

Construction of Buildings for about 168 Residential Flats and Guest House (32 Rooms) for SBI Officers after Demolition of Existing Old Building at SBI Officers Colony, Char Imli, Bhopal, Madhya Pradesh in EPC mode.



CLIENT



PMC



NIT NO	LHO/BHO/P&E/2026-27/12
DATE	14/08/2026



STATE BANK OF INDIA

TENDER DOCUMENT

Tender No.: LHO/BHO/P&E/2026-27/12

Name of the work: - Construction of Buildings for about 168 Residential Flats and Guest House (32 Rooms) for SBI Officers after Demolition of Existing Old Building at SBI Officers Colony, Char Imli, Bhopal, Madhya Pradesh in EPC mode.

Last date & time of submission of tenders: 10-09-2026 up to 15:00 Hrs.

Client:

**Assistant General Manager(P&E)
Premises department,
3rd floor, State Bank of India,
Local Head Office, Bhopal-462011
Phone No. 0755-2575812,
e-mail: aqmprem.lhobho@sbi.co.in**

Project Management Consultant

**M/s. R.dx Architects,
No 1, 1ST Floor, 2nd street, Kamatchipuram,
7th Avenue, Ashok Nagar, Chennai – 600083.**

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

State Bank of India, SBI invites tender for **Construction of Buildings for about 168 Residential Flats and Guest House (32 Rooms) for SBI Officers after Demolition of Existing Old Building at SBI Officers Colony, Char Imli, Bhopal, Madhya Pradesh in EPC mode** in two Bid system. from eligible contractors: -

S.No	Particulars	Details
1	Name of the Work	Construction of Buildings for about 168 Residential Flats and Guest House (32 Rooms) for SBI Officers after Demolition of Existing Old Building at SBI Officers Colony, Char Imli, Bhopal, Madhya Pradesh in EPC mode.
2	Estimated cost	Rs. 145.94 crore /- (Rupees One Hundred Forty-Five Crore and Ninety-Four Lakh Only) plus GST
3	Quantum of Earnest Money Deposit (EMD)	Rs. 1.45 crore /- (Rupees One Crore Forty-Five Lakh Only) Drafts/Banker's Cheque (issued by the scheduled commercial Bank) or Bank Guarantee (issued by the scheduled commercial Bank other than SBI) shall be in favour of "Assistant General Manager (P&E), SBI-LHO Bhopal, Payable at Bhopal. <i>Please note that scanned copy of the EMD shall be uploaded in the online technical bid as well as the original hard copy shall be submitted to the above address, before the last date of submission of the bid, failing which the bid shall be treated as invalid due to non-receipt of original EMD.</i>
4	Date and time of Pre- Bid meeting	26-08-2026 at 15:00 Hrs. Assistant General Manager(P&E) Premises department, 3rd floor, State Bank of India, Local Head Office, Bhopal-462011 Phone No. 0755-2575812, e-mail: agmprem.lhobho@sbi.co.in
5	Clarification To Be Sent	agmprem.lhobho@sbi.co.in on or before 26-08- 2026 up to 15:00 Hrs.
6	Date and time where tender forms are available	14-08-2026 at www.sbi.co.in/ SBI in the News procurement news and https://sbi.co.in/web/sbi-in-the-news/procurement-news
7	Last date & time of submission of bids.	10-09-2026 up to 15:00 Hrs.
8	Place, date & time for submission of tender Contact person /telephone no/email address.	10-09-2026 on or before (up to 15:00 hours IST) in online mode at https://www.tenderwizard.com/SBIETENDER Assistant General Manager(P&E) Premises department, 3rd floor, State Bank of India, Local Head Office, Bhopal-462011 Phone No. 0755-2575812, e-mail: agmprem.lhobho@sbi.co.in

9	Date, Time and Place of opening of technical bid	Place: Premises Department, 3rd floor, State Bank of India, Local Head Office, Bhopal-462011 Phone No. 0755-2575812, Date: 10-09-2026 Time: 15.30 Hrs Authorized representatives of Bidders may be present online during the opening of the Technical Bids. However, Technical Bids would be opened even in the absence of any or all Bidders representatives.
10	Mode of Bidding	Bidder must submit its Technical and Price bid in online mode at https://etender.sbi/ on or before 10-09-2026 (up to 15:00 hours IST). Physical documents such as EMD shall be submitted to The Assistant General Manager(P&E), Premises Department, 3rd floor, State Bank of India, Local Head Office, Bhopal-462011, Phone No. 0755-2575812, e-mail: agmprem.lhobho@sbi.co.in on or before 10-09-2026 (up to 15:00 hours IST).
11	Details about Mode of Bidding	Single-Stage, Two-Part Bidding: This method involves submitting bids in two distinct parts: Technical Bid: This part includes the contractor's technical qualifications, experience, and other non-financial aspects. This also includes proposed construction methodology and approach including site establishment, Tools, Plant & Machinery, Manpower deployment and site organization chart. Financial Bid: This part contains the contractor's pricing proposal for the project. Staging: The process is staged, meaning the evaluation of the technical bid happens first. Only those EPC Contractors who qualify based on their technical and non-financial aspects will have their financial bids opened and evaluated.
12	Date and time of opening of Financial Bid	Based on the marks awarded in the Technical Evaluation, only the Top Five bidders shall qualify for the Financial Bid opening. Technically qualified bidders will be informed about the date and time of the financial bid opening (Online).
13	Quantum of Security Deposit (percentage)	1. Initial Security Deposit – 2% 2. Retention Money – 5% on value of work incl. Initial security Deposit
14	Period of Completion	36 months (6 months for planning & designing and obtaining approval from Local Bodies, Fire & other statutory authorities + 30 months for execution and completion of work)
15	Defect Liability Period	24 months (From the actual date of completion of entire project)

16	Liquidated Damages (Penalty clause)	@ 0.5% of the value of work per week of delay subject to a maximum penalty of 5% of the value of work would be strictly imposed.
17	Validity period of the tender	SIX (6) Months – 180 days from the last date of price bid submission
18	Eligible Taxes	Income Tax & GST IT will be deducted at source as per Govt. Guidelines. Reimbursement of GST will be made only on submission of proper GST invoice as per applicable GST provision. The contractor should comply with the following: 1) Contractor should have valid GST Registration Number 2) Invoice should specifically/separately disclose the amount of GST levied at applicable rate as per GST provision 3) In case of Correction in the bills after scrutiny, contractor should submit fresh bills for payment 4) Contractor should timely file his GST return in accordance with GST provisions to enable the bank to claim the credit of GST paid to the contractor 5) The GST Number of State Bank of India are For Bhopal 23AAACS8577K1ZX
19	Agency for arranging e-tender/online bidding, contact numbers:	You are requested to contact the agency for further guidance for e-tendering.
	Name of Agency	M/s. Antares System Limited
	Address	Premises & Estate Department SBI Local Head Office, Hoshangabad Road, Bhopal – 462011.
	Website Address	https://www.tenderwizard.com/SBIETENDER
	Bidder Support	M/S. Antares System Limited Registered Office: #24, Sudha Complex, 3 rd Stage, 4 th Block, Bangalore-560069, Karnataka. Help Desk: 6503346659/9044314492/9063666150/151/152/9664658 506/9664658623/26/6980085360. Project In charge: Mr. Kushal Bose, Mobile No: +91 6686913156 email: kushal.b@antaressystems.com Mr. Abhay Kumar Singh, Mobile No:9708966660 You are requested to contact the agency for further guidance on E- tendering.

Assistant General Manger (P&E)

1. Pre – Requisite for e - Tendering

All documents related to the tender are available on the e-tendering portal.

<https://www.tenderwizard.com/SBIETENDER> &
[www.sbi.bank.in/web/sbi-in-the-news/Procurement News](http://www.sbi.bank.in/web/sbi-in-the-news/Procurement%20News)

Contractors must note that this, being E- tender, Bids received online on E-tendering portal shall only be considered. To participate, Contractor(s) is/are advised to register with following steps:

Step 1: Contractor's Registration

•	Go to website: https://www.tenderwizard.com/SBIETENDER & www.sbi.bank.in/web/SBI-In- the-news/procurement-news
•	Click on “Register for e-Tender” button.
•	Create your desired User ID and fill in Company Details.
•	Vendor in possession of DSC Class III may insert Digital Signature Certificate token in computer's USB drive, and click on “Update Digital Signing Certificate Serial No. From USB token”. A new PKI based “Signer Certificate” window will open. Browse your Signer Certificate, enter token password and click on Register.
•	For those without DSC, it is advised to apply for the DSC.
•	Do not enter special character(s) in any field except “Email Address”, “Website (URL)” and “Alternative Email Address”.
•	Then click on “Create profile”.
•	You will be forwarded to “Document Upload” screen. Upload documents as specified in previous page. After uploading is completed, click on “Finish Upload”.
•	The User ID and system generated password with payment confirmation
•	will appear on the next screen which can be printed for future reference.
•	Check registered email ID. Click in the link “Click to verify” to validate the email ID.
•	To enable the User ID, forward the registration acknowledgment copy to help desk from registered email ID.

Step 2: Digital signature (known as “Digital Signature Certificate”)

•	Applying Class III Digital Signature Certificate: (token issued upon registration)
•	It is mandatory for all the Contractors to have class-III Digital Signature Certificate (DSC) (in the name of person who will sign the Bid) from any of the licensed certifying agency to participate in this TENDER. DSC should be in the name of the authorized signatory. It should be in corporate capacity (that is in Contractor capacity).
•	Contractor's manual & system requirement is available on website https://www.tenderwizard.com/SBIETENDER
	Contractors may contact e-tendering representative at Mobile: Abhay Kumar Singh Email: abhaykumar@antaressystems.com, Mobile no: 9708966660 for any assistance.

SECTION -1**INSTRUCTIONS TO BIDDERS (ITB)****Building Details**

Building Name	Stipulated date of Commencement	Time to Complete	Total Time for construction
1.Type 1 Residential Quarters(2BHK +Study (Carpet Area - 1300 Sqft)	15 days from LOA	36 months (6 months for designing of all buildings incl. Statutory approvals + 30 months for construction.	36 months including monsoon
2.Type 2 Residential Quarters(2BHK +Study) (Carpet Area - 1500 Sqft)			
3.Guest House			

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

State Bank of India (SBI) intends to construct a new residential quarters/flat for officers for SBI LHO, Bhopal and other outfits. (Further details refer relevant parts of tender documents). Following is the Scope of work under present tender. However, this scope is indicative only and not exhaustive.

1.1 Project Description:

The monolithic Construction is proposed to be a high-performance building initiative aimed at creating a modern, sustainable, durable, low maintenance high-rise structure with aim to reduce the time of construction SBI is aiming for utilizing the benefits with speed, strength, and flexibility in construction.

The term " monolithic Construction" indicates the focus on speed in the construction process.

Building Description: -

The development is proposed to provide integrated residential and community facilities for SBI officers at Char Imli, comprising:

1. Residential buildings with about 168 flats, including Type-1 blocks (2BHK +Study) (S+6, 6 blocks with 144 units at 24 units per block) and a Type-2 block (2BHK +Study) (S+6, 1 block with 24 units),
2. A Guest House building (S+6), dedicated to accommodating 32 guest rooms and also other facilities like a multi-purpose Hall, Gym, etc.

Eligibility Criteria**A. Experience of Similar Works**

3. Only reputed technically & financially sound companies / firms / PSU / Contractors / having required experience in designing and construction of buildings meeting the following eligibility criteria shall be eligible to apply.
4. **Joint Venture and Consortia are not permitted to participate in the bidding.**

The following are the minimum prequalification criteria:

(i) The firm should have executed and successfully completed following similar works during last 7 years ending 31st July 2026.

Three similar works, each costing not less than 40% (58.37 Cr excluding GST) of the estimated cost.

Or

Two similar works, each costing not less than 50% (72.97 Cr excluding GST) of the estimated cost.

Or

One similar work, costing not less than 80% (116.75 Cr excluding GST) of the estimated cost.

SIMILAR WORK SHALL MEAN WORKS OF:

“CONSTRUCTION OF MULTI STORIED BUILDINGS with RCC framed structure having minimum G/Stilt +4 storeys including finishing works, internal water supply, sanitary installations, internal electrical installations, Fire Fighting, Fire Alarm, PA System, Sub- Station, DG Set, CCTV, Lift, STP **(at least 5 or more services executed under one composite agreement)** in any one of Residential project executed in India. The bidder should have executed similar project for Public Sector Banks/ Central Government / State Government / Central Autonomous body/ State Autonomous body/ Central Public Sector Undertaking/ State Public Sector Undertaking/ Public Limited (Listed) Companies.

The bidders should demonstrate experience in the following works.

1. EPC Experience:

The bidder must have successfully completed at least one EPC Contract (Residential or Non-Residential building project) of minimum value of 40% of Estimated Project cost.

