate if the work or any part thereof is not carried out to their satisfaction. The Architect/Consultant may by any certificate make any corrections required in previous certificate. The SBI shall modify the certificate of payment as issued by the

Architect/Consultant from time to time while making the payment. The contractor shall submit final bills only after taking actual measurements and properly recorded in the Measurement book (M.B).. The SBI shall pay the amount within a period of three months from the date of issue of certificate provided there is no dispute in respect of rates and quantities.

**37.0 Water Supply**

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

i) That the water used by the contractor shall be fit for construction purpose to satisfaction of the Architect/ consultant.

ii) The contractor shall make alternative arrangements for the supply of water if the arrangement made by the contractor for procurement of water in the opinion of the Architect/ consultant is unsatisfactory.

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

**38.0 Power Supply**

The contractor shall make his own arrangements for power and supply/ distribution system for driving plant or machinery for the work and for lighting purpose at his own cost. The cost of running and maintenance of the plants are too included in his tender prices. He shall pay all fees and charges required for the power supply and include the same in his tendered rates and hold the owner free from all such costs. He has to obtain necessary approval from the appropriate authorities, if required.

**39.0 Treasure trove etc.**

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

**40.0 Method of Measurement**

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

**41.0 Maintenance of registers**

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

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

**42.0 Price Variation**

No price variation shall be applicable in this contract.

**43.0 Force Majeure**

**43.1** Neither contractor nor SBI/Employer 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.

**43.2** 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.

**43.3** 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.

**43.4** 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.

**44.0 Local Laws, Acts, Regulations**

The contractor shall strictly adhere to all prevailing labour laws inclusive of contract labour (regulation and abolition act of 1970) and other safety regulations. The contractor shall comply with the provision of all labour legislation including the latest requirements of all the Acts, laws, any other regulations that are applicable to the execution of the project.

i) Minimum Wages Act, 1948 (Amended)
ii) Payment of Wages Act 1936 (Amended)
iii) Workmen's Compensation Act 1923 (Amended)
iv) Contract Labour Regulation and Abolition Act 1970 and Central Rules 1971 (Amended)
v) Apprentice Act 1961 (Amended)
vi) Industrial Employment (Standing Order) Act 1946 (Amended)
vii) Personal Injuries (Compensation Insurance) Act 1963 and any other modifications
viii) Employees' Provident Fund and Miscellaneous Provisions Act 1952 and amendment thereof
ix) Shop and Establishment Act
x) Any other Act or enactment relating thereto and rules framed there under from time to time.
xi) Indian Electricity Act
xii) Tariff Advisory Committee Manual

**45.0 Accidents**

The contractor shall immediately on occurrence of any accident at or about the site or in connection with the execution of the work report such accident to the Employer. The contractor shall also report immediately to the competent authority whenever such report is required to be lodged by the law and take appropriate actions thereof.

**SPECIAL CONDITIONS OF CONTRACT**

**1.0 Notice of operation**

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

**2.0 Temporary works**

Before any temporary works are commenced the contractor shall submit at least 2 days in advance to the architect/ consultant for approval complete drawings of all temporary works he may require for the executions

of the works. The contractor shall carry out the modifications relating to strength, if required by the architect / consultant in accordance with the conditions of the contract at his own cost. The contractor shall be solely responsible for the stability and safety of all temporary works and unfinished works and for quality of the permanent works resulting from the arrangement eventually adopted for their execution.

**3.0 Office Accommodation**

a) The contractor shall provide and maintain all necessary offices, workshops, stores, shelters, sanitary facilities, canteens and other temporary structures for themselves in connection with the work at the site at their own cost after getting the approval from the Architect/ consultant.
b) A site office for the use of SBI/ architect/ consultant shall be provided by the contractor at his own expenses.
c) All temporary buildings and facilities as mentioned above shall be removed on completion of the work or at any other earlier date as directed by the architect/ consultant.
d) All the expenses for obtaining statutory approvals and maintenance of the above facilities as well as running expenses shall be borne by the contractor at no extra cost. It is also the responsibility of the contractor to obtain statutory approvals for providing the above facilities.

**4.0 Facilities for contractor's employees**

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

**5.0 Lighting of works**

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

**6.0 Fire fighting arrangements**

a) The contractor shall provide suitable arrangement for fire fighting at his own cost. For this purpose he shall provide requisite number of fire extinguisher and adequate number of buckets. Some of which are to be always kept filled with sand and some water. These equipments shall be provided at suitable prominent and easily accessible places and shall be properly maintained.

b) Any deficiency in the fire safety or conditions shall be corrected by the contractor at his own cost and to the approval of the relevant authorities. The contractor shall make the following arrangements at his own cost but not limited to the following:

i) Proper handing, storage and disposal of combustible materials and waste.
ii) Work operations which can create fire hazards.
iii) Access for fire-fighting equipments.
iv) Type, number and location of containers for the removal of surplus materials and rubbish
v) Type, size, number and location of fire extinguishers or fire fighting equipment
vi) General housekeeping.

**7.0 Site order book**

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

**8.0 Site Meetings**

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

**9.0 Disposal of refuse**

The contractor shall cart away all debris, refuse etc. arising from the work from the site and deposit the same as directed by the construction site or any other off-site activities borrow pits has been properly disposed off.

**10.0 Contractor to verify site measurement**

The contractor shall check and verify all site measurements whenever requested by other specialists contractors or other sub contractors to enable them to prepare their own shop drawings and pass on the information with sufficient promptness as will not in any way delay the works.

**11.0 Displaying the name of the work**

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

**12.0 As built drawings:**

a. For the drawings issued to the contractor by the Architect/ consultant/SBI. The architect consultant will issue two sets of drawings to the Contractor for the items for which some changes have been made. From the approved drawings as instructed by the SBI/ Architect/ consultant. The contractor will make the changes made on these copies and return these copies to the architect/ consultant for their approval. In case any revision is required or the corrections are not properly marked the architect/ consultant will point out the discrepancies to the contractor. The contractor will have to incorporate these corrections and /or attend to discrepancies either on the copies as directed by the architect/ consultant and resubmit to him for approval. The architect/ consultant/SBI will return one copy duly approved by him.

b. For the drawings prepared by the contractor. The contractor will modify the drawing prepared by him wherever the changes are made by the SBI/ Architect/ consultant. And submit two copies of such modified drawings to the architect/ consultant/SBI for approval. The architect/ consultant will return one of the approved drawings to the contractor.

**13.0 Approved make**

The contractor shall provide all materials from the list of approved makes. The architect/ consultant may approve any make /agency within the approved list as given in the tender.

**14.0 Procurement of materials**

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

**15.0 Tendered Rates / Amount**

**a) Price Bid : The Bidder has to submit online item wise rates and Total Amount as per BOQ at annexure-III of this tender inclusive of all overhead, contractor's profit, the cost of materials/labours including all other costs, taxes, charges etc. and exclusive of GST only on work contract. GST on work contract will be paid extra as applicable. Item wise rates bid in "Price Bid" will be the basis of final order placement.**

**16.0 Acceptance of tender:**

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

**17.0 Government and Local Rules:**

The Contractor shall conform to the provisions of all local byelaws and Acts relating to the work and to the Regulations etc. of the Government and Local Authorities and of any company with whose system the structure is proposed to be connected. The contractor shall give all notices required by the said Act, Rules, Regulations and byelaws etc. and pay fees payable to such authority/ authorities for execution of the work involved. The cost, if any, shall be deemed to have been included in his quoted rates, taking encroachment and restorations etc. and shall indemnify the Employer against such liabilities and shall defend all action arising from such claims of liabilities.

**18.0 Possession Prior to Completion**

The Owner shall have the right to take possession of or use any complete or partially completed part of the work. Such possession or use shall not be an acceptance of any work not completed in accordance with the contract Agreement.

**19.0 Tools, Storage of Materials, protective Works and Site Office Requirements**

a) The contractor shall provide, fix up and maintain in an approved position proper office accommodation for the Contractor's representative and staff which office shall be open at all reasonable hours to receive instruction notices or communications and clear away on completion of the work and make good all work disturbed.
b) All drawings maintained on the site are to be carefully mounted on boards of appropriate size and covered with a cost of approved varnish. They are to be protected from ravages of termites, ants, and other insects and made available to the Owner /architects for inspection or such other purposes they may require.
c) The contractor shall provide at his own cost all artificial light required to complete the work within the specified time.
d) The contractor shall provide a suitable temporary hut for the watchmen and clear away the same when no longer required and to provide all necessary attendance, lights etc. required.
e) The contractor shall arrange for temporary latrines for the use of workers and field staff and keep the same in a clean and sanitary condition to the satisfaction of the public Health Authorities and shall cause such latrines and soil to be cleared away whenever necessary and shall good all the work disturbed by the conveniences.
f) Every precaution shall be taken by the Contractor to prevent the breeding of mosquitoes on the work during the construction and all receptacles, cisterns, water tank etc. used for storage of water must be suitably protected against breeding of mosquitoes. The contractor shall indemnify the owner against any breach of rules in respect of anti-malarial measures.
g) The contractor shall not fix or place any placards or advertisement of any description or permit the same to be fixed or placed in or upon any boarding gantry, building structure other than those approved by the SBI.

**20.0 Protective Measures**

The contractor from the time of being placed at the site must make suitable arrangements for watching lighting and protecting the work, the site and surrounding property by day, by night, on Sundays and other holidays.
The contractor shall indemnify the SBI against any possible damage to the building, roads, or member of the public in course of execution of the work.The contractor shall provide necessary temporary enclosures etc. for the protection of the work and materials and for altering and adopting the same as may be required and removing on completion of the work and making good all work disturbed.

**21.0 Storage of Materials:**

The contractor shall provide and maintain proper sheds for the proper storage and adequate protection of the materials etc. and other work that may be executed on the site including the tools and materials of nominated sub-contractors and remove same on completion.