2.Green Building Experience:

The bidder must have successfully completed at least one project certified with a GRIHA /IGBC/LEED or an equivalent nationally/internationally recognized green building certification (any rating).

3. The bidders should demonstrate experience in any one of Monolithic / Shear Wall technology except Pre-cast Technology in completed project of residential construction in last 7 years ending 31st July 2026. (in any contract).

Note:

- a. Godowns /Warehouses/factory sheds/industrial building shall not be considered as eligible similar works.
- b. Mumty and machine room shall not to be considered in storey.
- c. Each stilt constructed in the building shall be considered as a storey.
- d. For the purpose of similar works, works executed in India only shall be considered.
- e. The value of completed works shall be brought to the current costing level by enhancing at a simple rate of 7% per annum.

(ii) They should undertake to open their office at project site at their cost, if work is allotted to them. The selected bidder should have adequate knowledge of local byelaws/ statutory requirements and to have expertise to liaise with Local Civic Authorities for getting the statutory approvals.

(iii) The bidding capacity of the agency should be equal to or more than the estimated cost of the work put to bid. The bidding capacity shall be worked out by the following formula:

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

Where,

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

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

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

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

The applicant should have **a Structural Engineer, knowledge of the latest structural design software, and adequate knowledge about green building concepts** and should provide credentials of their in-house or outsourced green building consultant. In case the green building agency is outsourced, proof of association with the consultant to be submitted.

(v) The firm should not have incurred any loss (profit after tax should be positive) in more than two years during last five consecutive balance sheets ending 31st March, 2025 duly certified and audited by the Chartered Accountant (Scanned copy of certificate from CA to be uploaded)

(vi) The bidder should have an average annual financial turnover of Rs.43,78,20,000 of the estimated cost during the last three consecutive financial years ending 31st March 2025.

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

(viii) The bidder should submit a solvency certificate of Rs. 43,78,20,000 of the estimated cost from any Scheduled Commercial Bank in India. (FORM 'B2')

(ix) The bidder should submit Net worth certificate in prescribed format and /or banker's certificate from a commercial/ scheduled bank in the standard format.

B. Other Information:

- I. The bidder should not have been blacklisted/debarred by State Bank of India/Central Government/PSU, from participating in the tender and if the blacklisting/debarment subsists on the due date of bid submission, such bidder shall not be eligible to submit the bid. (Refer Office Memorandum No. F.1/20/2018-PPD dated 2nd November, 2021 of Department of Expenditure Ministry of Finance, Procurement Policy Division, GOI, Guidelines on Debarment of firms from Bidding and any latest Memorandum/GO.)

- II. The bidder should submit a declaration that eligible works(s) as mentioned in eligibility criteria has/have not been got executed through another contractor on a back-to-back basis.
- III. The bidder shall submit the affidavit on a Rs.200/- non judicial stamp paper duly notarized, to this effect, as per prescribed format (Form "I"). The performance of the bidder for the completed works shall be rated by the Client as satisfactory or above.
- IV. Those who had done work/doing work in SBI shall produce completion/ progress certificate from the premises department. The bidder shall be considered for further evaluation only if the performance of the bidder for the work is rated as 'good or above'. This is mandatory.
 - i. The bidders who have initiated litigation against SBI shall be considered only after the litigation process is completed.
 - ii. The works completed/being executed by the bidders if required will be inspected by a technical officer /expert authorized by SBI. If it is found after inspection that the performance of the bidder for the inspected works is not satisfactory in terms of quality/ time overrun/overall performance etc., the bidder may get disqualified after due verification even though the documents submitted by them will meet the other eligibility criteria as above.
 - iii. The bidder shall have GST registration. A copy of the GST registration shall be submitted.
 - iv. **GST** registration Certificate of the state in which the work is to be taken up, if already obtained by the bidder, is also to be submitted. If the bidder has not obtained GST registration in the State in which the work is to be taken up or as required by GST authorities, then in such case the bidder shall scan and upload following undertaking in their letter head along with other bid documents. "If work is awarded to me, I/we shall obtain GST registration Certificate of the State, in which work is to be taken up within one month from the date of receipt of award letter or before release of any payment by Client / Funding Agency, whichever is earlier, failing which I/We shall be responsible for any delay in payments which will be due towards me/us on a/c of the work executed and/or any action taken by Client Funding Agency or GST department in this regard."
 - v. The bidder shall have ESI/ EPF registration. The copy of valid ESI/EPF registration shall be submitted as per the new labour code/**existing code**.
 - vi. The bidder shall submit an affidavit that 'The work if awarded to us, subcontractors will be employed only for specialized works after getting the concurrence of PMC/SBI' as per prescribed format (Form "N").
 - vii. The bidder shall submit hard copies of the Power of Attorney and Earnest Money Deposit (EMD) within the stipulated date and time for submission of tender. Without submission of EMD in hard copy, the bidder will not be considered eligible for the work and their application will not be considered.
 - viii. The Agency shall submit within 45 days after award of work an undertaking from the OEMs for specialized E&M works of Lifts & DG Sets etc. that "OEM shall unconditionally support the lowest tenderer technically throughout the execution of contract as well as for Maintenance Contract for the useful life of the system, and they shall also provide all the spares required for healthy functioning of the equipment for at least seven years from the date of supply of equipment". This undertaking is to be given in Form- O.
 - ix. Specialized Civil, Electrical & Mechanical works:
The bidders shall possess the Class A Electrical license or a suitable license. In case the tenderer do not have the license, they must associate himself with agencies of the appropriate eligibility for each of specialized nature of items/work of E&M. Such works shall

be got executed only through associated agencies specialized in these fields. The tenderer whose tender is accepted shall indicate the name(s) of his associated specialized agencies those fulfilling the eligibility criteria laid down for E&M after award of work and at least 30 days before commencement of such items / work but within 90 days of award of work with their credentials whichever is earlier for the approval of the Engineer-in-Charge of that component, whose decision shall be final and binding.

- x. The bidders shall submit along with the bid a declaration as per FORM-J of this document duly signed by authorized representative of bidder after site visit. This is mandatory. Bids submitted without FORM-J duly signed by nominated representative of Client and bidder will be summarily rejected and will not be considered for evaluation.
- xi. Site Visit: The bidder is advised to visit the site of work during working days between 10am – 4pm, at his own cost, and examine it and its surroundings to himself collect all information that he considers necessary for proper assessment of the prospective assignment.
- xii. The time allowed for carrying out the work will be 36 months from the date of issue of LOA, in accordance with the milestones indicated in the tender documents.

C. SITE CONDITIONS

- 1. The site for the work is available.
- 2. As the proposed site is located near an operational office and residential apartments, the contractor shall take special care to avoid any disturbance to the functioning of both the office and residential areas.
- 3. The Contractor shall settle labour problems as per existing labour laws if any occurred at site during the construction stage.

D. OTHER TERMS AND CONDITIONS

- 1. The bid documents consisting of plans, specifications, design basis report and the set of terms and conditions of the contract to be complied with and other necessary documents is available online free of cost.
- 2. The bidder shall have In-house design capabilities to provide the required services as per the scope of work. The bidder, within 15 days of award of work, shall submit details of such in-house design capabilities or details of the design consultant proposed to be engaged by the bidder along with requisite credentials.
- 3. The bid documents consisting of Notice Inviting Tenders (NIT) & Instructions to Bidders (ITB)(PART-A), General Conditions of Contract & Pre-Contract Integrity Pact (PART-B), Special Conditions of Contract(PART-C), Design Basis Report(PART-D), Technical Specifications(PART-E), Tender Drawings in PDF Format(PART-F), Financial Bid (PART-G) and other necessary documents (if any) are available online at <https://sbi.co.in/web/sbi-in-the-news/procurement-news> in the News procurement news.

3.1 Tender drawings in the PDF format have been provided in PART -F of the Tender documents. However, set of drawings in Auto-Cad format, will be issued to only those bidders who get registered on the tender <https://etender.sbi>. The bidder shall submit the above documents in the office of the tender inviting authority or through e-mail with a request letter for obtaining the above set of drawings in Auto-Cad format. On receipt of these documents inclusive of tender, SBI shall provide the Auto-Cad copy of drawings. Such bidders shall not be required to submit the tender fee/processing fee separately as a part of Technical Package.

3.2 It is clarified that the set of drawings in PDF format provided as PART – F. Tender Drawings shall only be the part of tender documents. The set of drawings in Auto-Cad format issued shall be for reference only. The copyright of all these drawings under this tender shall remain with SBI .

4. The bid submitted shall become invalid if:

4.1 The bidder is found ineligible.

4.2 If any discrepancy is noticed in the documents as uploaded at the time of submission of bid.

5. The Technical bid and Financial bid shall be submitted as per the stipulated date & time of submission of bid.

6. The Contractor, whose tender is accepted, will be required to furnish Initial Security Deposit 2% (Two Percent) of the tendered amount within the period specified in "Schedule F" in form of Bank Guarantee or DD of any scheduled commercial bank based in India, in favour of "State Bank of India" as per "Form K". Initial Security Deposit to be valid up to Six months beyond the stipulated date of project completion or the extended period, thereof.

7. In case the contractor fails to deposit the said Initial Security Deposit within the period, including the extended period if any, the earnest money deposited by the contractor shall be forfeited automatically without any notice to the contractor.

8. The Contractor whose Tender is accepted will also be required to furnish either copy of applicable licenses/ registration or proof of applying for obtaining labour licenses, as per central labour laws registration with EPFO, ESIC and BOCW welfare board and programme chart (time and progress) and manpower deployment schedule within the period specified in "Schedule F". The Contractor whose tender is accepted shall ensure full compliance with all applicable labour laws, including the provisions, rules, schemes and guidelines under the four Labour Codes i.e. the Code on Wages, 2019; the Industrial Relations Code, 2020; the Occupational Safety, Health and Working Conditions Code, 2020; and the Code on Social Security, 2020 as and when notified and brought into force by the Government of India. For all provisions of the Labour Codes that are pending operationalization through rules, schemes or notifications, the corresponding provisions of the pre-existing labour enactments (such as The Minimum Wages Act, 1948, The Payment of Wages Act, 1936, The Payment of Bonus Act, 1965, The Equal Remuneration Act, 1976, The Payment of Gratuity Act, 1972, etc. and relevant State Rules) shall continue to remain applicable. The Seller/ Service Providers shall, therefore, be responsible for ensuring compliance under: All notified and enforceable provisions of the new Labour Codes as mentioned hereinabove; and All operative provisions of the erstwhile Labour Laws until their complete substitution. All obligations relating to wages, social security, safety, working conditions, industrial relations etc. and any other statutory requirements shall be strictly met by the Seller/ Service Provider. Any non-compliance shall constitute a breach of the contract and shall entitle the Buyer to take appropriate action in accordance with the contract and applicable law.

9. Evaluation of performance:

Evaluation of the performance of contractors for eligibility shall be done by the PMC/SBI. If required, the works being executed by the bidders who otherwise qualify will be inspected by a Technical Officer / Expert authorized by the Client. If it is found that the performance of the bidder for the inspected works is not satisfactory in terms of quality/ time overrun/overall performance etc, the bidder may get disqualified even though the documents submitted by them will meet the eligibility criteria as laid down.

10. Tenderers are instructed to compulsorily inspect and examine the site and its surroundings at their own cost and satisfy themselves before submitting their tenders as to the nature of the ground and sub soil (so far as is practicable), the form and nature of the site, the means of access to the site, the accommodation they may require and in general shall themselves obtain all necessary information as to risks, contingencies and other circumstances which may

influence or affect their tender. The bidder shall be responsible for arranging and maintaining at its own cost all materials, tools & plants, water, electricity, access, facilities for workers and all other services required for executing the work unless otherwise specifically provided for in the contract documents. Submission of a tender by a bidder implies that he has read this notice and all other contract documents and has made himself aware of the scope and specifications of the work to be done and local conditions and other factors having a bearing on the execution of the work. The bidders shall submit along with the bid a declaration as per FORM-J of this document after site visit. This is mandatory. SBI shall not be liable for such costs, regardless of the outcome of the selection process.