**22.0 Tools**

All measuring tapes shall be of steel and suitable scaffolding and ladders that may be required for taking measurement shall be supplied by the Contractor. The labours and the supervisor on the work shall carry with them always a one meter or two meter steel tapes and a measuring tape of 30 meters, a spirit level, a plumb bob and a square check the work to see that the work is being done according to the drawing and specifications. The site engineer will use any or all measuring instruments or tools belonging to the contractors as he chooses for checking the work executed or being executed on the contract.The contractor should cover in his rates for making provisions for all reasonable facilities for the use of his scaffolding, tools and plant etc. by nominated sub-contractors for their work.

**23.0 Removal of Improper Work**

The SBI/ Consultant shall during the progress of the work have power to order in writing from time to time the removal from the work within such reasonable time or times as may be specified in the order of any materials which in the opinion of the SBI/ Consultant are not in accordance with specifications or instructions, the substitution or proper re-executed with materials or workmanships not in accordance with the drawings and specifications or instructions. In case the Contractor refuses to comply with the order the SBI/ consultant shall have the power to employ and pay other agencies to carry out the work and all expenses consequent thereon or incidental thereto as certified by the SBI/ consultant shall be borne by the Contractor or may be deducted from any money to or that may become due to the contractor. No certificate which may be given by the consultant shall relieve the contractor from his liability in respect of unsound work or bad materials.

**24.0 Dismissal of Workmen**

The Contractor shall on the request of the SBI/ Consultant immediately dismiss from work any person employed thereon by him, who may in the opinion of the SBI/ Consultant be unsuitable or incompetent or who may misconduct himself. Such discharge shall not be the basis of any claim for compensation or damages against the SBI/ Consultant or any of their officer or employee.

**25.0 Concealed Work**

The Contractor shall give not less than 5 days notice of the SBI/ Architects whenever any work is to be buried in the earth, concrete or in the bodies of walls or otherwise becoming inaccessible later on in order that the work may be inspected and correct dimensions taken before such burial. In default whereof the same shall at opinion of the SBI/ Architect be either opened up for measurement at the Contractor's expense or no payment may be made for such materials. Should any dispute or difference arise after the execution of any work as to measurements etc or other matters which cannot be conveniently tested or checked, the notes of the SBI/ Architects shall be accepted as correct and binding on the contractor.

**26.0 Substitution**

Should the contractor desire to substitute any materials and workmanship, he/they must obtain the approval of the SBI/Architects in writing for any such substitution well in advance. For materials designed in this specifications by such term as "Equal" or "other approved" etc. specific approval of the SBI/ Architects has to be obtained in writing.

**27.0 Preparation of Building Works for Occupation and Use of Completion**

The whole of the work will be thoroughly inspected by the contractor and deficiencies and defects put right. On completion of such inspection, he shall inform the SBI that he has completed the work and it is ready for inspection.

On completion, the contractor shall clean all windows and doors including cleaning and oiling, if necessary, of all hardware, inside and outside, all floors, staircases every part of the building. He will leave the entire building neat and clean and ready for immediate occupation and to the satisfaction of the SBI.

**28.0 Defects after Completion**

The Contractor shall make good at his own cost and to the satisfaction of the SBI all defects and other faults which may appear within 12 months after completion of the work. In default the SBI may employ other persons to amend and make good such damages, defects etc. Expenses consequent thereon or incidental thereto shall be recoverable from the contractor by the SBI from any money due to the contractor. In the event of the amount being insufficient the SBI may recover the balance from the contractor, from the amount retained under Clause No. 1 (total security deposit) of General Conditions of Contract together with any expenses the SBI may have incurred in connection therewith.

**29.0 Idle Labour**

Whatever the reasons may be, no claim for the labour, additional establishment cost of hire and labour charges of tools and plants would be entertained under any circumstances.

**30.0 Guarantee for the Specialized Works**

Wherever provision for submission of a guarantee has been advised, the same shall be submitted from the specialized agency along with a counter guarantee by the main contractor engaged for the work. The guarantee shall be furnished on a non-judicial stamp paper of appropriate value. If the contractor is required to submit guarantee/ guarantees for any items for a period of more than 12 months, the guarantee/ guarantees in case of those items shall remain valid even expiry of the defects liability period of 12 months as stipulated in the contract.

**31.0 Safety Measures at Site**

All personnel at site should be provided with Helmets and Safety Boots with some Identification Mark. Visitors also should be provided with Helmets. It should be ensured that these are used properly.

1. First Aid Box should be kept at site with all requisite materials.
2. No one should be allowed to inspect / work at a height without Safety Belt.
3. Suitable scaffolds should be provided for workmen for all Works that cannot safely be done from the ground, or from solid construction except such short period Work as can be done safely from ladders. When a ladder is used an extralabour shall be engaged for holding the ladder and if the ladder is used for carrying materials as well as suitable footholds and handholds shall be provided on the ladder and the ladder shall be given an inclination not steeper than ¼ to 1 (¼ horizontal and 1 vertical).
4. Scaffolding or staging more than 3.5 meters above the ground or floors, swung or suspended from an overhead support or erected with stationary support shall have a guard rail properly attached, bolted, braced and otherwise secured at least 1 Meter high above the floor or platform of such scaffolding or staging and extending along the entire length of the outside and ends thereof with only such openings as may be necessary for the delivery of materials. Such scaffolding or staging shall be so fastened as to prevent it from swaying from the building or structure.
5. Working platforms, Gangways, and Stairways should be so constructed that they do not sag unduly or unequally, and if the height of the platform or the Gangway or the Stairway is more than 3-5 Meters above ground level or floor level they should be closely boarded, should have adequate width and should be suitably fenced, as described.
6. Every opening in the floor of a building or in a working platform be provided with suitable means to prevent the fall of persons or materials by providing suitable fencing or railing whose minimum height shall be 1 Meter.
7. Safe means of access shall be provided to all working platforms and other working places. Every ladder shall be securely fixed. No portable single ladder shall be over 9 Meters in length while the width between side rails in rung ladder shall in no case be less than 30cms for ladder upto and including Meters in length. For longer ladders this width should be increased at least 6mm for each additional 30 cms. Uniform step spacing shall not exceed 30cms.
8. Adequate precautions shall be taken to prevent danger from electrical equipments. For electrical on line works gloves, rubber mats, and rubber shoes shall be used.
9. All trenches 1.2 Meters or more in depth shall at all times be supplied with at least one ladder for each 30 Meters length or fraction thereof. Ladder shall be extended from bottom of the trench to at least 1 Meter above the surface of the ground. The sides of the trenches, which are 1.5 Meters or more in

depth shall be stepped back to give suitable slope, or securely held by timber bracing, so as to avoid the danger of sides collapsing. The excavated materials shall not be placed within 1.5 Meters of the edge of the trench or half of the depth of the trench whichever is more cuttings shall be done from top to bottom. Under no circumstances undermining or under cutting shall be done.

10. Before any demolition work is commenced and also during the process of the work :
    a) All roads and open areas adjacent to the Work Site shall either be closed or suitably protected;
    b) No electrical cable or apparatus which is liable to be a source of danger over a cable or apparatus used by the operator shall remain electrically charged.
    c) All practical steps shall be taken to prevent danger to persons employed from risk or fire or explosion or flooding. No floor, roof or other part of the building shall be so over-loaded with debris or materials as to render it unsafe.
    d) All necessary personal safety equipment as considered adequate by the Site Engineer should be kept available for the use of the persons employed on the Site and maintained in a condition suitable for immediate use; and the Contractor should take adequate steps to ensure proper use of equipment by those concerned.
    e) Workers employed on mixing Asphaltic materials, cement and lime mortars shall be provided with protective footwear and protective goggles.
    f) f) Those engaged in white washing and mixing or stacking of cement bags or any materials which are injurious to the eyes shall be provided with protective goggles.
    g) Those engaged in welding works shall be provided with Welder's protective eye-shields.
    h) Stone breakers shall be provided with protective goggles and protective clothing and seated at sufficiently safe intervals.
    i) When workers are employed in sewers and manholes, which are in use, the Contractor shall ensure that the manhole covers are opened and are ventilated at least for an hour before the workers are allowed to get into the manholes and the manholes so opened shall be cordoned off with suitable railing and provided with warning signals and boards to prevent accident to the Public.
11. Use of hoisting machines and tackle including their attachments, anchorage and support shall conform to the following standard or conditions:-
    a) These shall be of good mechanical construction, sound material and adequate strength and free from patent defect and shall be kept in good repairs and in good working order.
    b) Every rope used in hoisting or lowering materials or as a means of suspension shall be of durable quality and adequate strength, and free from patent defects.
    c) Every crane driver or hoisting appliance operator shall be properly qualified and no person under the age of 21 years should be in-charge of any hoisting machine including any scaffold, winch or give signals to the operator.
    d) In case of every hoisting machine and of every chain ring hook, shackle swivel and pulley block used in hoisting or lowering or as means of suspension the safe working load shall be ascertained by adequate means.
    e) Every hoisting machine and all gear referred to above shall be plainly marked with the safe working load. In case of hoisting machine having a variable safe working load, each safe working load of the conditions under which it is applicable shall be clearly indicated. No part of any machine or of any gear referred to above in this paragraph shall be loaded beyond the safe working load except for the purpose of testing.
    f) Motor, Gearing, Transmission, Electric wiring and other dangerous parts of hoisting appliances should be provided with efficient safeguards, hoisting appliances should be provided with such means as will reduce to the minimum the risk of accidental descent of the load, adequate precautions should be taken to reduce to the minimum the risk of any part of a suspended load becoming accidentally displaced.
    g) When workers are employed on AIR CONDITIONING INSTALLATION, which are already energized, insulating mats, wearing apparel such as gloves, sleeves, and boots as may be necessary should be provided. The workers should not wear any rings, watches and carry keys or other materials, which are good conductors of electricity.

12. All scaffolds, ladders and other safety devices, mentioned or described herein shall be maintained in safe condition and no scaffold, ladder or equipment shall be altered or removed while it is in use. Adequate washing facilities shall be provided at or near places of work.

**32.0 Fire Safety Measure**

Cutting / drilling machine and other electrically operated equipment used at site shall be plugged into correctly rated electrical outlets.

1. Only ISI marked 3 pin plug and other appliances and equipment shall be used.
2. Electrical power cables/wires used shall not have any joints and shall be properly rated.
3. All electrical appliances i.e. welding, drilling, cutting machine etc. shall be safely and securely earthed to prevent leakage current while in operation.
4. Before commencing the welding work, fire section shall be informed and required precautions should be taken.
5. Two buckets of water, sand and a fire cloth of suitable size shall be kept in an easily accessible area on the site.
6. Fire extinguishers recommended by fire officers shall be kept on the site.
7. Used paint drums shall be stored in specified store only after closing them properly.
8. Personal protective equipment such as safety shoes, hand gloves, welder's mask, ear plug etc. depending upon the requirement of the work shall be provided by the contractor to the workmen to prevent occupational health hazards.
9. The safety belt shall be provided by the contractor and used by the workmen while working from height for more than 10 Mtr. from Ground level.
10. None of the passages near lift lobby and staircases shall be used for stacking / dumping any kind of materials/waste.
11. Any debris/ waste generated from the work shall be collected on daily basis, removed from site and stored at the designated place in proper manner.
12. Battery operated emergency light/torches shall be provided by the contractor to the workmen while working beyond office hours.

**SPECIAL CONDITIONS OF CONTRACT FOR SITC FOR AIR CONDITIONING WORK**

**Preventive and Breakdown Maintenance during Warranty Period & AMC:**

1. All the Air-conditioners covered in this contract have to be maintained as per the standards of the original manufacturing company during the warranty period as well as AMC
2. The warranty would be on-site and comprehensive in nature and back to back support from the OEM. The vendor will warrant all the spares against defects arising out of faulty design, materials and workmanship etc. during the period of warranty. After the Warranty period of newly installed AC units expires, then these units are to be maintained by the Contractor till the expiry period of AMC.
3. In case of AMC of the existing ACs, the contractor has to repair /service/ maintain the air conditioners under the AMC in as is where is condition when handed over to them under AMC.
4. All required tools and tackles (in good working condition) necessary for carrying out repair and maintenance works of Air Conditioners under AMC have to be provided by the vendor.
5. Professionally qualified personnel who have expertise in the AC supplied by the vendor will be permitted to undertake Preventive Maintenance/repair services during the period of warranty and AMC period.
6. During the term of the contract, the vendor will maintain the equipment in perfect working order and condition and for this purpose will provide the repairs and maintenance services as under:

| Type of Service | Warranty Period | AMC |
|---|---|---|
| Preventive Maintenance | Every Quarter | Every Quarter |

| | | |
|---|---|---|
| Breakdown Maintenance | Within 72 hours of complaint | Within 72 hours Complaint |

**Preventive maintenance:** The Vendor shall conduct the following activities under Preventive Maintenance once within first 90 days of the installation of new ACs and once in every quarter thereafter, during the currency of this agreement or on a day and time to be mutually agreed upon. Notwithstanding the foregoing, the Vendor recognizes Bank's operational needs and agrees that Bank shall have the right to require the Vendor to reschedule preventive maintenance from any scheduled time to a date and time not later than 15 working days thereafter.

| Sno | Activity |
|---|---|
| 1. | Inspection of the AC – IDU and ODU for any abnormality in operation, sound etc |
| 2. | Testing the Performance of AC for desired cooling |
| 3. | Testing of Gas pressure if necessary and check for any leakages near the check nut etc or diagnose any other fault |
| 4. | Checking of current consumption |
| 5. | Remove the filter, water service and fix it back after drying |
| 6. | Clean the drain tray and drain pipe and remove any choke for free flow of drain water |
| 7. | Clean the Evaporator with brush and remove the dirt/dust. Check for any fungus formation or bad smell and wash it with chemical, if required. |
| 8. | Lubricating /greasing of all Fans |
| 9. | Water washing of Condenser Coil |
| 10. | Topping of Refrigerant gas, if required |
| 11. | Check the swing motor functions and rectify, if required |
| 12. | In addition to the above, any other activity to ensure trouble free operation of AC |
| 13. | Check the temperature setting and operation mode and advise the Branch on the optimum operation levels |

7. This comprehensive Contract includes replacement of all faulty spares. Some of the spare are listed as under:
8.

| | |
|---|---|
| Compressors | Starting Capacitors |
| Fan Motors | Running Capacitors |
| Built – in Timer kit | Relays, Thermostats |
| Selector switches | Fan Capacitors |
| Contactors (Power / Control) | Gas charging |
| Micro Swing Motors | Fan blades |
| Electronic Control Circuitries | Air-Filters |
| Remote Control Units | Condenser Coils |
| External Electronic / Analog time switches for timed running of A.C's | Stabilizers |
| Outdoor unit mounting frames | Cabling from IDU to ODU |
| Parts of indoor / Outdoor unit enclosures | Existing copper piping from IDU to ODU |

| | |
|---|---|
| Display unit in AC | Existing drain piping from IDU to drain point |

**Note:** The above list is only indicative. However, any parts which are not mentioned in the Tender Schedule of this Contract but required for the smooth and trouble free operation of the AC equipment are also required to be rectified or replaced within the scope of this contract.

**9. Working Hours for Repair and Maintenance:**

All activities under the scope of the contract shall be undertaken during working hours i.e. from 10.00 A.M. to 6.00 P.M. on all working days (viz. Monday to Saturday). In case any defects, faults and failures in the AC could not be repaired or rectified during the said period, the technicians are required to accomplish their duties beyond the said schedules in case of any situation, if it warrants.

10. **Replacement of Spare parts:** The required spares shall be kept as stock with the vendor for readily replacing the faulty spares, without loss of time or delay. In cases where unserviceable parts of the equipment need replacement, the vendor shall replace such parts, at no extra cost to the Bank, with brand new parts or those equivalent to new parts in performance. Any worn or defective parts withdrawn from the equipment and replaced by the vendor during the warranty period shall become the property of the vendor and the parts replacing the withdrawn parts shall become the property of Bank.

Defective spares compressors / condensers are to be replaced with new compressors /condensers and repairing of the old compressors is not permitted. Whenever new compressors / condensers are used, the Contractor has to produce original invoice and Warranty Card of the new Compressor/ condenser if demanded by the Bank. The compressor/ condenser being replaced should match with the **original star rating** of the air conditioner.

11. Only original spare parts/quality approved by the Bank will be permitted to be used for the maintenance during the AMC Period. If duplicate, refurbished or second hand parts are used by the vendor during the AMC, the contract shall be cancelled immediately without any notice period.

12. It is the responsibility of the Contractor to accurately specify the damaged spare parts to the Bank and to rectification of the fault in A.C under maintenance.

**Response Time on receiving the complaint:** The maximum response time i.e. time required for Vendor's maintenance technicians to report to the Bank after a request call / *fax /e-mail is made or letter is written by Bank shall not exceed 48 hours.*

Apart from regular letter communications, all telephonic/E-mail or Whatsapp communications from Bank are to be treated as formal communication for all practical purposes.

**Escalation Matrix:** The mobile number, land line number and email ID of the Contractor/Supervisor/Help desk to whom the complaints have to be reported and that of Top Management level is to be provided to Bank and display at UPS room for communication purpose. Any change in numbers shall be advised then and there to the Bank.

**Time taken for Repairs/Rectification:** In case of Minor technical problems same are to be rectified within 3 hours of diagnosing of fault. In case of major technical problems, the same are to be rectified within 24 hours of identifying the problem.
In the event of the equipment not being repaired or a workable solution not provided during Warranty period and the AMC period, a penalty as per the penalty clause will be charged to vendor. The vendor may provide temporary equivalent replacement as a workable solution to avoid the above penalty.

**Insurance for the Workmen:** The technicians deployed under AMC are to be covered by insurance under Workman Compensation Policy through reputed Insurance Companies during the AMC Period. If demanded, Copies of the Insurance Policies are to be submitted to the Bank by the vendor.

Bank is not responsible for any loss of life, damage, injury to the technicians while undertaking the Maintenance activity under AMC contract or during the installation of new AC units. Vendor to ensure that all safety protocols are strictly followed while execution of the work. Vendor shall indemnify the Bank against any claims, damages, compensation for such losses.

13. **Extended Period of AMC:** In case the Bank needs the AMC service beyond the period of AMC, additional AMC Charges will be paid on the pro-rata basis for the period for which these units are to be maintained at the same unit rate as applicable to similar item in the original AMC and on the same terms and conditions of the AMC.

14. **Increase / Decrease of ACs**: If Bank decides that the additional number of air- conditioners other than the quantity mentioned in the tender is to be maintained by the Contractor, the contractor shall agree and maintain the ACs till the expiry period of AMC as per the same terms and conditions of the Contract. Proportionate amount of AMC shall be paid by the Bank for the same.

15. If any units covered under these AMC are removed/dismantled/shifted from this location to another location, the Contract amount as per the unit rate of the Tender will be revised and suitable deductions made from the AMC bills.

**Other:** The Bank has installed its own transformer for the site premises, hence the power supply is stable and is well regulated. The bank will not admit any claim from the contractor that the fault/damage is caused due to quality of power supply and it will not absolve the responsibility of the contractor in rectifying the fault.