11. The Competent Authority of the SBI does not bind itself to accept the lowest or any other tender and reserves for itself the authority to reject any or all the tenders received without the assignment of any reason. All tenders in which any of the prescribed conditions are not fulfilled or any condition including that of conditional rebate is put forth by the bidder shall be summarily rejected.
12. Canvassing, whether directly or indirectly, in connection with tenders is strictly prohibited, and the tenders submitted by the contractors who resort to canvassing will be liable to rejection.
13. The competent authority of SBI reserves to himself the right to accept the whole or any part of the tender and the bidder shall be bound to perform the same at the rate quoted.
14. The contractor shall not be permitted to tender works if his near relative is a Gazette officer in SBI or in the Managerial cadres of SBI and is directly dealing with the Project. Any breach of this condition by the contractor would disqualify him from participation and consideration in the tender process.
15. No Engineer of Gazette rank or other Gazette officer employed in Engineering or Administrative duties in an Engineering Department of the Government of India is allowed to work as a contractor for a period of one year after his retirement from Government service, without the prior permission of the Government of India in writing. This contract is liable to be cancelled if either the contractor or any of his employees is found any time to be such a person who had not obtained the permission of the Government of India as a foresaid before submission of the tender or engagement in the contractor's service.
16. The Tender for the works shall remain open for acceptance for a period of 180 (ONE HUNDRED AND EIGHTY) days from the LAST date of submission of bid or any extension thereto. If any bidder withdraws his tender before the said period or issue of letter of acceptance, whichever is earlier, or makes any modifications in the terms and conditions of the tender which are not acceptable to the SBI, then the SBI shall, without prejudice to any other right or remedy, be at liberty to forfeit 100% of the said earnest money as aforesaid. Further, the bidder shall not be allowed to participate in the re-tendering process of the work.
17. **This is a Time Bound monolithic Aluminium formwork Construction Project.**
18. The scope of the work shall be as per section III of this document. The Bidder must cooperate with the other agencies working at the site.
19. The Scope of work envisages several specialized Civil/ Electrical/ Mechanical/IT/ Electronic Engineering services as required, etc. to be executed as integral part of this Contract. However, in case the Bidder does not have in house capacity for execution of such component(s) of work and intends to engage outside agency for execution, the bidder shall ensure that such specialized agencies in each case meet the eligibility criteria as follows. The EPC contractor shall submit to the PMC/Authority Engineer in charge for approval, the capability of the specialized agencies proposed to be engaged by him who fulfills the conditions mentioned below before execution of such works:
 - a) Any other specialized works specified in Tender.

- b) For all other specialized works, for which the contractor intends to engage with a specialized agency for execution of work, the Contractor shall take approval of the PMC subject to the final approval by SBI before the assignment of such agency.
- c) The bidder shall submit an undertaking as per 'Form-O' on Rs. 200/- stamp paper. The EPC Contractor shall be permitted to submit Form 'O' up to one month prior to the finalization of the specialized agency.

20.Sub-contracting: The works contract may provide for the contractor to get specified works executed from sub-contractors included in the pre-qualification application or later agreed to by the Procuring entity, with a caveat that the responsibility for all sub-contract work rests with the prime Contractor. Sub-contracting will generally be for specialized items of work as per the direction of EIC. Procurement of material, hire of equipment or engagement of labour will not mean sub-contracting. The total value of subcontracting work will not exceed the percentage of the contract price as specified in the contract say 49% (Forty-nine percent). Sub-contracting by the contractor without the approval of the PMC subject to the final approval by shall be a breach of contract, unless explicitly permitted in the contract.

Eligibility Criteria for Association of Specialised firms for E&M Services

- 1.1 The estimated cost of various Electrical and Mechanical Services with PQ Criteria and the definition of Similar Work, where required, are given below, the firm should have executed & successfully completed following similar works during last 7 years ending 31st July 2026.

1.1.1 Lifts and Home Elevators (Lifts):

- a) Estimated cost: 4.67 Crores.
- b) PQ Criteria:
 - Three similar works each of value not less than Rs. 1.86 Crores.
 - OR
 - Two similar works each of value not less than Rs. 2.33 Crores.
 - OR
 - One similar work of value not less than Rs. 3.73 Crores.
- b) Should have a current electrical license valid for taking up electrical works in Madhya Pradesh
- c) Similar works shall mean "Supply, Installation, testing & commissioning of Lifts serving at least 3 floors".
- d) Lifts shall be got installed by the Lift manufacturer only.
- e) The following conditions (issued vide DG/SE(E)/PPP-MII Order/22 dated 28.09.2020) shall be satisfied:
 - (a) The lift manufacturer shall comply with BIS standards, duly certified by the manufacturer itself.
 - (b) The manufacturer shall be compliant to the Public Procurement (Preference to Make In India), Order 2017 (as amended from time to time) issued by the Department of Industrial Policy and Promotion (DIPP), Ministry of Commerce and Industry.
 - (c) The manufacturer shall furnish an undertaking regarding availability of spares for the entire expected life of the lift i.e. 15 to 20 years.
 - (d) The complete lift installation including its components, safety devices, various types of controls etc., testing, inspection, operation & maintenance shall conform to relevant Codes, Standards, code of practices, guidelines, safety rules, inspection manual(s), rules issued by Bureau of Indian Standards, as amended up to the last date of receipt of tenders.
 - (e) Quality standards shall conform to latest IS/ISO- 9001:2015.
 - (f) The down time of installed lifts being maintained by the manufacturer shall not be more than 8 hours (average) in case of minor faults and 7 days (average) in case of major faults during the last one financial year.

1.1.2 Sub-Station (SStn):

- a) Estimated cost - Rs. 3.84 Crores.
- b) PQ Criteria:
 - Three similar works each of value not less than Rs. 1.53 Crores.
 - OR
 - Two similar works each of value not less than Rs. 1.92 Crores.
 - OR
 - One similar work of value not less than Rs. 3.07 Crores.
- c) Should have a current electrical license valid of appropriate class for taking up electrical works in Madhya Pradesh.
- d) Similar works shall mean "Supply, Installation, testing & commissioning of Sub-Station with minimum capacity of individual transformer not less than 1600 KVA".

1.1.3 Fire Fighting System (FFS):

- a) Estimated cost – 8.32 Crores.
- b) PQ Criteria:
 - Three similar works each of value not less than Rs 3.33 Crores.
 - OR
 - Two similar works each of value not less than Rs. 4.16 Crores.
 - OR
 - One similar work of value not less than Rs. 6.66 Crores.
- c) Should have a current electrical license valid for taking up electrical works in Madhya Pradesh.
- d) Similar works shall mean "Supply, Installation, testing & commissioning of water based wet riser and sprinkler system work in high rise building not less than 15 storeys".

1.1.4 Intelligent Addressable Fire Alarm System with integrated Public Address System (FAS):

- a) Estimated cost - Rs. 0.32 Crores.
- b) PQ Criteria:
 - Three similar works each of value not less than Rs.0.12 Crores.
 - OR
 - Two similar works each of value not less than Rs.0.16 Crores.
 - OR
 - One similar work of value not less than Rs. 0.25 Crores.
- c) Similar works shall mean "Supply, Installation, testing & commissioning of intelligent automatic fire alarm system work in high rise building of not less than 15 storeys".

1.1.5 Sewerage treatment plant (STP):

- a) Approx. Cost - Rs. 0.61 Crores. (Excluding civil cost)
- b) PQ Criteria:
 - Three similar works each of value not less than Rs.0.24 Crores.
 - OR
 - Two similar works each of value not less than Rs. 0.30 Crores.
 - OR
 - One similar work of value not less than Rs. 0.48 Crores.
- c) Should have a current electrical license valid for taking up electrical works in Madhya Pradesh.
- d) Similar works shall mean "Supply, Installation, testing & commissioning of STP plant of at least 56 KLD"

1.1.6 Internal Electrification:

- a) Estimated cost - Rs. 11.65 Crores.
- b) PQ Criteria:
 - Three similar works each of value not less than Rs.4.66 Crores.

OR

Two similar works each of value not less than Rs.5.82 Crores.

OR

One similar work of value not less than Rs. 9.32 Crores.

- c) Similar works shall mean “Supply, Installation, testing & commissioning of internal electrification work in high rise building of not less than 5 storeys”.

21.Registration/ License: The bidder should have their registration for GST, PF, ESIC, Building Cess Registration etc. (whichever is applicable), with the appropriate Authorities. In case the firm is not registered at the time of submission of bid, they will submit an undertaking that they will get themselves registered with the concerned authorities in case they are awarded the work.

22. The Contractor/firm will indemnify SBI, as the case may be, against all penal action that may be levied/effectuated by any concerned authority for default in any labour regulation/PF/ESI and other statutory requirements of the relevant Acts/Laws related to the work of the contractor and will bear the legal charges, if any, and will pay the legal charges/dues directly to the concerned authority. An undertaking in this regard is required to be submitted by applicants along with prequalification.

23. This Notice Inviting bid shall form a part of the contract document. The successful Tenderer/Contractor, on acceptance of his tender by the Accepting Authority, shall, within 25 days from the date of issue of the Letter of Acceptance, sign the Contract consisting of: - The Notice Inviting Tender, all the documents including General Conditions of the Contract, tender as issued at the time of invitation of tender and acceptance thereof together with any correspondence leading thereto including amendments, corrigendum etc. if any.

24.Bid document consists of:

- i. PART A - (Notice Inviting Tenders (NIT) & Instructions to Bidders (ITB))
- ii. PART B - (General Conditions of Contract)
- iii. PART C - (Specific Conditions of Contract)
- iv. PART D - (Design Basis Report)
- v. PART E - (Technical Specifications)
- vi. PART F - (Tender Drawings)
- vii. PART G - (Financial Bid)
- viii. All amendments(s)/ corrigendum, minutes of pre bid meeting, if any.

25. SBI reserves the right to accept or reject any or all the tenders without assigning any reason, No Bidder shall have any cause of action or claim against the SBI for rejection of his tender.

26. Payments to the selected EPC Contractor will be made directly by SBI through bank transfer.

27.Completion Period:

The total time allowed for carrying out the works will be as mentioned in **NIT** above from the date of start as defined in Schedule 'F'.

28.Pre-bid Meeting:

Pre-bid meeting shall be held with the eligible and intending bidders in State Bank of India, Premises department, 3rd floor, State Bank of India, Local Head Office, Bhopal-462011 Phone No. 0755-2575812, as per NIT.

The bidders having queries/clarification regarding the tender can submit their queries at mentioned in Notice Inviting Bid. The pre bid meeting will be held as per the details mentioned in Section – I (Notice Inviting Tender). No other queries shall be entertained or replied to, after the date of submission of queries. SBI' response (including an explanation on the query but without identifying the source of the inquiry) will be uploaded on website of SBI [www.sbi.co.in /tenders/](http://www.sbi.co.in/tenders/)

and SBI portal <https://sbi.co.in/web/sbi-in-the-news/procurement-news/> / <https://etender.sbi> for clarifications.

Contractor requiring any clarification with regards to the BID document may utilize the forum of pre-bid to submit queries/clarification regarding the tender can submit their queries at an Email: agmpe.lhoand@sbi.co.in SBI will respond to any request for clarification which is received within date specified in the NIT. The response (including an explanation on the query but without identifying the source of the inquiry) will be uploaded in the www.sbi.co.in/ SBI in the News procurement news portal. Only written communication/ clarification can be considered valid.

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

Guidelines / Procedure to be followed in introduction on procurement Solution

1. **Submission of Bids:** The bidders who are desirous of participating in tenders shall submit the technical bids at <https://etender.sbi> through online on or before the last date of tender submission.

Price Bid: **Price bid to be submitted through online only in <https://etender.sbi>**

2. **Payment of Bid Security (Earnest Money Deposit):** - The EMD shall be in the form of:
 - Banker's Cheque or Demand Draft
 - Bank Guarantee of any Commercial Bank (issued by the scheduled commercial Bank other than SBI) in favor of Assistant General Manager(P&E) Premises department, 3rd floor, State Bank of India, Local Head Office, Bhopal-462011.
 - The original EMD should be deposited either in the office of inviting bids within the period of bid submission. The EMD receiving officer shall issue a receipt of deposition of earnest money to the bidder in a prescribed format (FORM-G) in the NIT. This receipt shall also be uploaded to the tendering website by the intending bidder up to the specified bid submission date and time.
3. **Processing of Tenders:** -The concerned officer/officers will evaluate and process the tenders as done in the conventional tenders and will communicate the decision to the bidder.
4. **Price Bid opening:** - The Price Bid of the eligible EPC Contractor will be opened by the Tender opening committee on the specified date and time. The date of opening will be communicated via email only to the bidders who have been shortlisted.
5. **Participation of Bidders at the time of opening bids:** Bidders are required to participate in the tendering process at the time of bid opening. They may attend the bid opening in person at the designated venue, the details of which will be communicated via email.
6. **Signing of agreement:** - After the award of the contract, an agreement may be signed as done in Conventional Tenders.

1.General Information:

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

1.2 All the information called for in the enclosed forms should be furnished against the relevant columns in the forms. If for any reason, information is furnished on a separate sheet, this fact should be mentioned in the relevant column. Even if no information is to be provided in a column, a 'nil' or 'no such case' entry should be made in that column. If any particulars/query is not applicable in the

case of the bidder, it should be stated as 'Not applicable'. The bidders are cautioned that not giving complete information called for in the application forms or not giving it in clear terms or making any change in the prescribed forms (or) deliberately suppressing the information may result in the bid being summarily disqualified. Bids made by telegram or telex and those received late will not be entertained.

1.3 The bid should be type written. The bidder should sign each page of application, forms and documents before submitting the tenders.

1.4 References, information and certificate from the respective clients certifying suitability, technical knowledge or capability of the bidder should be signed by a respective department officer not below the rank of Executive Engineer or equivalent.