The successful Vendor has to rectify the faults or repairs to the AC machines arising due to rat bites also free of cost within the scope of the contract. Vendor should also analyze the site conditions and take efforts to secure the AC equipment from the rodent bites by proper wrapping of the critical components with suitable glass wool packing or any other material and closing the opening made for the AC piping & drains properly to avoid rodent entry.

16. Details of important programs / functions of the Bank such as Conference, Review Meeting, VVIP functions etc that may be held in the Office will be informed to the contractor and they should assist the Bank in maintaining smooth running of the air-conditioners on that day without failure even if they are held on Bank Holidays. Non-attendance of the technicians on such a day will attract penalty at the discretion of the Bank.
All security and safety regulations and guidelines as per the applicable law are to be followed. All guidelines/directions of Bank's Security Section must be followed.

**Complaint / Service / Breakdown Register:**

The Bank shall maintain a register at its site in which, the Bank's AC operator / Electrician or any other person identified by Bank shall record each event of failure and / malfunction of the ACs. The Vendor's technician shall enter the details of the air conditioners serviced/ maintained / repaired by him in this register. Additionally,
every time a preventive or corrective maintenance is carried out, the Vendor's engineer shall make, in duplicate, a Service call report which shall be signed by him and thereafter countersigned by the Bank's official. One copy of the Service call report shall be handed over to the Bank's official. Spares taken outside the premises also to be recorded with serial number of spare and in and out date and time. The Vendor shall provide replacement equipment if any equipment is out of the premises for repairs.

**17. SHIFTING THE AC TO NEW LOCATION OR BRANCH:**

18.1 If Bank desires to shift the AC to a new location/floor or department in the same premises or to another branch/office and install it thereof urgently, the Bank shall bear the charges for such shifting and the vendor shall dismantle and reinstall the AC as desired. The terms of this agreement, after such shifting to the alternate site and reinstallation thereof would continue to apply and binding on the vendor. The warranty terms would not be considered as violated due to the above shifting. The vendor, would not unreasonably assume that the causes lie with the shifting activity.

**CONTRACTOR'S RESPONSIBILITY AFTER THE CONTRACT HAS EXPIRED**

Successful bidder has to handover all the ACs in good running condition before expiring of CAMC contract. Security Deposit will be released only after verifying the same.

**PENALTY CLAUSE FOR AMC:**

Any penalty due during the Warranty/AMC period will be adjusted against the bills payable or retention money retained by the Bank as per following in case of non- satisfactory services provided under Warranty/AMC:

| S. No. | Type of Defective Service | Penalty Amount / LD |
|---|---|---|
| 1 | Penalty for every air conditioner which is not repaired post completion of **72 hours** of reporting the complaint till the day the complaint is rectified. | **Rs 100/-** per air conditioner per day till the day of rectification |
| 2 | Penalty for not doing the Preventive Maintenance or Vendor does not fulfill the provisions of the contract in a quarter | **only the proportionate maintenance charges for that period during the month will be considered payable by Bank** without prejudice to the right of the Bank to terminate the contract. |
| 3 | Penalty for non-responsiveness to the calls of the Bank to repair or replace the faulty AC. If the vendor could not resolve the issues or not showing any interest to resolve the issue or non- responsive to Bank's calls | Bank will arrange to rectify the same through any other agency and recover the losses from the vendor by suitable **deductions from the bills payable to the vendor or from the** Security Deposit and contract cancelled. |
| 4 | Penalty for losses to Bank's property while performing the PM or repair works on account of any negligence, mishandling, non-adherence to the required safety protocols, commission or omission by the technicians of the Vendor and if any loss or damage caused to the Equipment or any Bank's property | Contractor to rectify or shall make good of the losses suffered by the Bank or Bank will recover the actual amount incurred by Bank |

2. If, in any quarter, the invoice was paid to the Vendor without deducting the penalty or LD, the Bank can deduct the same from future payments payable or the Vendor shall refund the amount forthwith to Bank on demand by Bank.

3. Further Bank reserves the right to terminate the contract at any time during the validity of the Contract period by giving 30 days' notice to the Contractor with or without any reason.

6. No term or provision hereof shall be deemed waived and no breach excused, unless such waiver or consent shall be in writing and signed by the party claimed to have waived or consented. Any consent by any party to or waiver of a breach by other, whether express or implied, shall not constitute a consent to or waiver of or excuse for another different or subsequent breach.

Date:
Place:

**Signature and seal of the Bidder**

**TECHNICAL SPECIFICATIONS VARIABLE REFRIGERATION SYSTEM**

## 1. System

The system selected is a floor wise modular system, with number of indoor units connected to centrally locate outdoor units, as per detail design given in the tender. The outdoor units shall be air cooled

type and mounted on terrace of the building. Indoor units in various areas shall be as per enclosed drawings/ Bill of Quantities.

All the VRV air conditioners shall be fully factory assembled, wired, internally piped & tested.
The outdoor unit shall be pre-charged with first charge of R 410A Refrigerant. Additional charge shall be added as per refrigerant piping at site. All the units shall be suitable for operation with 415 V +/- 10%, 50 Hz +/- 5%, 3 Phase supply for outdoor units & 230 V +/- 10%, 50 Hz +/- 5%, Single Phase supply for indoor units. Only one cable will be extended to each Outdoor unit and if any additional breakup of supply is required, the Contractor shall provide suitable outdoor distribution box as part of Unit cost.

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

The operation of the VRV system shall be through independent wired/ wireless remote controllers as specified.

## 2. Outdoor Unit.

Outdoors units of the VRV system shall be compact air cooled type.
The compressors of the outdoor units must be hermetically sealed scroll type. Each module of outdoor unit must have separate inverter operated compressor, suitable to operate at heat load proportional to indoor requirement.

The outdoor units must be suitable for up to min. 150 m refrigerant piping between outdoor unit & the farthest indoor units, with total piping length of 300 m for all the indoor units. Allowable level difference between outdoor unit & indoor units shall be min. 50 m in case of outdoor unit on top & min.40 m in case of outdoor unit at bottom. Allowable Level difference between various indoor units connected to one out door unit shall be up to min. 15 m.
Back up operation, in case of failure of one of the compressors of outdoor unit, for single module outdoor units or failure of one of the modules in case of multiple Module outdoor units shall be possible.

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

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

Air cooled condenser shall have Axial Flow, upward throw fan, directly coupled to fan motors with minim um IP 55 protection. The outdoor unit condenser fan shall be able to develop external static pressure up to 6 mm of water.

The entire operation of outdoor units shall be through independent remotes of indoor Units and a Common Floor wise Central controller. No separate Start/ Stop function is required.

Starter for the Outdoor Unit compressor shall be "Direct on Line" type. Inverter Compressor of the unit shall start first & at the minimum frequency, to reduce the inrush current during starting.

**Compressor**

The compressor shall be highly efficient, high COP scroll type and capable of inverter control. The inverter compressor shall change the speed in accordance to the variation in cooling or heating load requirement.

All outdoor units shall have multi-steps of capacity control to meet load fluctuation and indoor unit individual control. All parts compressor shall be sufficiently lubricated stock. Forced lubrication may also be employed.

Oil heater shall be provided in the compressor casing.

Inverter compressor shall preferably by Reluctance DC inverter compressor for higher efficiency and improved reliability.

**Heat Exchanger**

The heat exchanger shall be constructed with copper tubes mechanically bonded to aluminum fins to form a cross fin coil. The aluminum fins shall be covered by anti-corrosion resin film. The unit should be with e-pass heat exchanger to optimize the path of heat exchanger and for better efficiency of condenser. The unit shall be provided with necessary number of direct driven low noise level propeller type fans arranged for vertical discharge. Each fan shall have a safety guard.

**Refrigerant Circuit**

The refrigerant circuit shall include an accumulator, liquid and gas shut off valves and a solenoid valves at condenser end. The equipment must have in built refrigerant stabilization control for proper refrigerant distribution.
All necessary safety devices shall be provided to ensure the safety operation of the system.

**Safety Devices**

VRV system shall be provided with all safety devices as required and to ensure safe operation of the system, but not restricted to the following:

i. High pressure switch
ii. Fan driver overload protector
iii. Over current relay
iv. Inverter Overload Protector
v. Fusible Plug
vi. Fan motor safety thermostat

**Oil Recovery System**

Each unit shall be equipped, with an oil recovery system to ensure stable operation with long refrigerant piping.
The system must be provided with oil balancing circuit to avoid poor lubrication.

## 3. Indoor Units

This section deals with supply, installation, testing, commissioning of various type of indoor units confirming to general specification and suitable for the duty selected. The type capacity and size of indoor units shall be as specified in detail Bill of Quantities.

Indoor unit shall be either ceiling mounted cassette type, or ceiling mounted ductable type or floor standing type or wall mounted type or other as specified in BOQ. Each unit shall have electronic control valve to control refrigerant flow rate respond to load variations of the rooms. The indoor units shall have following features:
The address of the indoor unit shall be set automatically in case of individual and group control.

b. In case of centralized control, it shall be set by liquid crystal remote controller.

c. The fan shall be dual suction, aerodynamically designed turbo, multi blade type, statically & dynamically balanced to ensure low noise and vibration free operation of the system. The fan shall be direct driven type, mounted directly on motor shaft having supported from housing.

d. The cooling coil shall be made out of seamless copper tubes and have continues aluminium fins. The fins shall be spaced by collars forming an integral part. The tubes shall be staggered in the direction of airflow. The tubes shall be hydraulically/ mechanically expended for minimum thermal contact resistance with fins. Each coil shall be factory tested at 21kg/sq.mt air pressure under water.

e. Unit shall have cleanable type filter fixed to an integrally moulded plastic frame. The filter shall slide away type and neatly inserted.

f. Each indoor unit shall have computerized PID control for maintaining design room temperature. Each unit shall be provided with microprocessor thermostat for cooling and heating.

g. Each unit shall be with wired LCD type remote controller. The remote controller shall memorize the latest malfunction code for easy maintenance. The controller shall have self-diagnostic features for easy and quick maintenance and service. The controller shall be able to change fan speed and angle of swing flap individually as per requirement.

The indoor units shall generally be of following type:

**Hi static Ductable Type Unit**

Each Indoor unit shall be ceiling mounted ducted type, as specified in scope of work. It shall have electronic control valve to control refrigerant flow rate in response to load variations of the room. The fan shall be of the dual suction multi blade type and statically and dynamically balanced to ensure low noise and vibration free operation. The unit shall have high static fan for Ductable arrangement.

**Ceiling Mounted Cassette Type Unit (Multi Flow/ Round Flow Type)**

The unit shall be ceiling mounted type. The unit shall include pre-filter, fan section and DX-coil section. The housing of the unit shall be powder coated galvanized steel. The body shall be light in weight and shall be able to suspend from four corners. The fan shall be aerodynamically designed diffuser turbo fan type. Noise level should not be more than 35 dB at low speed.

Unit shall have an external attractive panel for supply and return air. Unit shall have four way supply air grilles on sides and return air grille in center. Each unit shall have high lift drain pump, fresh air intake provision (if specified) Low gas detection system and very low operating sound. All the indoor units regardless of their difference in capacity should have same decorative panel size for harmonious aesthetic point of view. It should have provision of connecting branch ducts.

**High Wall Mounted Units**

The unit shall be wall mounted type. The unit includes pre filter, fan section & DX-coil section. The housing of unit shall be light weight powder coated galvanized steel. Unit shall have an attractive external casing for supply and return air.

## 4. Control System for VRV air conditioning system Corded

**Remote Controller**

1. Corded remote controller shall be supplied as specified in the "Bill of Quantities". The controller must have crystal display screen, which displays complete operating status. The digital display must allow setting of

temperature with 1 deg. C interval. Remote shall be able to individually

program by timer the respective times for operation start and stop within a maxim um of 72 hours. Remote must be equipped with thermostat sensor in the remote controller that will make possible more comfortable room temperature control .The remote shall be able to monitor room temperature & preset temperature by microcomputer & can select cool/ heat operation mode automatically.

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

3. It shall be possible to wire the remote up to 500 RM T.

4. Cordless Remote Controller: Cordless remote controller shall be supplied as specified in the "Bill of Quantities". The same operation modes & settings as with wired remote controllers must be possible. Compact light receiving unit to be mounted into wall or ceiling shall be included.

5. Central Remote Controller: Central Remote controller shall be supplied as specified in the "Bill of Quantities".

Following functions shall be possible:

- Control Max 64 Groups (128 indoor units)
- Zone control

- Malfunction code display
- All the functions available with corded remote controller
- It should be possible to wire the remote to 1000m

## 5. Installation and Commissioning

The Outdoor units shall be placed on vibration isolation pads etc., and leveled properly. The blower motor shall be ensured for balancing by operating the blower. All nuts bolts etc., shall be tightened and placed intact prior to the connections. The refrigerant system shall be vacuumed to 7m m Hg and maintained for 24 hours prior to charging. The contractors shall supply all lubricants and required charge of refrigerant.

## 6. Testing

The test shall be furnished in accordance with IS 5141- (revised up to date) and the results shall be computed. The test results shall tally with the listed figures furnished in the tender.

Additional supports wherever considered necessary by the Engineer -in – charge shall be provided. Supports shall be taken from steel members grouted in the RCC Work and fixing of steel members shall involve minimum damage. The entire supporting system s shall be met with the approval of the Engineer - in - charge.

Alternatively 50 x 50 x 6 mm cleats duly anchor bolted to the structural ceiling can be provided.

All duct supports, flanges, hangers shall be given two coats of red - oxide before Installation and one coat of aluminum paint after erection.

Where ducts are connected to the wall, such connections shall be made through Galvanized steel frame fixed to the wall through suitable shear fasteners. Ducts connecting to air moving apparatus shall be through 15 OZ mil dew resistant double canvass as directed by the Engineer-in-Charge. On all circular spigots the flexible materials are to be flanged and bolted with a backing flat or bolted to either backing flat.

**REFRIGERANT PIPING**

## 1. General Conditions

The scope of this section covers supply, laying, testing and commissioning of copper refrigerant piping. The tender drawings enclosed depict the schematic layout for the refrigerant piping routing. The contractor shall prepare his working drawings for approval by the consultant before execution at site.

The vendor shall design the piping and prepare working drawings showing full details of piping arrangement, pipe sizes and thickness, methods of supporting pipes and connections in various components for approval of Engineer-in- Charge. Work shall commence only after approval. Piping shall be able to withstand the thermal stresses and vibrations encountered during normal operations.

Refrigerant pipe sizes indicated in the tender is only tentative and the contractor shall confirm the same. Refrigerant piping shall be designed as per the requirement of the system. Suction risers shall be designed as per the minimum load requirement of the system. The contractor shall submit the design calculations for the same for the consultant's approval and then execute the same at site.

## 2. Construction

Hard drawn copper pipes shall be used for the refrigerant piping.

Fittings like bends, tees, and sockets shall be of copper or brass and shall be suitable for duty involved. Flare type compression fittings shall be allowed up to 15mm size for which annealed copper tubing is used. Tubes up to and including 15mm size may be bent to form 90deg. bends with inside radius not less than 3 tube diameters. For bigger sizes, bend fittings as mentioned above shall be used. Valves shall be of packed, back seating type, and shall be forged or cast brass construction.

Joints between pipes or pipes and fittings shall be of the socketed or flanged type. Brazing alloy of the silver-copper-Phosphorous type shall be used and joints shall be made by the flow of brazing alloy by

capillary action along the annular space between the two mating surfaces. Ends of mating tubes shall be square cut and cleaned properly to remove burrs and dirt or oxide. For flare type fittings, tubes shall be fully annealed at the flare before and after flaring.

### 3. Piping Insulation

Refrigerant Pipe insulation thickness should be maintained as per the AC Unit manufacturers standards, different sizes for Suction & discharge pipelines such that the AC Unit cooling /efficiency should be in line with the design conditions.
Pipe Insulation minimum of 19 mm thick Fire Retardant (Class O) Nitrile Rubber/ cross linked closed cell polyethylene tube insulation shall be used for suction line and liquid line (Depends on expansion valve). Insulation shall have Fire retardant ultra violet barrier film for physical protection and for protection from sunlight. All joints shall be sealed with self-adhesive tape or with heat.

An air gap of 25 mm shall be present between adjacent insulation surfaces carrying chilled water or refrigerant. Before applying insulation, all pipes shall be brushed and cleaned. All Pipe surfaces shall be free from dirt, dust, mortar, grease, oil, etc. Thermal insulation shall be applied as follows or as specified in drawings or schedule of quantity:

**Application**

1. Insulating material in tube form shall be sleeved on the pipes.

2. On existing piping, slit opened tube of the insulating material (slit with a very sharp knife in a straight line) shall be placed over the pipe and adhesive shall be applied as suggested by the manufacturer.

3. Adhesive must be allowed to tack dry and then press surface firmly together starting from butt ends and working towards center.

4. Wherever flat sheets shall be used it shall be cut out in correct dimension. All longitudinal and transverse joints shall be sealed as per manufacturer recommendations.

5. The insulation shall be continuous over the entire run of piping and fittings.

### 4. Pressure Test

After completion of piping installation, the suction and liquid lines shall be pressure tested and repaired if necessary and further pressure tested to hold 1.5 times of working pressure for a minimum 24 hours with dry nitrogen prior to insulating the joints.

Systems shall be charged with Nitrogen to 4.5 kg/cm$^2$ (450 psi) gauge pressure and all joints shall be checked for leakages with soap solution. Leaks shall be marked, pressure released and repairs carried out. Brazed joints that leak shall be opened and redone. These shall not be required by addition of brazing alloy to the joint.

System shall be charged with nitrogen to the pressure specified as above. Leak detection and repairs to leaks shall be carried out till no leak exists.

After all leaks have been repaired; system shall be retested with test pressure maintained for not less than 8 hours. No measurable drop in pressure should be detected after pressure readings are adjusted for temperature changes. Pressure gauges and controls may be closed during pressure testing.

### 5. Charging

- Charge refrigerant in liquid form, through liquid line port
- Use weighing machine to charge exact calculated amount
- Weight the refrigerant cylinder before and after charging
- After complete charging open both suction and liquid ball valve of outdoor unit
- If full additional charge cannot be charge in liquid form, then charge balance amount in liquid

form by using the suction service valve with system working in cooling mode

- After charging refrigerant remove manifold and refrigerant cylinder and replace caps of service valves
- Close (Front End) both suction and liquid service valves
- Check for leaks in service valve connections

## 6. Commissioning

After refrigerant charging, energies the power supply to outdoor unit so that crankcase heater is energized for minimum 4 hours.

- Set dip switch settings.
- Check continuity of communication wiring
- Check all electrical connections are tight
- Check incoming voltage at power terminals
- Operate the indoor units by unit controller or group controller
- Observe for any abnormal noise
- Observe parameters and inside conditions for 12 hours
- Handover the system to customer along with user manual

## 7. DRAIN PIPING

The drain piping shall be made out of rigid PVC pipes of 10 Kg/cm2 class. The piping shall be supported by hitech clamping running continuously below the pipe. The piping shall be insulated with 6mm thick closed cell nitrile rubber sleeves.

The drain pans of IDUs shall be connected to rigid PVC pipe by braided PVC flexible pipe with appropriate adapters. U trap shall be providing in the drain connection of each IDU. All pipes support/clamps shall be painted with red oxide primer followed by two coats of synthetic enamel finish paint.