1.5 The bidder may furnish any additional information, which he thinks is necessary to establish his capabilities to successfully complete the envisaged work. He is, however, advised not to furnish superfluous information.

1.6 No information/documents shall be entertained after submission of bid unless it is demanded by SBI. No fresh/revised mandatory document is permitted at this stage. Bank/PMC have rights to reject based on deficiency in desired documents.

1.7 If the works executed under Public Limited (listed) companies are shown in support of eligibility, certified copy of the tax deducted at source certificate (TDS) shall be submitted along with the experience certificate and the TDS amount shall tally with the actual amount of work done.

2. Definitions:

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

2.2 **Client/ Employer:** SBI/ Bank

2.3 **SBI** – Shall means State Bank of India (client) a body Corporate created under State Bank of India Act 1995, having its corporate centre at State Bank Bhavan, Madame Cama Road, Mumbai 400021, and Premises and Estate Department, Local Head Office, Bhopal and includes the client's representatives, successors and assigns.

2.4 **Architects/Consultants /PMC (Project Management Consultants)**– shall mean **M/s. R.dx Architects** ,No 1, 1st Floor, 2nd street, Kamatchipuram, 7th Avenue, Ashok Nagar, Chennai – 600083 or any other consultants appointed by the SBI.

2.5 **BIDDER:** Means the individual, proprietary firm, firm in partnership, limited company (private or public) or PSU.

2.6 **"YEAR"** means "Financial year" unless stated otherwise.

2.7 **BID/Tender**" shall mean documents issued by Technical Cell, EPC (Engineering, Procurement, And Construction) Mission, Planning Department to the prospective Bidder. The word **"Tender"** is synonymous with **"Bid"**.

2.8 **"Bid Security/ Earnest Money"** shall mean the amount to be deposited by the Bidder with the Tender.

2.9 **Bid Validity"** shall mean the period for which the Bids shall remain valid.

3.0 Method of Application:

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

4.0 Final Decision – Making Authority:

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

5.0 Particulars – Provisional:

The particulars of the work given in Section - I are provisional. They are liable to change and must be considered only as advance information to assist the bidder.

6.0 Site Visit:

The bidder is advised to visit the site of work during the working days between 10am – 4pm, at his own cost, and examine it and its surroundings to himself collect all information that he considers necessary for proper assessment of the prospective assignment. During the site visit, the Bidder shall assess the existing canal, utilities, and other site constraints. All study inputs and outputs shall be prepared in accordance with applicable local statutory requirements, and the quoted price shall be based on the same. In the later stages, anything extra over and above the quoted Price Bid shall not be accommodated.

7.0 For Specialized Agency:

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

8.0 Financial Information:

Bidder should furnish the following financial information:

Annual financial statement for the last Five years in Form 'A'. This should be supported by audited balance sheets and profit and loss accounts duly certified by a Chartered Accountant as submitted by the applicant to the income tax department.

Bankers Certificate Issued by Commercial Bank in Form B

OR

Net worth Certificate issued by CA in Form B-1

9.0 Organization Information:

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

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

SECTION – 2

Earnest Money Deposit (Bid Security)

1. EMD – Earnest Money Deposit:

The Bidder shall submit EMD for an amount, as mentioned in Notice Inviting tender, in the form of:

- Banker's Cheque or Demand Draft
 - **Bank Guarantee** of any Commercial Bank in favor of Assistant General Manager (P&E), SBI LHO Bhopal.
 - Banker's Cheque or Bank Guarantee (including e-Bank Guarantee) from any scheduled commercial bank based in India, in favour of SBI LHO BHOPAL." as per Form B-1, having validity for 180 days or more from the last date of receipt of tenders or any extension thereof.
 - The earnest money amount in the form of Account Payee Demand Draft, Banker's Cheque or Bank Guarantee (including e-Bank Guarantee) shall be scanned and uploaded to the Tendering website within the period of bids submissions and original should be deposited in the office of **The Assistant General Manager(P&E),Premises department, 3rd floor, State Bank of India, Local Head Office, Bhopal-462011**, before the last Date & Time for submission of Bids.
- a) The Bid securities of unsuccessful Bidders shall be discharged/ returned after expiry of the final bid validity and latest on or before the 30th day after the award of contract. However, in case of two packet or two stage bidding, bid securities of unsuccessful bidders during first stage, i.e., technical evaluation etc. should be returned within 30 days of declaration of result of first stage i.e., technical evaluation etc.
 - b) The EMD shall be forfeited if a bidder withdraws his bid during the period of bid validity or in the case of the successful bidder if he fails to furnish the necessary performance security or enter the Contract within the specified time limit.
 - c) The Bid Security Bank Guarantee of the successful bidder shall be returned after receipt of **the Initial Security Deposit (ISD)** as per Clause 1 of the General Conditions of Contract (PART-B).
 - d) EMD (Form G) in original as per the required forms should be submitted in the envelope and marked clearly as Envelope No: 1 **"EMD"**.

2. Forfeiture of Earnest Money:

- I. If any tenderer withdraws his tenders or makes any modifications in the terms & condition of the tender which is not acceptable to the department within 7 days after last date of submission of bids, opening of tender (excluding date of opening of tender) then the bank shall without prejudice to any other right or remedy, be at liberty to forfeit 50% of the Earnest money absolutely, irrespective of letter of acceptance for the work is issued or not.
- II. If any tenderer withdraws his tender or makes any modification in the terms and conditions of the Tender which is not acceptable to the department after expiry of seven days after last date of submission of bids, then the SBI shall without prejudice to any other right or remedy, be at liberty to forfeit 100% of the Earnest money absolutely irrespective of letter of acceptance for the work is issued or not. After 7 days of opening of tender the SBI shall without prejudice to any other right or remedy, be at liberty to forfeit 100% of the earnest money absolutely, irrespective of letter of acceptance for the work is issued or not.
- III. If Contractor fails to furnish the prescribed Initial security deposit within the prescribed period, the earnest money is absolutely forfeited with SBI automatically without any notice. In case of forfeiture of Earnest money as prescribed in Para (i), (ii) and (iii) above, the bidders shall not be allowed to participate in the rebidding process of the same work.

SECTION -3

Brief description of work

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

The scope of work involves the Planning, Designing and Construction of Residential Building including statutory approvals for the State Bank of India, SBI LHO Bhopal. The development shall feature an RCC framed structure and include all associated miscellaneous works, such as site development, bulk services, and to make the premises fully fit for occupation (services including electrical, firefighting, lifts, Solar system, etc.).

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

The responsibility of investigations, MEP, Architectural drawing, planning, designing, procurement, construction, statutory approvals, safety, quality, and risk of engineering lies completely with the agency.

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

The layout plan and conceptual Architectural plans of buildings are provided by the department in this bid document. In case of any deviation from the approved drawings, the same shall be regulated as per Clause 12 of the General Conditions of the Contract.

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

S.No	Designation	Stilt / Ground	Floors	No. of Flats per Block	Total No. of Flats	No. of Blocks
1	Type 1 Residential Quarters (2BHK +Study)	1 Stilt floor	6 floors	24	144	6
2	Type 2 Residential Quarters (2BHK +Study)	1 Stilt floor	6 floors	24	24	1
3	Guest House	1 Stilt floor	6 floors	-	-	1

Note: The areas shown are indicative only, and EPC Contractor can make minor changes while making detailed working drawings in consultation with PMC/ SBI. The contractor is advised to calculate the area based on the drawings.

Calculation of Plinth area

For calculation of plinth area, rules for working out the plinth area from plans as given in the **Annexure V of CPWD PAR 2025** available in CPWD website, shall be followed. Specifications mentioned in **CPWD PAR 2025** with up-to-date correction/amendment for relevant building types will have to be adhered to unless specified otherwise.

Mode of measurement

- 1) Measurement will be done on the basis of actual plinth area constructed.

2) Plinth area calculation norms as mentioned in Annexure – V of CPWD PAR 2025.

General scope of works:

1. The work shall be executed on (Engineering, Procurement & Construction) EPC basis including getting all local body clearances as per operational building requirement, carrying out geotechnical investigation (if required by the agency), structural design & drawings, construction, and commissioning of buildings & services, obtaining completion certificate and handing over in accordance with approved layout plan and architectural / structural drawings. The layout plan, architectural drawings are provided in the tender document. The contractor to arrange vetting of structural drawings/design from reputed Engineering Institutions like IITs, NITs, Central/State government Institutes within the project.
2. EPC Contractors have to obtain mandatory pre and post construction approvals from local bodies / Statutory authorities required for commencing the work including occupancy certificate from the local bodies / authorities. The EPC Contractor shall take the general drawings as a reference and develop detailed designs/drawings/MEP drawings suitably by coordinating with all the specialized agencies engaged by them for making the buildings and campus functional and aesthetically appealing. The user department through PMC/SBI may suggest changes within the given scope for accommodating future needs which have to be carried out by the EPC contractor as part of the scope of the work. Any changes, modifications, revision etc. required to be done by PMC subject to the final approval by SBI, Bhopal (end user), Environmental Clearance (EC), Fire safety authorities, Local bodies, proof consultant etc. will have to be attended by the EPC contractor.
3. The bidder has to include cost of services of engaging consultant(s) towards preparation of necessary Architectural/Structural/Service drawings, GRIHA /LEED/IGBC Consultant, obtaining mandatory pre and post construction approvals from local bodies /authorities required for commencing the work including occupancy certificate from the local bodies / authorities and nothing extra shall be payable on this account. The buildings are to be planned and designed in such a way that they derive maximum benefit of the natural resources like sun, wind, etc. The building should be ECBC (Issued by Bureau of Energy Efficiency, Ministry of Power, Govt. Of India) compliant.
4. Prepare all GFC drawings relevant to the construction (based on the approved drawings including modifications etc. if any) including structural and service drawings, retaining walls etc. for all Civil, E&M works involved in the scope and obtain the approval of the SBI/PMC/Authority Engineer-in-charge. Any changes, modifications, revision etc. required to be done by PMC subject to the final approval by SBI (end user), CFO, Local bodies, proof consultant etc. will have to be attended by the EPC Contractor & nothing extra shall be payable.
5. The EPC Contractor shall construct the Buildings, Development and Bulk services as per the Approved drawings. The work in general is to be executed on the basis of the Approved Architectural, Structural & Service drawings and as per the schedule of finishes mentioned, by following the other conditions of bid document, CPWD Specifications, relevant IS codes, National Building Code 2026, LEED/ GRIHA/IGBC, CPWD norms, ECBC Norms, CPWD hand book on barrier free and accessibility, CPWD manual on Accessible Built environment 2019 and other standard specifications shall be followed in general except otherwise mentioned in bid document. Samples of the materials of preferred make or otherwise shall be got approved from the SBI/Officer-in- charge before use in the work. The above scope of work includes cost of all materials, manpower, equipment, T&P, fixtures, accessories, royalties (Seigniorage), taxes (and all other Taxes/levies), watch & ward and all other essential elements for completion and maintenance of works whatsoever as already stated.
6. On Completion of Work, EPC Contractor shall get required post-construction permissions from the

local body, Fire department and other statutory authorities whose permission is required after completion of the construction including completion/occupancy certificate required to complete the building in all respects to make it habitable and ready for occupation and submit a copy of such approvals/certificates to the Engineer-in-charge. (The statutory fees required shall be reimbursed by the BANK upon submission of the receipts, but other expenses towards obtaining the statutory approvals /permission shall be borne by the EPC contractor).

7. The site is a mixed terrain, and the contour map of site (as a guideline) is placed at Part 'F' of this bid document. The contractor may work out his rates considering all the leads, lifts, material transportation including head loads, less output of labor etc. involved in execution, if any, and quote his rates accordingly. No claims on account of difficult terrain conditions or contour difference etc. shall be entertained later on, and nothing extra shall be payable on this account.
8. Necessary detailed survey and soil investigation has to be carried out by the successful bidder for co-relating data and results as indicated in the surveyed site plan, drawings & soil investigation report as attached with bidding document. Any improvement in bearing capacity of soil/variation in soil strata properties, if required as per the soil investigation results, will also be within the scope of this bid. Successful bidder shall also arrange to get the Final results vetted by the reputed Engineering Institutions like IITs, NITs, Central/State government Institutes and approved by PMC/SBI before the same are used in structural design purposes. No claim about the change in site condition or soil strata/bearing capacity shall be entertained in future. No claim whatsoever will be entertained in the future in this regard.
9. The work shall be carried out in accordance with true intent and meaning of the specifications and the drawings read together, regardless of whether the same may or may not be particularly shown on the drawings and / or described in the specifications, provided that the same can be reasonably inferred there from.
10. In case specifications of some of items are not explicitly mentioned in the bid documents same shall be adopted as given in the CPWD Specifications, NBC-2026, BIS Codes or according to sound engineering practices so as to make the building and services fully functional. No claim whatsoever shall be entertained on this account.
11. The cost of labor, material, tools and plants and machinery required for execution of the whole project as per approved Layout plan & detailed design and drawings to be approved, specifications etc. is within the scope of this work.
12. The EPC contractor is required to connect all the external services like Water Supply, Sewerage, Drainage, Electric Supply, LAN/WAN, Telephone Lines, Gas pipeline etc. to the main lines of the authorized service providers of local bodies or any other agency and this shall be considered as integral part of scope of work and such cost shall be included in the price quoted by the EPC contractor.
13. The agency shall be responsible for the safety and watch & ward of fittings and fixtures provided and installed by it in all buildings against pilferage and breakage during the period of installations and thereafter till the building is physically handed over to the department. No extra payment shall be made on this account.

Building Information Models (BIM) Modeling:

14. The 3D Architectural Models of the project will be prepared on any BIM applications with minimum **LOD 350 and IFC format** of the same shall be made available for interoperability of building information to all stakeholders of the project.
15. The comprehensive **BIM model with minimum LOD 350** of project shall have all the architectural,

structural, horticulture and MEP services elements. All the BIM Models shall be uploaded on Autodesk construction cloud Build Platform by the contractor and shared with the SBI/PMC/Engineer-in-Charge.

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

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

- a. **LOD-350** Level corresponding to “Good for Construction” drawings to be issued to the EPC contractor for actual execution after award of work by the Authority Engineer-in- Charge.
- b. **LOD-350/400** (Fabrication& Shop drawings) EPC contractor shall submit it to the PMC/ Engineer-in-charge. These are to be verified and approved as “Good for Construction” for issue to the Contractor by the Officer-in-charge.
- c. **LOD-350/400** (As built drawings) EPC contractor shall submit after completion of execution work. These are to be checked for correctness and approved for handing over.
- d. EPC Contractor shall get approval of the software used for BIM from the PMC/SBI/Engineer- In-Charge.
- e. EPC Contractor shall provide 4 licenses of Autodesk construction Cloud (Build License) one for EPC, one for PMC, two for SBI; validity till the DLP to advise the EPC contractor’s design and site team to use their own Licenses for seamless coordination of the Project.
- f. In the event of failure to submit the ACC Licenses within two (2) months from the date of issuance of the LOA, a penalty of ₹10,000 per month or part thereof shall be levied until submission of the license.

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

16. Local body approval: -

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

- i. Consent to Establishment & Operate
- ii. Tree Cutting from Local authority and trees transplanting.
- iii. Obtain commencement certificate from the Building Proposal Office and pay development charges (Premium FSI, TDR)
- iv. Permission for Excavation including dewatering.
- v. Electric substation NOC for all substation Transformers in building (Electric Service Provider)
- vi. Handing over of reservations (if any) to Municipal Corporation/ Development Authority.

- vii. Demarcation of Roads from A.E. (survey)
 - viii. Obtain Building completion certificate from the Municipal Corporation/ Development Authority
 - ix. Apply for permanent power connection and pay fees at Electricity Department
 - x. Obtain permanent water connection (with inspection) (Municipal)
 - xi. Obtain permanent sewerage connection (Municipal)
 - xii. Obtaining Final NOC from Fire department
 - xiii. Occupancy certificate
 - xiv. Completion certificate
 - xv. Lift NOC
 - xvi. Fire NOC
 - xvii. NOC from Civil Aviation, if applicable.
 - xviii. Environmental clearance, if applicable.
 - xix. Labour license
 - xx. Mutation of building
 - xxi. Any other approvals as required.
 - xxii. Approval for temporary connection of power supply, water supply etc. for construction purposes including digging of bore wells for water supply at site.
- a) Getting all statutory / other approvals (pre-construction and post construction) from local body and other bodies as per operational building requirement shall be done by the agency at its own cost.
 - b) The EPC Contractor shall prepare any further documents as required and submit them directly to the local Statutory bodies with the approval from the client department through the officer in charge.
 - c) The contractor shall at his own cost collect field data / samples and carry out all necessary surveys / Tests required for submission of necessary applications.
 - d) The contractor shall comply with the observations of local bodies, modify the Lay out plan, other architectural drawings, and documents, if necessary, and resubmit the proposal as required by the local bodies.
 - e) The Contractor shall obtain PLATINUM rating and Net Zero- Energy rating as per "IGBC Certification."
 - f) The contractor shall obtain Completion Certificate / Occupancy Certificate after completion of the project from statutory / local bodies before handing over the completed work to Client.

Liaisoning Charges for Obtaining 1.2 FAR: The EPC Contractor shall consider all costs associated with liaisoning and obtaining approval for 1.2 FAR while quoting the Price Bid. However, the Bank shall reimburse only the actual statutory charges demanded by the competent authorities in connection with the construction of the building at Char Imli, Bhopal, subject to the submission of original payment receipts, official demand notices, and other supporting documents. No reimbursement shall be made towards the contractor's liaisoning fees, administrative charges, overheads, profit, or any other incidental expenses.

The various components of the building covered in the Broad scope of work are as given below.

Sl.No.	Particulars
A	CIVIL COMPONENT
i)	Residential Building, Service/Utility block, Entrance Arch
ii)	Appropriate foundation as per structural design. Excavation in all type of soil, Raft foundation.
iii)	RCC Framed structure, stilt Floor, Additional height
iv)	Internal water supply, Dual Plumbing system, Sanitary works & Drainage
v)	Civil external service connections
B	ELECTRICAL COMPONENT
I.	Passenger & Fire Lifts, Goods Lift
II.	Fire Fighting with wet riser and sprinkler system, Downcomer & Automatic Fire Alarm System
III.	33 KV Receiving Substation and 33 KV/11 KV Cabling, Substation
C	CIVIL EXTERNAL DEVELOPMENT AND BULK SERVICES –
i.	Development of Site, levelling
ii.	Earth work excavation for the approaches from both sides to the rear side of building by ramps with necessary RCC retaining walls and for disposal of hard rock and surplus earth from site to the dumping grounds as per Bhopal development authority provisions.
iii	Approach roads to building and Main Roads, Internal roads (CC pavement with VDF/Paver Blocks)
iv	Storm water drain, Distribution pipelines
v	Rainwater harvesting (RWH)
vi	RCC Retaining wall
vii	Over Head Tanks (OHT) without independent staging, Underground Sumps (domestic, flushing, firefighting)
viii	STP/ETP Plant
ix	Electromechanical boom barrier & Motorized Steel gates
X	Boundary Walls
D	Horticulture works, children play aera

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

2. Defects Liability Period:

- a) Scope of work includes rectifying all defects/ repair including building and services of

all Civil, Electrical & Mechanical services, and the equipment /components provided, for a **period of 24 months** after the completion of work up to the Satisfaction of the PMC/SBI/Engineer-in- Charge.

- b) During this period, the defects noticed in the work shall be rectified by the **EPC Contractor** at his own cost. In case he fails to do so after intimation to him in writing by the SBI / Engineer-in-charge, the same shall be carried out by the Department at his risk and cost. However, maintenance of other building activities such as cleaning, sweeping of pocket & de-silting of sewer lines, S.W. Drain shall be done only once, at the time prior to handing over the building/campus.
- c) Defects of serious nature causing inconvenience such as leakage, reverse floor slopes affecting the drainage (ponding of water), warping, and opening of joints in doors and window shutters etc. shall be undertaken by the **EPC contractor** immediately on receipt of the complaint but not exceeding one-week time, failing which the defects will be got rectified at his risk and cost.
- d) All other defects notified to the contractor during the DLP shall be rectified to the entire satisfaction of officer-in-Charge or item replaced as soon as possible but not later than one month in any case. Failure to do so in a reasonable period, the officer -in-Charge shall get it done at the **EPC Contractor's** cost after final notice of 10 days. The decision of the officer-in-Charge regarding a defect being of a serious nature or otherwise shall be final and binding.

3. Health & Safety Manual provisions

The EPC Contractor will comply of the provisions contained safety, Health and Environment health book 2019 available CPWD web site www.cpwd.gov.in failing which he / they will be liable for the penalties on each violation subject to compounding of the same to maximum of such default as mentioned in the various unsafe act / unsafe conditions in this manual.

This, apart from the other fines/ levies/ penalties, is mentioned in the documents elsewhere. It is incumbent upon the **EPC contractor** to ensure in undertaking all health and safety compliance for safety of all concern to generate safety conscious and safety regulatory as his primary statutory duties or responsibilities in the contract.

4. SAFETY MEASURES: Insurance Policies

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

The EPC Contractor shall obtain and submit to the PMC/SBI/Officer-in-Charge a proper Contractor All Risk (CAR) Insurance Policy for 100% of Contract amount for this work, with officer in-Charge as the first beneficiary.

The insurance shall be obtained in joint names of officer-in-Charge and the Contractor (who shall be second beneficiary). Also, he shall indemnify the SBI from any liability during the execution of the work. Further, he shall obtain and submit to the PMC/SBI/officer -in-Charge, a third-party insurance policy for minimum Rs. 10 lakhs for each accident, with the PMC/SBI/officer -in-Charge as the first beneficiary. The insurance shall be obtained in joint names of PMC/SBI/officer -in-Charge and the EPC Contractor (who shall be second beneficiary).

5. Specialized Civil, Electrical & Mechanical works:

The Tenderer must associate himself with agencies of the appropriate eligibility for each of specialized nature of items/work listed in Part B, Part C & DBR. Such works shall be got executed only through associated agencies specialized in these fields. The tenderer whose tender is accepted shall indicate the name(s) of his associated specialized agencies those fulfilling the eligibility criteria laid down in Part B & C after award of work and at least 30 days before commencement of such items / but within 90 days of award of work, whichever is earlier, with their credentials for the approval of the

PMC/SBI/Engineer-in-Charge of that component, whose decision shall be final and binding.

6. Site Development

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

7. Rainwater harvesting Measures:

- a. The agency shall consider planning, design and construct the Rainwater harvesting system “RWH” for the best use of the building. The system shall be so designed that the rainwater collected from the building (Roof tops + other paved areas) is best utilized either by the storage or recharging the ground water table. The requirement of water for horticulture and other purposes of the campus shall primarily be met out from the best utilization of rainwater.
- b. The CPWD publication of “Rainwater harvesting and conservation manual 2019” could be referred to for compliance.

8. Detailed Estimate

The contractor shall provide a detailed estimate of all the quantities for all items of work to be executed within 3 months of the award of work. The cost of various components shall be provided using such quantities with rates of corresponding **DSR 2023** items (Market analyzed rates for non DSR items). The modified detailed estimate with all final quantities for all items of works as executed at site shall be submitted before pre final bill payment.

9. Sample collection room, sample store, Testing Laboratory:

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

10. Accessible India Measures (Universal Accessibility):

- a) Planning, Designing and construction shall confirm and get Certification from:
 - (i) **Platinum** rating as per IGBC.
 - (ii) Barrier free built environment & accessible for Divyangjan norms. (shall comply with the provisions of “Handbook on barrier free and accessibility”, “CPWD manual on Accessible Built environment 2019” – copy for free download is available on www.cpwd.in and hence copy of the same is not included in the tender document but it forms part of tender).
 - (iii) Handbook on Safety, health, and environment – 2019 – copy of free download is available on www.cpwd.in hence copy of the same is not included in the tender document but it forms part of tender).
- b) The agency shall construct the buildings considering the built environment accessibility and implement it in the buildings. All measures shall be taken to eliminate obstacles and barriers indoors and outdoors and in workplaces. An accessible building is where people with disabilities have no barrier in entering it and using all the facilities therein. This covers the built environment – services, steps and ramps, corridors, entry gates, emergency exits, lifts, parking, toilets in GF – as well as indoor and outdoor facilities including lighting, signage, alarm systems and public toilets.
- c) The CPWD publication of “Handbook on Barrier free and accessibility”, “CPWD manual on accessible built environment 2019” (copy of free download is available on www.cpwd.gov.in) and MOUD guidelines published in 2016 “Harmonized Guidelines and Space Standards on

Barrier Free Built Environment for persons with Disability and Elderly Persons” and requirements as per International Standard/ISO 21542 – 2011 could be referred for compliance.

- d) The **EPC Contractor** should follow norms of Barrier free built environment as per CPWD “Manual on Accessible Built Environment 2019” for persons with disability and elderly persons.
- e) The agency shall also be responsible for getting the accessibility audit (Post Audit) done to confirm whether the building meets the standards.

NOTE: The EPC contractor to refer latest Manuals/Publication relevant for the works involved.

SECTION – 4 EVALUATION PROCESS

The Bids will be evaluated in the following stages:

Stage 1 - Pre-Qualification Evaluation

Stage 2 – Technical Bid Evaluation

Stage 3 – Financial Bid Evaluation

Stage 1- Pre-Qualification Evaluation

During the Pre-Qualification Evaluation stage, the bidder's eligibility will be assessed based on criteria such as prior experience in design, completion of similar projects, assignments, availability of qualified technical and design teams, client certifications, and submission of confidential reports, where applicable.