**INSTALLATION OF AIR CONDITIONERS:**

The Contractor shall carry out and complete the AC installation work as per standard specifications / as stipulated in this contract and OEM's recommendations and to the satisfaction of the SBI Bank with approval of Bank issue further written instructions, detailed directions and explanations with respect to the specifications, quality or quantity of works or the addition or omission or substitution of anywork.

**SPLIT TYPE ACs:**

Wherever split A.C. are planned in the new buildings, necessary openings in wall may be provided by use of 75 mm PVC pipe sleeves at suitable locations for taking refrigerant pipes and cable to outdoor unit, so as to avoid unnecessary cutting / damage to walls at a later stage. The slope of sleeve of PVC pipe should be towards exterior to avoid seepage of water into the room. This opening should be sealed properly after installation to avoid entry of vermin, rodents and rain water.

If the Split ACs are installed in the existing buildings, the opening shall be made with suitable drilling equipment with slope towards the exterior wall side for free flow of drain water and avoid seepage of rain water inside. The opening shall be packed with glass wool and finished with cement to avoid entry of rodents through the opening.

For condensate drain, 25/32/40 mm PVC/ HDPE pipe be provided as per the site condition and taken to nearest drain or up to the stack for collection & disposal of condensate. The slope of such pipe also should be downwards. As far as possible, joints should be avoided in this pipe.

The length of connecting refrigerant pipes between outdoor and indoor unit be kept to minimum feasible at site. However, it should not exceed 9 m, as the efficiency of the unit gets severely affected on increase of distance. Where the OEM specifies more than 9m for the specific model being used, the refrigerant pipe may be increased.

The refrigerant pipes should be taken along the walls/ columns etc. duly clamped to their surface by saddles. If walls etc. are not available, tray be used to support the refrigerant pipes. No opening shall be

made in the concrete roof to run the refrigerant pipe to avoid damage to the water proofing and leakage of water from the terrace. Where bending of refrigerant pipes is required, proper pipe bending tool should be used to avoid pinching of pipes.

The refrigerant pipes should be properly insulated as per the recommendations of the manufacturer of split type AC units. The insulation over refrigerant pipes be examined once in a year and in case of any deficiency/ defect the same may be replaced as a part of AMC.

The indoor unit shall be fixed on the wall or partition as per the direction/ instructions of the SBI. Care should be taken while fixing on the partition to ensure the holding capacity of the partition, to avoid the IDU from falling and getting damaged or causing injury. The installation of IDU shall be done in such a way to add to the ambience of the Branch. It shall be firmly fixed on the wall / partition.

The ODU shall be fixed in the external wall or in the terrace with suitable size MS supports fixed firmly with anchor fasteners or as specified in the BOQ.

If number of ODUs are installed in the terrace or external wall, the sufficient distance (vertical and horizontal) between ODUs shall be maintained to ensure optimum and efficient dissipation of Hot air to the atmosphere and to avoid short circuiting of the hot air between ODUs.

**INSTALLATION OF CASSETTE ACs**:

While installing Cassette type IDU's, the contractor has to check the distance between the roof and the false ceiling and ensure that the sufficient height is available for fixing the IDU as per the layout and any hindrance like sewerage pipe lines, electrical cables etc. Support to hang the IDU to be provided in the roof with threaded rods of suitable size, as per recommendation of OEM. The length of the rod shall be of sufficient length to make finer adjustments while balancing the IDU.

The drain pipe of the Cassette AC units shall be covered with the insulation and sealing tape to avoid leakage of water. As far as possible, Contractor should use full length of drain and refrigerant pipe for installation to avoid leakage of water or refrigerant gas.

The refrigerant pipes from the IDU to the nearest wall should be duly fixed with the slotted angle supports or trays of suitable size firmly fixed with the threaded rods to the ceiling.

To avoid rodent menace, the contractor shall close all openings made by him and also provide sufficient protection to the PCB, other parts of the IDU. No claim for additional amount towards rectifying the IDU on account of damages caused by rodents will be entertained during the warranty period or AMC period.

Sufficient amount of refrigerant should be topped up as per the length of the copper pipes as required by OEM recommendation to ensure the optimum and desired performance of the ACs.

If the works involves, some architectural features in the false ceiling, the contractor shall consult the interior contractor and SBI Engineers before installation of cassette ACs to avoid any damage or any hindrance to the proposed architectural features.

**CONCEALING THE PIPES:**

The contractor shall give due notice to the Employer whenever any work like copper piping, cabling, acoustic insulation of the ducts or any work is to be concealed in the wall/false ceiling/partitions or finished up or otherwise becoming inaccessible later on, in order that the work may be inspected and correct dimensions taken before concealing.

If the Contractor has concealed the items without informing SBI Engineer, the same shall be opened up for measurement and made good to the original finishing at the contractor's expenses. If the contractor refuses to do so, then the same will not be considered for measurement and no payment may be made for such materials.

The contractor shall not execute any extra work other than the SBI written instruction. No works, for which rates are not specifically mentioned in the price bid, shall be taken up without written permission of the SBI Bank.

Should any dispute or differences arise after the execution of any work as to measurements etc., or other matters which cannot be conveniently tested or checked, the decision of SBI shall be accepted as correct and binding on the contractor.

It is the responsibility of the Contractor to arrange/provide the tools, ladder, stands or any other gadgets or supports required for the execution of the work at site and Bank will not provide or entertain such requests.

**MATERIALS, WORKMANSHIP, SAMPLES, TESTING OF MATERIALS**

All the works specified and provided for in the specifications or which may be required to be done in order to perform and complete any part thereof shall be executed in the best and most workman like manner with materials of the best and approved quality of the respective kinds in accordance with the particulars contained in and implied by the specifications and as represented by the drawings or according to such other additional particulars, and instructions as may from time to time be given by SBI during the execution of the work and to his entire satisfaction. The Contractor shall use only products bearing ISI marking in the work for those materials for which no makes are mentioned in the tender.

No refurbished, second hand and spurious materials should be used. If required, the contractor has to submit the details of the source of his purchase of materials to SBI. SBI reserves its right to enquire and collect data from the supplier to confirm the authenticity of the materials. SBI has the right to stringent action against the contractor, as deemed fit, in addition to suspend / cancel the contract.

Contractor should get approval of the samples of materials in advance with SBI Engineer before use of the same in the work. Should be contractor desire to substitute any specified materials with "Equal" or "Other approved" etc., he/they must obtain the specific approval of the SBI in writing for any such substitution, well in advance.

Samples of all materials to be used must be submitted when so directed by SBI. If required, the contractor shall have to carry out tests on materials in approved materials testing laboratories or as prescribed by SBI at his own cost to prove that the materials etc., under test conform to the relevant I.S Standards or as specified in the specifications. The necessary charges, transporting, testing etc., shall have to be borne by the contractor. No extra payment on this account will be entertained.

If the contractor has used any material which is not complying with the specifications, or the workmanship is bad or the material used is substandard or second hand etc, SBI shall during the progress of the work have power to order the removal and substitution of the material or proper re-execution of the work within a reasonable time. In case the contractor refuses to comply with the order, SBI shall have the power to employ other agencies to rectify or re-execute the work at the cost and risk of the contractor.

Any damage (during the work) to any part of the work or to the premises for any reasons due to rain, storm or neglect of contractor shall be rectified by the contractor in an approved manner at no extra cost.

Should the work be suspended by reason of rain, strike, lock-outs or any other cause, the contractor shall take all precautions necessary for the protection of work and at his own expenses shall make good any damage arising from any of these causes.

When the employer observes that the progress of the work is not satisfactory or very slow or not in a workmanship manner or of poor quality or violative of safety protocols etc, the contractor shall be issued a suitable advise to rectify the same or replace the materials or redo the entire work, within a reasonable time frame. If the contractor could not rectify the things within the time frame given, in the interest of the work, the Employer reserves the right to execute any part of the work included in this contract or the entire work by any other Agency or persons and contractor shall allow all reasonable facilities and extend cooperation for the execution of such work.

All expenses consequent thereon or incidental thereto as certified by SBI shall be borne by the contractor or may be deducted from any money due to or that may become due to the contractor. No certificate shall relieve the contractor from his liability in respect of unsound work or bad materials.

***LIST OF PREFERRED MANUFACTURERS / NATURAL SOURCES OF MATERIALS TO BE USED IN THE HVAC (AIR CONDITIONING) WORKS SUBJECT***

**TO THE APPROVAL OF SAMPLES BY SBI / CONSULTANT**

| S.No. | Material Name. | Brand / Manufacturer / Recommended Make. |
|---|---|---|
| 1. | Inverter Split/Cassette AC | AS specified in the NIT |

| | | |
|---|---|---|
| 2. | GI Sheets | TATA / HSL / SAIL / NIPPON DENRO or approved equivalent. |
| 3. | Fire Damper | Caryaire / AirMaster / Air Breeze / Ravistar or approved equivalent. |
| 4. | Vibration Isolators / FlexibleConnectors | Resistoflex / Dunlop or approved equivalent. |
| 5. | INSULATION / Fibre glass | UP Twiga / Kimmco / Owens corning or approved equivalent. |
| 6. | Power Cables | CCI / ICC / Gloster / UCL or approved equivalent. |
| 7. | Control Cables | Finolex / Delton or approved equivalent. |
| 8. | Aluminum Grilles Diffusers /Linear Grilles | Caryaire / Air Master / Air Breeze/SRIFABS or approved equivalent. |
| 9. | Filters | Klenzaids / Airtech / Aerosol / Anfilco or approved equivalent. |
| 10. | Cooling Coils / Heating Coils | Bluestar / Rohini / Ethos / Carrier / Jaypee / Coil Company / ZECO or approved equivalent. |
| 11. | Nitrile rubber | Armaflex / vedoflex /AERO FLEX/ARMACELL or approved equivalent. |

**NOTE : The contractor shall use only above mentioned material or equivalent make to be approved by SBI / Consultant. All other materials shall confirm to the specifications laid down. The tenderer shall take this into account while tendering rates / prices**

**TECHNICAL SPECIFICATIONS**

| | **CATEGORY-I: 1 TR INVERTER SPLIT AC** | | |
|---|---|---|---|
| **S. No.** | **parameter** | **Banks requirement** | **Vendor Response** |
| 1 | MAKE | Vendor has to specify | |
| 2 | MODEL No | Vendor has to specify | |
| 3 | Tonnage (minimum) | 1 TR | |
| 4 | Star rating | 5 STAR | |
| 5 | ISEER Rated | Minimum 4.0 | |
| 6 | Compressor type | ROTARY | |
| 7 | Condenser | COPPER/alloy copper | |
| 8 | Power Source | 230V / 50HZ / 1PH | |
| 9 | Cooling Capacity Rated | Minimum 3.5 KW | |
| 10 | Voltage Range | Vendor has to specify | |
| 11 | Operating Current | Vendor has to specify | |
| 12 | Refrigerant | R32/R410/ ECO-FRIENDLY | |

| | | | |
|---|---|---|---|
| 13 | Operating Range deg C | It should be operational at Minimum ambient temperature of 50 deg C | |
| | | | |
| | **CATEGORY-II: 1.5TR INVERTER SPLIT AC** | | |
| **S. No.** | **parameter** | **Banks requirement** | **Vendor Response** |
| 1 | MAKE | Vendor has to specify | |
| 2 | MODEL No | Vendor has to specify | |
| 3 | Tonnage (minimum) | 1.5 TR | |
| 4 | Star rating | 5 STAR | |
| 5 | ISEER Rated | Minimum 4.0 | |
| 6 | Compressor type | ROTARY | |
| 7 | Condenser | COPPER/alloy copper | |
| 8 | Power Source | 230V / 50HZ / 1PH | |
| 9 | Cooling Capacity Rated | Minimum 5 KW | |
| 10 | Voltage Range | Vendor has to specify | |
| 11 | Operating Current | Vendor has to specify | |
| 12 | Refrigerant | R32/R410/ ECO-FRIENDLY | |
| 13 | Operating Range deg C | It should be operational at Minimum ambient temperature of 50 deg C | |
| | | | |
| | **CATEGORY-III: 2 TR INVERTER SPLIT AC** | | |
| **S. No.** | **parameter** | **Banks requirement** | **Vendor Response** |
| 1 | MAKE | Vendor has to specify | |
| 2 | MODEL No | Vendor has to specify | |
| 3 | Tonnage (minimum) | 2.0 TR | |
| 4 | Star rating | 5 STAR | |
| 5 | ISEER Rated | Minimum 3.9 | |
| 6 | Compressor type | ROTARY | |
| 7 | Condenser | COPPER/alloy copper | |
| 8 | Power Source | 230V / 50HZ / 1PH | |
| 9 | Cooling Capacity Rated | 6.0 KW | |
| 10 | Voltage Range | Vendor has to specify | |

| | | | |
|---|---|---|---|
| 11 | Operating Current | Vendor has to specify | |
| 12 | Refrigerant | R32/R410/ ECO-FRIENDLY | |
| 13 | Operating Range deg C | It should be operational at Minimum ambient temperature of 50 deg C | |
| | | | |

| | **CATEGORY-IV: 2 TR INVERTER CASSETTE AC** | | |
|---|---|---|---|
| **S. No.** | **parameter** | **Banks requirement** | **Vendor Response** |
| 1 | MAKE | Vendor has to specify | |
| 2 | MODEL No | Vendor has to specify | |
| 3 | Tonnage (minimum) | 2.0 TR | |
| 4 | Star rating | 5 STAR | |
| 5 | Compressor type | ROTARY | |
| 6 | Condenser | COPPER/alloy copper | |
| 7 | Power Source | 230V / 50HZ / 1PH | |
| 8 | Cooling Capacity Rated | Minumum 6.5 KW | |
| 9 | Voltage Range | Vendor has to specify | |
| 10 | Operating Current | Vendor has to specify | |
| 11 | Refrigerant | R32/R410/ ECO-FRIENDLY | |
| 12 | Operating Range deg C | It should be operational at Minimum ambient temperature of 50 deg C | |
| 13 | Compressor warranty | 1 YEAR | |
| 14 | COMPREHENSIVE PRODUCT WARRANTY | 1 YEAR | |
| | | | |
| | **CATEGORY-V: 3 TR INVERTER CASSETTE AC** | | |
| **S. No.** | **parameter** | **Banks requirement** | **Vendor Response** |
| 1 | MAKE | Vendor has to specify | |
| 2 | MODEL No | Vendor has to specify | |
| 3 | Tonnage (minimum) | 3.0 TR | |

| | | | |
|---|---|---|---|
| 4 | Star Rating | 5 STAR | |
| 5 | Compressor type | ROTARY | |
| 6 | Condenser | COPPER/alloy copper | |
| 7 | Power Source | 415V / 50HZ / 3PH or<br>230V / 50HZ / 1PH | |
| 8 | Cooling Capacity Rated | Minimum 10.5 KW | |
| 9 | Voltage Range | Vendor has to specify | |
| 10 | Operating Current | Vendor has to specify | |
| 11 | Refrigerant | R32/R410/ ECO-FRIENDLY | |
| 12 | Operating Range deg C | It should be operational at Minimum ambient temperature of 50 deg C | |
| 13 | COMPREHENSIVE PRODUCT WARRANTY | 1 YEAR | |
| | | | |
| | **CATEGORY-VI: 4 TR INVERTER CASSETTE AC** | | |
| **S. No.** | **parameter** | **Banks requirement** | **Vendor Response** |
| 1 | MAKE | Vendor has to specify | |
| 2 | MODEL No | Vendor has to specify | |
| 3 | Tonnage (minimum) | 4.0 TR | |
| 4 | ISEER Rated | Vendor has to specify | |
| 5 | Compressor type | ROTARY | |
| 6 | Condenser | COPPER/alloy copper | |
| 7 | Power Source | Vendor has to specify | |
| 8 | Cooling Capacity Rated | 13.0 KW | |
| 9 | Voltage Range | 415V / 50HZ / 3PH | |
| 10 | Operating Current | Vendor has to specify | |
| 11 | Refrigerant | R32/R410/ ECO-FRIENDLY | |
| 12 | Operating Range deg C | It should be operational at Minimum ambient temperature of 50 deg C | |

| | | | |
|---|---|---|---|
| 13 | COMPREHENSIVE PRODUCT WARRANTY | 1 YEAR | |

**Note: The bidders should fill the above data for the model and make offered by them in the online portal by uploading.**

**33.0 Electrical work terms & conditions :-**

1. All PVC insulated and armoured cables used shall conform to ISI 554/64 and of 650/1100V grade. Test certificates of cables issued by manufacturers are to be furnished after installation on demand.
2. Minimum bending radius of PVC armoured cables shall be 12 times the diameter of cable.
3. Contractor would be required to furnish after completion, two sets of detailed drawings.
4. The work must be guaranteed for a period of 12 months for its satisfactory performance from the date of completion and all defects cropping up within this period must be rectified at contractor's cost immediately.
5. Caution boards as per statutory requirements must be displayed wherever required.
6. All material, fittings and appliances used in AIR CONDITIONING INSTALLATION shall conform to the latest relevant Indian Standard specifications, wherever they exist. A list of approved material is annexed and other materials not covered will have to be got approved by SBI Engineer-in-charge, prior to actual use.
7. Contractor is required to ensure that no damage is caused to Bank's property during execution of the job and should make good damages, if any, at their own cost.
8. Work has to be carried on without disturbing normal banking operations.
9. Contractors shall provide all labour and materials including necessary scaffolding for proper execution of the work.
10. Bank shall have the right to change the quantities as per on spot requirements.
11. Contractors should submit the Test Certificate form at the time of submission of final bill
12. Necessary blanking plates are to be provided wherever required.
13. For the Earthing IS 3043 for conduit to be used in wiring shall confirm IS 9537 (Part-II)1981 or latest in all respect.
14. All the materials which shall be used in the work shall be as per specification and must be from the list of approved materials as mentioned in the specification. Samples of the materials proposed to be used shall be submitted for approval and nothing shall be used which are not approved.
15. It is obligatory under Indian Electricity Rules that AIR CONDITIONING INSTALLATIONs work shall be executed under qualified Electrical Supervisor holding a valid Electrical Supervisor's Certificate of competency guaranteed by the State License Board
16. The contractor has to obtain labour license and abide by Rules and Regulations of contract labour (Regulation and abolition Act., 1970 and central rule 1971 as also relevant latest amendments hereto.)
17. Evidence vouchers from manufacturers/authorized agent showing use of proper materials should be furnished as and when required.

18 .Quantities are approximate and the work will be paid on the measurement basis as per ISI code of measurement.

19.Test report of supply authority has to filled in, if required

**TECHNICAL SPECIFICATION / LIST OF APPROVED MAKE**

The vendor must be a class-I local supplier ( a supplier or service provider whose goods, services or works offered for procurement has local content equal to or more than 50% as per Ministry of Commerce & Industry, Govt. of India vide order "Public Procurement, Preference to Make in India, Order 2017 dated 04.06.2020 & Order No.P-45021/2/2017-B.E.-11 dated 15.06.2017, 28.05.2018 & 29.05.2019.