Stage 2 - Technical Bid Evaluation

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

Opening of Technical Bid

The Technical Bids shall be opened on the scheduled bid opening date as specified in the Notice Inviting Tender (NIT) or any subsequent corrigendum issued. As part of the technical evaluation process, all EPC bidders are required to submit a comprehensive Approach & Methodology and Construction Technology including Site Establishment, Tools, Plant & Machinery, Manpower Deployment, and site organization chart along with the technical bid.

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

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

Performance of the Contractor:

The bidders qualifying the eligibility criteria will be evaluated by evaluation methodology set out below.

Sl. No	Evaluation Parameter	Maximum Marks Assigned	Max Scored
A. Financial Capability (Max 28 Marks)			
A.I	Experience of Similar Works in EPC Mode (as per PQ criteria: last 7 years)	10	
01	One similar works, each $\geq$ Rs. 58.37 Cr.	06	
02	One similar works, each $\geq$ Rs. 72.97 Cr.	08	

03	One similar work $\geq$ Rs. 116.75 Cr.	10	
A.II	Turnover (Average in last 3 years)	10	
01	Average turnover of minimum value of Rs. 43.78 Cr. And $\leq$ Rs.150 Cr.	04	
02	Average turnover of minimum value of Rs. 150 Cr. and $\leq$ Rs. 300 Cr.	06	
03	Average turnover of minimum value of Rs. 300 Cr. And $\leq$ Rs. 450 Cr.	08	
04	Average turnover of above ₹ 450 Cr.	10	
A.III	Profit (Average in last 3 years)	08	
01	Average Profit in last 03 years of minimum value of Rs. 4.5 Crore and $\leq$ Rs. 15 Crore	02	
02	Average Profit in last 03 years of $>$ Rs. 15 Crore and $\leq$ Rs. 30 Crore.	04	
03	Average Profit in last 03 years of $>$ Rs. 30 Crore and $\leq$ Rs. 45 Crore	06	
04	Average Profit in last 03 years $>$ Rs 45 Cr	08	
B.	Proposed Construction Methodology (Max 6 marks)		
B I	Methodology Superiority and Visualization Assessment based on clarity of the proposed methodology, its advantages over other alternatives, inclusion of isometric graphical illustrations and animation walkthroughs demonstrating execution sequence and feasibility within the stipulated timeline.	02	
B II	Innovation in Planning and Implementation Level of innovation demonstrated in the planning and implementation of the proposed methodology. Adaptability of the proposed methodology to the Indian construction ecosystem, showcasing improved efficiency and sustainability.	02	
B III	Time Efficiency and Project Acceleration Evaluation based on the extent of time saving achieved compared to alternative methodologies — full marks for 10% or more reduction in project duration, and proportionate marks for savings below 10%.	02	
C.	Experience in Specialized Works (Max 36 Marks)		
C.I	Experience of handling Lifts and Home Elevators (Lifts)	08	
01	One completed work with height of 6 storeys	04	
02	One completed work with height of 12 storeys	06	
03	One completed work with height of 24 storeys	08	
C.II	Sub-Station (Transformer, RMU, VCB)	08	

01	One completed work with minimum value ≥ 3000 KVA	04	
02	One completed work with minimum value $\geq 6,000$ KVA	06	
03	One completed work with minimum value $\geq 9,000$ KVA	08	
C.III	Fire Fighting System & Intelligent Addressable Fire Alarm System with integrated Public Address System (FFS & FAS) for Residential/Non-Residential Buildings	08	
01	One completed work with minimum built-up area $\geq 4,00,000$ Sq.ft	04	
02	One completed work with minimum built-up area $\geq 8,00,000$ Sq.ft	06	
03	One completed work with minimum built-up area $\geq 12,00,000$ Sq.ft	08	
C.IV	Elevation Cladding Works	06	
01	One completed work with minimum area $\geq 50,000$ Sq.ft	02	
02	One completed work with minimum area $\geq 1,00,000$ Sq.ft	04	
03	One completed work with minimum area $\geq 1,50,000$ Sq.ft	06	
C.V	Sewerage Treatment Plant (STP)	06	
01	One completed work with minimum capacity ≥ 75 KLD	02	
02	One completed work with minimum capacity ≥ 150 KLD	04	
03	One completed work with minimum capacity ≥ 250 KLD	06	
D	Certification & Accreditation (Max 8 Marks)		
D.I	Valid OHSMS (ISO 45001)	02	
D.II	Valid QMS (ISO 9001)	02	
D.III	IGBC/GRIHA/LEED/Equivalent Green Certification (min. 3-star; 1 mark each, max 4)	04	
E.	Performance (Max 14 Marks)		
E.I	Project completed within schedule time for Projects of minimum value of Rs. 58.37 Cr and above (2 marks for each project, max 4 projects)	08	
E.II	Appreciation for Projects of minimum value of Rs. 58.37 Cr and Above (max 03 projects)	06	
01	Excellent /Very Good (02 Marks for each Project)	06	
02	Good/Satisfactory (01 Marks for each Project)	03	
F.	Awards & Recognition (Max 08 Marks)		
F.I	International Awards and Recognition (02 Marks)	04	

	for each certificate) (Max 02 Certificate)		
F.II	National Awards and Recognition (01 Marks for each certificate) (Max 04 Certificate)	04	
TOTAL		100	

Based on the marks awarded in the Technical Evaluation, only the Top Five bidders shall qualify for the Financial Bid opening. It is the sole responsibility of the bidder to submit supporting documents relevant to the aforesaid criteria.

Stage 2- Financial Bid Opening:

The Financial Bids of only those bidders who secure the five highest marks in the Technical Evaluation shall be opened through the official e-Procurement Portal. Upon opening, the e-Procurement system will automatically generate a Comparative Statement displaying the total prices quoted by all eligible bidders. This comparative statement shall be accessible to all participating bidders through the portal.

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

Letter of Acceptance:

The Successful Bidder would be notified in writing by SBI countersigned by PMC by issuing the Letter of Acceptance (LoA) in favour of the Bidder.

A work order will be issued only after obtaining necessary Statutory approvals required for the commencement of construction activities from respective authorities as per the stipulated time.

SECTION – 5
FORMS AND ANNEXURES

**INFORMATION REGARDING ELIGIBILITY
LETTER OF TRANSMITTAL**

From:

To:

**Assistant General Manager(P&E)
Premises department,
3rd floor, State Bank of India,
Local Head Office, Bhopal-462011
Phone No. 0755-2575812,
e-mail: agmprem.lhobho@sbi.co.in**

Subject: - Construction of Buildings for about 168 Residential Flats and Guest House (32 Rooms) for SBI Officers after Demolition of Existing Old Building at SBI Officers Colony, Char Imli, Bhopal, Madhya Pradesh in EPC mode.

Sir,

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

1. I/We hereby certify that all the statements made, and information supplied in the enclosed forms A to Q and accompanying statements are true and correct.
2. I/We have furnished all information and details necessary for eligibility and have no further pertinent information to supply.
3. I / We, submit the requisite certified Bankers certificate and authorize the AGM (P&E), SBI LHO, Bhopal, to approach the Bank issuing the Bankers certificate to confirm the correctness thereof. I/We, also authorize AGM (P&E), SBI LHO, Bhopal, CPWD to approach individuals, employers, firms and corporations to verify our competence and general reputation.
4. I/We submit the following certificates in support of our suitability, technical knowledge and capability for having successfully completed the following works:

Name of work Amount Certificate issued by

Name of work	Amount	Certificate issued by

5. I/we hereby certify that I/we will use following monolithic construction technology in the work
.....

6. I/we submit the certificate in support of having successfully completed the following work with the technology proposed to be used in the work.

Name of Work	Certificate From

7. I/we hereby attaching copy of type test report conducted in respect of monolithic construction system technology proposed to be used in the work.

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

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

Enclosures:

Date of submission

Seal of bidder

Signature(s) of bidder(s).

FORM 'A'**FINANCIAL INFORMATION**

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

(Amounts – Rupees in Lakhs)

Sl. No.	Particulars	Financial Year				
		2020-21	2021-22	2022-23	2023-24	2024-25
1	Gross Annual Turn Over of Construction Works.					
	Reference to Annexure					
2	Profit/loss (Standalone finance statement)					
	Reference to Annexure					

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

The bidder must submit the provisional balance sheet for the financial year 2025-2026 along with the duly filled 26 AS form.

- 1. Financial arrangements for carrying out the proposed work.**
- 2. Banker's Certificate issued by Banker(s) (Commercial Bank) in the prescribed Form "B"**

OR

Net worth Certificate(s) issued by certified Chartered Accountant in the prescribed Form "B1" is enclosed.

SIGNATURE OF BIDDER(S)

Signature of Chartered Accountant with Seal
Unique Document Identification Number (UDIN)

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

FORM "B"

FORM OF BANKER'S CERTIFICATE FROM A COMMERCIAL BANK

This is to certify that to the best of our knowledge and information that M/S. /Sh..... having marginally noted address....., a customer of our bank are / is respectable and can be treated as good for any engagement up to a limit of Rs. (Rupees.....).

This certificate is issued without any guarantee or responsibility on the bank or any of the officers.

(Signature)

For the bank.

NOTE:

The banker's certificate should be on the letter head of the bank. Sealed in cover addressed to tendering authority Assistant General Manager(P&E) Premises Department, 3rd floor, State Bank of India, Local Head Office, Bhopal-462011 Phone No. 0755-2575812,

1. In the case of partnership firm, the certificate should include the names of all partners as recorded with the bank.
2. The certificate should not be more than 6 months old.

FORM 'B1'**FORM FOR CERTIFICATE OF NET WORTH FROM CERTIFIED CHARTERED ACCOUNTANT**

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

(Signature Of chartered accountant)

Name of Chartered accountant

Membership no of ICAI

Date and seal:

NOTE:

Banker's certificate of the amount equal to 40% of the estimated cost put to tender (ECPT) issued by scheduled bank or net worth certificate of minimum 10% of the estimated cost put to tender, should be on letter head of the Chartered Accountant, sealed in cover addressed to tendering authority **Assistant General Manager(P&E) Premises department, 3rd floor, State Bank of India, Local Head Office, Bhopal-462011 Phone No. 0755-2575812,**

1. In the case of a partnership firm, the certificate should include the names of all partners as recorded with the Chartered Accountant.
2. The certificate should not be more than 6 months old.

FORM 'B2'**Format of Solvency Certificate**

No.....

To

.....

.....

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

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

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

Place:

For

Date:

Bank Manager

FORM "C"**DETAILS OF ELIGIBLE SIMILAR NATURE OF WORKS COMPLETED DURING THE LAST SEVEN YEARS ENDING LAST DAY OF MONTH PREVIOUS TO THE ONE IN WHICH TENDERS ARE INVITED**

Submitted along with Tender for the work: - Construction of New Residential Quarters/ Flats for Officers after Demolition of Existing Old Building at SBI Officers Colony, Char Imli, Bhopal, Madhya Pradesh in EPC Mode.

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

Indicate gross Amount Claimed and Amount Awarded by the Arbitrator.

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

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

Note: The bidder is required to submit the information in only the above proforma.

LIST OF THE PROJECTS UNDER EXECUTION OR AWARDED

Submitted along with Tender for the work: Construction of New Residential Quarters/ Flats for Officers after Demolition of Existing Old Building at SBI Officers Colony, Char Imli, Bhopal, Madhya Pradesh in EPC Mode.

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

Indicate gross Amount Claimed and Amount Awarded by the Arbitrator

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

FORM "C-2"

**DETAILS OF ONE WORK IN SUPPORT OF HAVING SUCCESSFULLY COMPLETED
WITH THE MONOLITHIC CONSTRUCTION TECHNOLOGY PROPOSED TO BE
USED IN THE WORK**

Name of the firm / Bidder:

Sl. No.	Name of work / project and location	Owner or sponsoring organization	Cost of work in crore of rupees	Date of commencement as per contract	Stipulated date of completion	Actual date of completion	Type of rapid construction technology used	Litigation/ arbitration cases pending / in progress with details*	Name and Address / telephone number of officer to whom reference may be	Whether the work was done on back-to-back basis (Yes/No)
1	2	3	4	5	6	7	8	9	10	11

SEAL & SIGNATURE OF BIDDER(S)

*Indicate gross amount claimed and amount awarded by the Arbitration Tribunal. (OM No. DG/SOP 2022/07 dated 09.11.2023)

CALCULATION OF BIDDING CAPACITYDetails of existing commitments and ongoing works.

Name of the firm / Bidder:

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

Maximum turn over in last Seven Years = Rs.

Update value of turn over (A) = Rs.

No. of Years (N) =

Bidding capacity -= ((A x N x 1.5) - B) =

SIGNATURE OF BIDDER(S)

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

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

1.	Name of Work/ Project & Location	
2.	Agreement No.	
3	Estimated Cost	
4.	Tendered Cost	
5.	Actual Completion Cost	
6.	Date of Start	
7.	Date of Completion	
	(i) Stipulated date of completion (As mentioned in Work Order)	
	(ii) Actual date of completion	
8.	(i) Status of compensation (Not levied/levied/Not decided) (ii) If decided, Amount of compensation levied for delayed completion, if any	
9	Amount of reduced rate items, if any.	
10.	Performance Report	
	1. Quality of Work	Outstanding/Very Good / Good / Satisfactory/Poor
	2. Financial Soundness	Outstanding/Very Good / Good / Satisfactory / Poor
	3. Technical Proficiency	Outstanding/Very Good / Good / Satisfactory / Poor
	4. Resourcefulness	Outstanding/Very Good / Good / Satisfactory / Poor
	5. General Behavior	Outstanding/Very Good / Good / Satisfactory / Poor
	6. Overall Performance	Outstanding/Very Good / Good / Satisfactory / Poor
11.	Details of arbitration / court cases if any including amount of claim amount of award and present position.	
12.	Remarks (if any):	

Dated:
Place:

(Authorized Signatory)
Executive Engineer or Equivalent Rank

FORM'D2'

**CERTIFICATE OF EXPERIENCE IN SUPPORT OF HAVING SUCCESSFULLY COMPLETED
ONE WORK WITH THE MONOLITHIC CONSTRUCTION TECHNOLOGY PROPOSED TO BE
USED IN THE WORK**

1. Name of work/project and location
2. Owner or sponsoring organization
3. Cost of work in crores of rupees
4. Date of commencement as per contract
5. Stipulated date of completion
6. Actual date of completion
7. Litigation/arbitration cases Pending/in progress with details.
8. Name and address/telephone number of officer to whom reference may be made.
9. Whether the work was done on back-to-back basis (yes / no)

Certified that M/s.....has completed the above work with the structural system technology as per details mentioned above.

To be signed with date and seal of the owner / sponsoring organization

FORM 'E'**STRUCTURE & ORGANISATION**

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

SIGNATURE OF BIDDER(S) WITH STAMP

FORM 'F'

**UNDERTAKING REGARDING GST REGISTRATION IN THE STATE OF MADHYA
PRADESH**

To,
Assistant General Manager(P&E)
Premises department,
3rd floor, State Bank of India,
Local Head Office, Bhopal-462011
Phone No. 0755-2575812,
e-mail: agmprem.lhobho@sbi.co.in

Name of work: - Construction of Buildings for about 168 Residential Flats and Guest House (32 Rooms) for SBI Officers after Demolition of Existing Old Building at SBI Officers Colony, Char Imli, Bhopal, Madhya Pradesh in EPC mode.

Sir,

Having examined the details given in the bid document for the above work, I/we hereby submit that we are not having GST registration in the state of Madhya Pradesh hence we here by undertake the following:

“If work is awarded to me/us, I/we shall obtain GST Registration certificate in the state of Madhya Pradesh within one month from date of receipt of award letter or before release of any payment by SBI, whichever is earlier, failing which I/We shall be responsible for any delay in payment which will be due towards me/us on account of work executed and/or for any action taken by SBI or GST department in this regard.”

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

FORM – G**EMD RECEIPT FORMAT**

(Receipt No..... /Date))

Tender No.: LHO/BHO/P&E/2026-27/11

Name of work: - Construction of Buildings for about 168 Residential Flats and Guest House (32 Rooms) for SBI Officers after Demolition of Existing Old Building at SBI Officers Colony, Char Imli, Bhopal, Madhya Pradesh in EPC mode.

Amount of Earnest Money Deposit: **Rs. 1,45,00,000**-to be refunded after Receiving the Initial Security Deposit)

i) In the form of Account Payee Demand Draft, Fixed Deposit Receipt,
Banker's Cheque Rs..... Videdate.....

ii) In the form of Bank Guarantee (for balance amount as prescribed) Rs.....issued
by..... Date(as per Form- K)

Last date of submission of bid: 10-09-2026 up to 15:00 Hrs.

*-To be filled by the AGM(P&E), SBI LHO, Bhopal.

1. Name of Bidder.....#

2. Total EMD Deposited:.....#

3. Amount of Earnest Money Deposit.....#

i) In the form of Account Payee Demand Draft, Fixed Deposit Receipt, Banker's Cheque. Rs.....#..... Vide#.....Date.....#.....

ii) In the form of Bank Guarantee (for balance amount as prescribed) Rs.....#... issued by.....#..... Date.....#... (as per Form- 'K')

#- To be filled by the NIT issuing officer

Signature,

Name and Designation of EMD receiving officer
along with office stamp

FORM “H”

(Affidavit to be furnished on a ‘Non-judicial’ stamp paper worth Rs.500/-)

PROFORMA OF AFFIDAVIT FOR NON – BLACK LISTING

Name of work: Construction of Buildings for about 168 Residential Flats and Guest House (32 Rooms) for SBI Officers after Demolition of Existing Old Building at SBI Officers Colony, Char Imli, Bhopal, Madhya Pradesh in EPC mode.

I/we undertake and confirm that our firm/partnership firm has not been blacklisted/debarred by State Bank of India/Central Government/PSU, from participating in the tender and if the blacklisting/debarment subsists on the due date of bid submission, such bidder shall not be eligible to submit the bid. Further that, if such information comes to the notice of the department, then I/we shall be debarred for bidding in CPWD in future forever. Also, if such information comes to the notice of department on any day before date of start of work, the Engineer-in-charge shall be free to cancel the agreement and to forfeit the entire amount of Performance Guarantee (Scanned copy of this notarized affidavit to be uploaded at the time of submission of bid)

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

Signature of Notary with seal

(Affidavit to be furnished on a 'Non- judicial' stamp paper worth Rs.200/-)

FORM "I"

PROFORMA OF AFFIDAVIT STATING THAT SIMILAR WORKS HAVE NOT BEEN GOT EXECUTED THROUGH ANOTHER CONTRACTOR ON BACK-TO-BACK BASIS

Name of work: - Construction of Buildings for about 168 Residential Flats and Guest House (32 Rooms) for SBI Officers after Demolition of Existing Old Building at SBI Officers Colony, Char Imli, Bhopal, Madhya Pradesh in EPC mode.

I/We undertake and confirm that eligible similar works(s) has/have not been got executed through another contractor on back-to-back basis. Further that, if such a violation comes to the notice of Department, then I/we shall be debarred for bidding in CPWD in future forever. Also, if such a violation comes to the notice of Department before date of start of work, the Engineer-in-Charge shall be free to forfeit the entire amount of Initial security deposit. **(Scanned copy to be uploaded at the time of submission of bid)**

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

Signature of Notary with seal

FORM 'J'**DECLARATION ABOUT SITE INSPECTION**

To

Assistant General Manager(P&E)
Premises department,
3rd floor, State Bank of India,
Local Head Office, Bhopal-462011
Phone No. 0755-2575812,
e-mail: agmprem.lhobho@sbi.co.in

Name of Work: - Construction of Buildings for about 168 Residential Flats and Guest House (32 Rooms) for SBI Officers after Demolition of Existing Old Building at SBI Officers Colony, Char Imli, Bhopal, Madhya Pradesh in EPC mode.

Dear Sir,

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

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

Yours faithfully,

(Duly authorized signatory of the bidder)

On non-Judicial stamp paper of minimum Rs. 200

**(Guarantee offered by Bank to SBI in connection with the execution of contracts)
Form of Bank Guarantee for Earnest Money Deposit / Initial Security Deposit
/Security Deposit/Mobilization Advance**

1. Whereas the AGM (P&E), SBI LHO..... (name of division)
SBI has invited bids under.....(NIT number)
dated.....for..... (name of work)
.....The SBI has further agreed to accept irrevocable Bank
Guarantee for Rs. (Rupees..... only) valid up to(date)*.....as
Earnest Money Deposit from (Name and
address of contractor) (hereinafter called "the contractor") for compliance of his obligations in
accordance with the terms and conditions of the said NIT.

OR**

Whereas the Executive Engineer..... (name of division)
SBI has entered into an agreement bearing number With
.....(name and address of the contractor) (hereinafter called "the
Contractor") for execution of work..... (name of work) The Bank has
further agreed to accept an irrevocable Bank Guarantee for Rs. (Rupees..... only)
valid up to (date) as **Initial Security Deposit /Security Deposit/Mobilization
Advance** from the said Contractor for compliance of his obligations in accordance with the
terms and conditions of the agreement.

2. We, (indicate the name of the bank) ... (herein after referred to as "the bank"),
hereby undertake to pay to the Bank an amount not exceeding Rs,
(Rupees only) on demand by the Bank within 10 days of the demand.
3. We, (indicate the name of the Bank).....do here by undertake to pay the
amount due and payable under this guarantee without any demur, merely on a demand from
the Bank stating that the amount claimed is required to meet the recoveries due or likely to
be due from the said contractor. Any such demand made on the Bank shall be conclusive
as regards the amount due and payable by the Bank under this Guarantee. However, our
liability under this guarantee shall be restricted to an amount not exceeding Rs.
(Rupeesonly).
4. We, (indicate the name of the Bank)....., further undertake to pay the
Bank any money so demanded notwithstanding any dispute or disputes raised by the
contractor in any suit or proceeding pending before any Court or Tribunal, our liability under
this Bank Guarantee being absolute and unequivocal. The payment so made by us under
this Bank Guarantee shall be a valid discharge of our liability for payment there under, and
the contractor shall have no claim against us for making such payment.
5. We, (indicate the name of the Bank) further agree that the
Bank shall have the fullest liberty without our consent and without affecting in any manner
our obligation here under to vary any of the terms and conditions of the said agreement or to
extend time of performance by the said contractor from time to time or to postpone for any
time or from time to time any of the powers exercisable by the Bank against the said
contractor and to forbear or enforce any of the terms and conditions relating to the said
agreement and we shall not be relieved from our liability by reason of any such variation or

extension being granted to the said contractor or for any forbearance, act of omission on the part of the Bank or any indulgence by the Bank to the said contractor or by any such matter or thing whatsoever which under the law relating to sureties would, but for this provision, have effect of so relieving us.

6. We, (indicate the name of the Bank)further agree that the Bank at its option shall be entitled to enforce this Guarantee against the Bank as a principal debtor at the first instance without proceeding against the contractor and notwithstanding any security or other guarantee the Bank may have in relation to the Contractor's liabilities.
7. This guarantee will not be discharged due to the change in the constitution of the Bank or the Contractor.
8. We, (indicate the name of the Bank) undertake not to revoke

this guarantee except with the consent of the Bank in writing.

This Bank Guarantee shall be valid up to, unless extended on demand by the Bank. Notwithstanding anything mentioned above, our liability against this guarantee is restricted to (Rupees only) and unless a claim in writing is lodged with us within the date of expiry or extended date of expiry of this guarantee, all our liabilities under this guarantee shall stand discharged.

Date.....

Witnesses:

1. Signature.....
Name and address

Authorized signatory

Name Designation Staff code no. Bank seal

2. Signature.....

3. Name and address

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

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

FORM 'L'

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

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

To,

Assistant General Manager(P&E)
Premises department,
3rd floor, State Bank of India,
Local Head Office, Bhopal-462011
Phone No. 0755-2575812,
e-mail: agmprem.lhobho@sbi.co.in

Name of work: Construction of Buildings for about 168 Residential Flats and Guest House (32 Rooms) for SBI Officers after Demolition of Existing Old Building at SBI Officers Colony, Char Imli, Bhopal, Madhya Pradesh in EPC mode.

Sir,

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

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

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

The decision of Officer -in-Charge or any higher authority shall be final and binding.

Signature of Notary with seal

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

Date of Submission:

FORM 'M'**CERTIFICATE REGARDING STRUCTURAL / SERVICE DESIGN**

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

It is also certified that the structural design & services design and drawings along with integrated services drawings including safety norms from natural hazards like seismic, wind, fire etc., shall be prepared by duly qualified Structural and service engineer respectively in consultation with GRIHA Consultant /Facilitator as per norms prescribed in N.B.C/B.I.S/I.R.C./ GRIHA/LEED/IGBC etc., Accordingly, I/ we shall get the buildings designed from structural Engineer, Services Engineer, integrated services consultant and GRIHA/LEED/IGBC Consultant /Facilitator.

It is further certified that the structural and services Consultants hired by us for carrying out the structural design and services design shall have following expertise

*Any reputed Government Engineering College like IIT/NIT/REC, etc.,

Or

*Under the panel list of CDO/CPWD (mention as the case may be).

Or

* The structural consultant will have at least degree of M.Tech (Structure) & M.Tech (particular service) or equivalent and has got 10years or more experience in the field of structural design and services design of similar nature of works. Documents in support of the above will be submitted at appropriate time for approval of the department.