**LIST OF MATERIALS OF APPROVED BRAND AND/OR MANUFACTURE –ELECTRICAL**

| | | |
|---|---|---|
| ALL MATERIAL USED MUST HAVE ISI& FIA APPROVED | | |
| 1 | Rigid PVC Conduit (FRLS) | Medium Gauge 2mm wall thickness ISI & FIA approved & manufactured from virgin material Precision, BEC, AKG, SETIA |
| 2 | Accessories for conduit | Same make as sr. no. 1 above. |
| 3 | M. S. Conduit ISI | BEC/AKG/SETIA of 16 SWG or equivalent only |
| 4 | M.S. Boxes | Fabricated out of 16 gauge continuously welded (sample to be approved) or equivalent |
| 5 | Copper Conductor PVC insulated 1100V grade multi stranded FRLS/ FRZH Flexible wire only. | As per IS:694-1977 :- Finolex/ RR Kebel/Polycab/Havel's /RICHA/KEI or equivalent. |
| 6 | Raceways and Junction Boxes | Legrand/MK /C&S or equivalent |
| 7 | Switches, Switch Plates, Boxes (Metal-PVC) | MK/LEGRAND/ CRABTREE/ PHILIPS/ North West or equivalent |
| 8 | Main Switch fuse up to 63 Amps A.C. 230V duty | Legrand / L&T/ Hager or equivalent |
| 9 | Main switch above 63 Amps-A.C. 23 duty | L&T / Hager or equivalent |
| 10 | HRC Fuses | L&T / Hager or equivalent |
| 11 | MCBs, MCCBs, ELCBs and DBs (Double Door type only) | Legrand / Schneider/ L&T / Hager/ GEC/Havel's/SIEMENS or equivalent with original factory manufactured only |
| 12 | Re-wirable Porcelain Fuse | CPL, KEW. |
| 13 | Telephone wires | Delton, Finolex as per ITD S/WS-113 B |
| 14 | PVC tape | BHOR's Steel grip. |
| 15 | Compound | Shalimar No. 6 |
| 16 | Main Cables PVC Insulated 1.1 kV grade FRLS XLPE only | PVC armoured cable For 1.1 KV as per ISI 1554. Havel's/Gloster/ RR Kebel/ RICHA/National/ ICC/Polycab/ KEI or equivalent |
| 18 | Cable Glands | Double compression type: Dowel /Siemens/ Comet/ Gripwel with rubber ring and double washers (Sample to be approved) or equivalent |
| 19 | Cable Lugs | Dowells, 3-D. or equivalent |
| 20 | Metal Clad Sockets/ Plugs | ABB/ L&T/ LEGRAND/ NORTH WEST/ MK/ HPL or equivalent |
| 22 | Connectors/ Indicating Lamps | Technica, Mimic (Static LED type), Technoplast, Porcelain or equivalent |
| 23 | Batten holder, Angle holder, Ceiling Rose | Anchor/ Precision or equivalent |
| 24 | Bakelite Sheet | HYLAM / FORMICA |
| 25 | A.C.B. Draw out type (LT) | L&T /SIEMENS/Crompton /Scheider or equivalent |
| 26 | Telephone tag block | KRONE/ Legrand only |
| 27 | Capacitor | L&T / Crompton Greaves/ ASIAN. or equivalent |
| 28 | Relay | L&T /EE or equivalent |
| 29 | Metering Equipments | JAIPUR/ CONZERV/ RISHAB/ AE/ SEMS or equivalent |
| 30 | ASS/VSS | KAYACEE/ L&T |
| 31 | FLUORESCENT/ LED/ CFL LUMINAIRES (All LED light fixtures shall cover minimum 3-years replacement warranty) | PHILIPS/ CROMPTON/ BAJAJ/ WIPRO/ HAVEL'S or as specified. |
| 32 | Ceiling Fans | Crompton Greaves/ Havell's/ Bajaj/ Usha/ or EQUIVALENT. |
| 33 | Exhaust Fan | Crompton/ Havell's/ Bajaj/ Usha/ or equivalent. |
| 34 | Wall Mounted Fan | Crompton/ Havell's/ Bajaj/ Usha/ or equivalent. |
| 35 | Electronic call bell / timer | Anchor / Precision or equivalent |

| | | |
|---|---|---|
| 36 | TV Cable | Finolex. or equivalent |
| 37 | Volt meter & Ammeter (Digital) | MECO, AE , CONZERV or equivalent |
| 38 | Current Transformer | AE, Kappa or equivalent |
| 39 | L. T. Panel | L&T or fabricated by CPRI approved Fabricator / Hager / LEGRAND or equivalent |
| 40 | Data & Voice (CAT-5E & CAT-6) cabling & its Components | AMP / D Link or equivalent |
| 41 | Change over switch | Legrand / L&T / Hager/Havels/HP or equivalent |
| 42 | Jack Panel | AMP / D Link or equivalent |
| 43 | 4U/9U / 12U / 15U Rack for jack Panel | Vallrack or equivalent |
| 44 | PIR cum Occupancy Sensors | Honeywell/ AITEC |

**NOTE:-**

- The Bidders shall use all the material strictly as per the list of approved make as stated above, it is mandatory to take the written confirmation well in advance if the material as stated above is not available and / or the same is not suitable (colour, size, shape, texture) as per the site condition.
- Whether a product is equivalent or not will be decided by the Engineer-in-Charge only.
- Contractor has to submit purchases voucher of items from authorized vendor of respective brand on demand by EIC.

**III. CERTIFICATE**

The measurements on the basis of which the above entries for the Bill No…….. made have been taken jointly on …… and are recorded at pages ……to …….. …… Of measurement book no./Sheets ……..

Signature and date of
of

Signature and date

Contractor

Engineer of SBI

The work recorded in the above mentioned measurements has been done at the site satisfactory as per tender drawings, conditions and specifications.

Architect Site Engineer/Bank's Engineer

**IV – MEMORANDUM FOR PAYMENT**

R. BILL NO ……

1. Total amount due since previous bill (D) (A+B) Rs……

2. PVA on account of escalation in price of steel

cement and other materials and labour as detailed

in separate statement enclose Rs.....

3. Deductions:

a. Secured Advance paid in the previous R.A. Rs.. .....

b. Retention money on value of works as per

accepted tenders: up to date amount

Less: Already recovered (-) Rs.....

Balance to be recovered Rs.....

c. Mobilization advance, if any

i. Outstanding amount (Principal + Interest)

as on date Rs.....

ii. To be recovered in this bill Rs.....

iii. Any other departmental material cost

to be recovered as per contract, if any Rs.....

iv. Any other departmental service charges to be

recovered if any, as per contract (Water, power etc.)

Enclose statement Rs.....

4. Total deduction as per contractor Rs.....

5. Net amount payable as per Contract (E-F) Rs.....

(Rupees.....) in words.

This bill amounting to .....(both figures and words) has been scrutinized by me after due test check of the measurement of works as required and as recommended for payment.

Dated Signature of Bank's Engineer

In charge of the project

STATUTORY DEDUCTIONS:

1. Total amount due (E) Rs.....

2. Less: Income Tax Payable Rs.....

3. Net Payable Rs.....

The figure in the Memorandum for Payment has been verified and the bill passed for payment Rs……(Words and figures)

Date: Signature of Premises office

**DETAILS OF INSURANCE POLICIES**

| Type of Polices | Name of Insurance | Amount (Rs.) | Policy No. | Validity |
|---|---|---|---|---|
| | | | | |

Workmen's Compensation

Remarks:

1. This only an 'on –account' payment and is not be interpreted either as approval of work, materials brought or affixed at site or for that matter approval of any sort.

2. The quantum of work done and materials delivered at site have been certified by ……..

3. Should you wish to audit such work, kindly contract the undersigned and oblige.

_____

Architects

**PROFORMA OF HINDRANCE REGISTER**

Name of Work : Date of state of work:

Name of Contractor : Period of completion:

Agreement No. : Date of completion:

| Sr. no. | Nature of hindrance | Date of occurrence of hindrance | Date of which hindrance was removed | period of hindrance | Signature SE/PE | Remarks |
|---|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 |

SE = Site Engineer

PE = Project Engineer

**MAINTENANCE OF RECORDS**

A) Registers at the site office of the Bank's Engineer:

1. Measurement Books
2. Drawing register
3. Materials and site register
4. Hindrance Register
5. Site visit & instructions Register.

**PROFORMA FOR APPLICATION BY CONTRACTOR FOR EXTENSION OF TIME**

1. Name of Contractor:
2. Name of the work as given in the Agreement
3. Agreement WO
4. Tender amount
5. Date of commencement of work
6. Period allowed for completion as per agreement
7. Date of completion as per agreement
8. Period for which extension of time has been given

Date MonthYear

a) 1st extension vide Bank's letter no.

b) 2nd extension vide Bank's letter no.

c) 3rd extension vide Bank's letter no.

9. Reasons for which extension have been previously given (copies of the previous applications should be attached)
10. Period for which extension is applied for and the reasons thereof including hindrances, time for extra work assigned if any etc.

Signature of Contractor

**Annexure II**

**To**

**e-Procurement Technologies Ltd. (ProcureTiger)**

**A-201- 208, Wall Street-II, Opp. Orient Club,**

**Nr. Gujarat College, Ahmedabad-380 006,**

**Gujarat, India.**

**Tel: (079) 40016837 / 835**

**Fax: (079) 40016876**

**Sub: E- Tendering FOR ……..vide NIT No……dated……..**

Ref : 1 _____

**2. e-tendering dt. ……..**

3. Our Offer No. dt.

Dear Sir,

We confirm that we have quoted.

1. ----------

as our final lump sum prices during the e-tendering process conducted today.

The item wise detail rates are worked out as per the Price bid(Annexure-III) appended herewith.

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

Yours sincerely,

For _____

**Name:**

**Company:**

**Date:**

**Seal:**

**BILL OF QUANTITIES (BOQ)**

**(AS PER ANNEXURE-III IN SEPARATE ATTACHMENT FILE)**