The GRIHA/LEED/IGBC Consultant and facilitator hired by us shall be well qualified having minimum experience of Five years in GRIHA/LEED/IGBC consultancy and shall be on the approved list of the GRIHA/LEED/IGBC authorities.

Signature of the contractor with date:

Name in Blocks letters:

Address:

PROPOSAL FOR ELIGIBLE ASSOCIATE AGENCIES FOR MINOR COMPONENTS OF WORK

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

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

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

Signature of contractor

FORM 'O'

**CONSENT LETTER FROM ELIGIBLE ASSOCIATE AGENCY OF MINOR
COMPONENT OF WORK**

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

I / We will execute the work as per specifications and conditions of the agreement and as per directions of the Officer –in-Charge for the corresponding minor work till the completion of the work.

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

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

Date:

Signature with date of Major

Component Contractor Address

Signature with date of Associate/ Minor Component

Contractor Address

Witness with address

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

FORM 'P'**AFFIDAVIT OF MEMORANDUM OF UNDERSTANDING (MOU)*****(to be submitted for each and every E&M component)***

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

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

For the execution of E & M Component Works –

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

We have agreed as under:

The Associated Contractor will execute all E & M work in a wholesome manner as per the terms and conditions of the agreement.

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

All the machinery and equipment, tools and tackles required for execution of the E & M works, as per agreement, shall be the responsibility of the Associated Contractor.

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

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

All correspondence regarding the execution of the E & M work shall be done by the department with the Associated Contractor with a copy to the main contractor. In case of noncompliance with the provisions of the agreement, the main contractor, as well as the associated contractor, shall be responsible. The action under clauses 2 and 3 shall be initiated and taken against the main contractor.

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

Note: Form 'P' shall be submitted after award of the work.

FORM 'Q'**SELF-DECLARATION FOR USE OF BIM SOFTWARE**

(To be submitted as part of Technical Bid)

To

Assistant General Manager(P&E)
Premises department,
3rd floor, State Bank of India,
Local Head Office, Bhopal-462011
Phone No. 0755-2575812,
e-mail: agmprem.lhobho@sbi.co.in

Tender No. LHO/BHO/P&E/2026-27/11

Name of work: - Construction of Buildings for about 168 Residential Flats and Guest House (32 Rooms) for SBI Officers after Demolition of Existing Old Building at SBI Officers Colony, Char Imli, Bhopal, Madhya Pradesh in EPC mode.

Dear Sir,

With reference to the above-mentioned tender, I/We, the undersigned, hereby declare our commitment to implement **Building Information Modeling (BIM)** in the execution of the said project, in accordance with the technical specifications and tender conditions.

We undertake to use appropriate, licensed BIM software and technologies across all applicable project stages, including design coordination, construction planning, clash detection, quantity take-offs, and progress monitoring.

We will prepare and submit a comprehensive BIM Execution Plan (BEP) upon award of contract. This will include BIM roles/responsibilities, LOD standards, file naming conventions, collaboration workflows, and data exchange protocols as per the Employer's Information Requirements (EIR).

Below is a list of projects successfully executed by us using BIM:

S.No	Project Name	Client / Employer details	Period of Construction	Scope of BIM Services

We hereby declare that the above information is true to the best of our knowledge and undertake to fulfill all BIM-related commitments as per project requirements.

Yours faithfully,

(Duly authorized signatory of the bidder)

FORM –R**Undertaking for EPC Tender and Contract for Works**

To

Assistant General Manager(P&E)
Premises department,
3rd floor, State Bank of India,
Local Head Office, Bhopal-462011
Phone No. 0755-2575812,
e-mail: agmprem.lhobho@sbi.co.in

Subject: Undertaking for EPC Tender and Contract for Works

Dear Sir/Madam,

We, the undersigned, having our registered office at **[Full Address]**, do hereby undertake and confirm the following with respect to the **EPC Tender and Contract for Works** for:

Name of Work: Construction of Buildings for about 168 Residential Flats and Guest House (32 Rooms) for SBI Officers after Demolition of Existing Old Building at SBI Officers Colony, Char Imli, Bhopal, Madhya Pradesh in EPC mode.

1. We have carefully examined the tender documents, drawings, specifications, and all relevant details of the above-mentioned work.
2. We hereby undertake to execute the works in full conformity with the requirements of the contract documents and within the time schedule specified.
3. We agree to abide by all the terms and conditions laid down in the tender documents without any deviation.
4. We confirm that all information and documents submitted by us are true, complete, and in accordance with the requirements of the tender.
5. We undertake that in the event of award of contract, we shall execute the works strictly as per the provisions of the EPC contract and fulfill all obligations therein.

We hereby submit this undertaking duly signed and stamped for your kind consideration.

Thanking you,

Yours faithfully,

For [Name of the Bidder/Company]

Authorized Signatory: _____

Name: _____

Designation: _____

Seal/Stamp: _____

Date: _____

Place: _____

Check List

Bidder shall follow and submit their Bid, indexed, page numbered and checked in the order as per the below **Check List** indicating the submission (Yes / No, by striking the not applicable). Bidder shall also submit any other specific instructions in the NIT as part of the Bid which shall also be included in the **Check List**.

Sr. No.	Eligibility and Technical Documents	Submittal status		Page No.
		Yes	No	
1.	Letter of Transmittal (as per the 1.1 of Section 1)	Yes	No	
2.	Certified copy of the partnership deed & current address of all the partners of the firm and certified copy of the power of attorney for signing the application/copy of memorandum of Articles of Association duly attested by a Public Notary and certified copy of the power of attorney for signing the application (If applicable) (as per the 3.2 of Section 1)	Yes	No	
3.	ESI & EPF Registration	Yes	No	
4.	BIM Declaration (with details on BIM capability, software used, and sample output) (in the Form 'Q')	Yes	No	
5.	Copy of memorandum of Articles of Association duly attested by a public Notary for Limited Company or Corporation (If applicable) (as per the 3.3 of Section 1).	Yes	No	
6.	Certificate of Registration for GST and acknowledgement of up-to-date filed return	Yes	No	
7.	PAN (Permanent Account Number) Registration	Yes	No	
8.	List of Construction Plants and Machinery	Yes	No	
9.	List of Technical Staff	Yes	No	
10.	Financial Information and Profit & Loss statement certified by CA for the last 5 consecutive balance sheet (as per the 8.0 of Section 1) duly audited and certified by CA (in the Form 'A')	Yes	No	
11.	Bank Solvency Certificate (in the Form 'B') or Net Worth Certificate (in the Form 'B-1')	Yes	No	
12.	Eligible 'Similar Works' completed during last 7 years (in the Form 'C')	Yes	No	
13.	Projects under execution (in the Form 'C-1')	Yes	No	
14.	Calculation of bidding capacity with details of existing commitments and ongoing works (in the Form 'C-3')	Yes	No	
15.	Performance Report of Works referred in Form C (in	Yes	No	

	the Form 'D')			
16.	Structure & Organization (in the Form 'E')	Yes	No	
17.	Affidavit of 'not blacklisting' (in the Form 'H) on non-judicial stamp paper	Yes	No	
18.	Undertaking that the eligible Similar Work(s) have not been executed through another contractor on back-to-back basis duly signed and stamped (in the Form 'I)	Yes	No	
19.	Undertaking for EPC Tender and Contract for Works duly signed and stamped (Form R)	Yes	No	
20.	Submission of signed and stamped all the components of the Tender document (NIT, Schedule of Quantities, General Terms & conditions, Special Terms & Conditions, Additional / Particular Specifications, Approved / Recommended manufacturers and specialized agencies, Performa Schedules including additions, changes, modifications, Record notes of Pre-Bid meeting, addendums and amendments to the Tender, mandatory approvals, Geotechnical, Field and Topographic Survey reports etc) (as per the D-3 of Section 1)	Yes	No	
21.	Site Visit Form (Signed and Stamped by Bidder Representative) (in the Form 'J')	Yes	No	
22.	A&M (Approach and Methodology) – Detailing Construction Technology and Implementation Timeline	Yes	No	
23.	Clause A – Declaration of Technical and Required Licenses for E&M Works (In-house & Associates)	Yes	No	
24.	List of Technical representatives CV	Yes	No	
25.	Any other information necessary to establish contractor's capabilities to complete the envisaged work	Yes	No	

Dated:.....

Signature with stamp of the Bidder:.....

Check List- Evaluation system.

Bidder shall follow and submit their Bid, indexed, page numbered and checked in the order as per the below **Check List** indicating the submission (Yes / No, by striking the not applicable).

Bidder shall also submit any other specific instructions in the NIT as part of the Bid which shall also be included in the **Check List**.

Sl. No	Evaluation Parameter	Submittal status		Page No
		Yes	No	
	A. Financial Capability (Max 28 Marks)			
A.I	Experience of Similar Works in EPC Mode (as per PQ criteria: last 7 years)			
01	One similar works, each $\geq$ Rs. 58.37 Cr.			
02	One similar works, each $\geq$ Rs. 72.97 Cr.			
03	One similar work $\geq$ Rs. 116.75 Cr.			
A.II	Turnover (Average in last 3 years)			
01	Average turnover of minimum value of Rs. 43.78 Cr. And $\leq$ Rs.150 Cr.			
02	Average turnover of minimum value of Rs. 150 Cr. and $\leq$ Rs. 300 Cr.			
03	Average turnover of minimum value of Rs. 300 Cr. And $\leq$ Rs. 450 Cr.			
04	Average turnover of above ₹ 450 Cr.			
A.III	Profit (Average in last 3 years)			
01	Average Profit in last 03 years of minimum value of Rs. 4.5 Crore and $\leq$ Rs. 15 Crore			
02	Average Profit in last 03 years of $>$ Rs. 15 Crore and $\leq$ Rs. 30 Crore.			
03	Average Profit in last 03 years of $>$ Rs. 30 Crore and $\leq$ Rs. 45 Crore			
04	Average Profit in last 03 years $>$ Rs 45 Cr			
B.	Proposed Construction Methodology (Max 6 marks)			
B I	Methodology Superiority and Visualization Assessment based on clarity of the proposed methodology, its advantages over other alternatives, inclusion of isometric graphical illustrations and			

	animation walkthroughs demonstrating execution sequence and feasibility within the stipulated timeline.			
B II	Innovation in Planning and Implementation Level of innovation demonstrated in the planning and implementation of the proposed methodology. Adaptability of the proposed methodology to the Indian construction ecosystem, showcasing improved efficiency and sustainability.			
B III	Time Efficiency and Project Acceleration Evaluation based on the extent of time saving achieved compared to alternative methodologies — full marks for 10% or more reduction in project duration, and proportionate marks for savings below 10%.			
C.	Experience in Specialized Works (Max 36 Marks)			
C.I	Experience of handling Lifts and Home Elevators (Lifts)			
01	One completed work with height of 6 storeys			
02	One completed work with height of 12 storeys			
03	One completed work with height of 24 storeys			
C.II	Sub-Station (Transformer, RMU, VCB)			
01	One completed work with minimum value ≥ 3000 KVA			
02	One completed work with minimum value $\geq 6,000$ KVA			
03	One completed work with minimum value $\geq 9,000$ KVA			
C.III	Fire Fighting System & Intelligent Addressable Fire Alarm System with integrated Public Address System (FFS & FAS) for Non-Residential Buildings			
01	One completed work with minimum built-up area $\geq 4,00,000$ Sq.ft			
02	One completed work with minimum built-up area $\geq 8,00,000$ Sq.ft			
03	One completed work with minimum built-up area $\geq 12,00,000$ Sq.ft			
C.IV	Elevation Cladding Works			
01	One completed work with minimum area $\geq 50,000$ Sq.ft			
02	One completed work with minimum area $\geq 1,00,000$ Sq.ft			
03	One completed work with minimum area $\geq 1,50,000$ Sq.ft			

C.V	Sewerage Treatment Plant (STP)			
01	One completed work with minimum capacity ≥ 75 KLD			
02	One completed work with minimum capacity ≥ 150 KLD			
03	One completed work with minimum capacity ≥ 250 KLD			
D	Certification & Accreditation (Max 8 Marks)			
D.I	Valid OHSMS (ISO 45001)			
D.II	Valid QMS (ISO 9001)			
D.III	IGBC/GRIHA/LEED/Equivalent Green Certification (min. 3-star; 1 mark each, max 4)			
E.	Performance (Max 14 Marks)			
E.I	Project completed within schedule time for Projects of minimum value of Rs. 58.37 Cr and above (2 marks for each project, max 4 projects)			
E.II	Appreciation for Projects of minimum value of Rs. 58.37 Cr and Above (max 03 projects)			
01	Excellent /Very Good (02 Marks for each Project)			
02	Good/Satisfactory (01 Marks for each Project)			
F.	Awards & Recognition (Max 08 Marks)			
F.I	International Awards and Recognition (02 Marks for each certificate) (Max 02 Certificate)			
F.II	National Awards and Recognition (01 Marks for each certificate) (Max 04 Certificate)			