



Premises & Estate Department,
LHO Amaravati - 500 001
Phone No. 040-2338 7503/297/290
e-mail: agmpe.lhoand@sbi.co.in

TENDER ID: SBI/AMR/P&E/2026-27/10

**NOTICE OF INVITATION FOR APPOINTMENT OF ARCHITECTURAL AND PROJECT
MANAGEMENT CONSULTANCY FIRM (APMCF)**

State Bank of India (SBI) invites Expression of Interest (EOI) from reputed and experienced APMCF for the Proposed Construction of Residential Quarters for TEGS & SMGS Officials at Amaravati, Andhra Pradesh.

The prequalification/eligibility criteria, scope of the services to be rendered, terms and conditions of appointment and prescribed formats for submission of application can be downloaded from Banks website sbi.bank.in under procurement news (<https://sbi.bank.in/web/sbi-in-the-news/procurement-news>) from **25.09.2026 to 22.10.2026 up to 3.00 PM.**

Interested Firms complying with prescribed eligibility criteria should ensure submission of their applications in the prescribed format with supporting documents at this office latest by **3.00 pm** on **22.10.2026**. Applications received after due date and time will not be entertained. The SBI reserves their rights to accept any or to reject all the applications without assigning reasons there for and no correspondence shall be entertained in this regard.

**Sd/-
Assistant General Manager (P&E)**



State Bank of India
Premises & Estate Department,
LHO Amaravati - 500 001
Phone No. 040-2338 7503/297/365,
e-mail: agmpe.lhoand@sbi.co.in

TENDER ID: SBI/AMR/P&E/2026-27/10

EXPRESSION OF INTEREST (EOI) FOR APPOINTMENT OF ARCHITECTURAL AND
PROJECT MANAGEMENT CONSULTANCY FIRM (APMCF)

FOR

PROPOSED CONSTRUCTION OF RESIDENTIAL QUARTERS FOR TEGS & SMGS OFFICIALS
AT AMARAVATI, ANDHRA PRADESH IN EPC MODE

TENDER SUBMITTED BY:

NAME : _____

ADDRESS: _____

GSTIN NO.: _____

DATE : _____

LIST OF ENCLOSURES
(Use additional sheets if necessary)

[illegible]

NOTICE INVITING EOI

State Bank of India, Amaravati LHO, invites Expression of Interest (EOI) from reputed and experienced APMCF for the **Proposed Construction of Residential Quarters for TEGS & SMGS Officials at Amaravati, Andhra Pradesh in EPC mode.**

SN	Particulars	Details
1.	Nature of Work	Selection of suitable Architectural and Project Management Consultancy Firm (APMCF).
2.	Time period for construction	18 months from the date of work order to L-1 EPC Contractor.
3.	Construction cost of the project	Approximately Rs. 175 Crores (Excl. GST)
4.	Availability of EOI documents	@ https://sbi.bank.in/web/sbi-in-the-news/procurement-news from 25.09.2026 to 22.10.2026 .
5.	Information about extension/corrigendum/addendum	Available @ the above link only.
6.	Mode of appointment	Prequalification and Techno-commercial evaluation.
7.	Tender documents	Envelope – 01: Technical bid (Encl: Duly filled signed & stamped entire tender document, Annexures (A to G), Supporting documents, MOM, Corrigendum/addendums etc.) Envelope – 02: Price Bid (Encl: Duly filled, signed & stamped Annexure-H) <i><u>Both the envelopes to be sealed in bigger envelope superscribing “Application for pre-qualification of APMCF for the proposed Construction Residential Quarters for TEGS & SMGS Officials at Amaravati, Andhra Pradesh”.</u></i>
8.	Address for submission of EOI proposals	Hard copy of the document to be submitted to <i>The Assistant General Manager (P&E), State Bank of India, Premises & Estate Department, 2nd Floor, Gunfoundry, Abids, Hyderabad, Telangana – 500 001. Ph No: 040-23387 297.</i>
9.	Date of holding Prebid meeting	13/10/2026 at 15:00 hrs at the address mentioned above. <i>Outstation participants who wish to join via online, TEAMS meet link will be shared against the request mail.</i>
10.	Last date for submission of Prebid queries and request for online Teams link.	12/10/2026 by 11:00 hrs. All the queries to be sent only via e-mail to agmpe.lhoand@sbi.co.in
11.	Last date & time for submission of tender documents (in sealed cover).	22.10.2026 by 15:00 hrs. At address mentioned above through Speed post / drop to LHO Amaravati, Premises and Estate Department office. <i>SBI shall not be responsible for any postal delays or any other kind of delays/mishap in receiving the application.</i>
12.	Date and time of opening of Technical Bid.	22.10.2026 by 15:30 hrs.
13.	Date of design competition and opening of price bid	The date will be conveyed to the prequalified bidders at later stage.

14.		
	Scan for LHO Location	Scan for Site Location

15. Conditional proposals are liable for disqualification.

16. The SBI reserves the right to accept or reject any or all the applications, either in whole or in part without assigning any reason(s) thereof and no correspondence shall be entertained in this regard.
17. In case, date of opening of tenders is declared as a holiday, the tenders will be opened on the next working day at the same time.
18. The prequalified APMCF shall be invited for presentation and date shall be intimated by SBI after the scrutiny of Technical Bid.
19. For any clarifications, please send e-mail to agmpe.lhoand@sbi.co.in by or before the last date & time as aforesaid, in the following format:

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

20. All efforts will be made to furnish clarification during the pre-bid meeting. In exceptional cases, the clarification will be furnished subsequently. In both cases, the minutes of the pre-bid meeting containing clarifications shall be published on the BANK's website only. Duly signed copy of MOM to be submitted along with Technical bid.
21. Any clarifications issued by the BANK shall be an integral part of this document and shall amount to an amendment to the relevant clauses of this document, wherever required. Such clarifications/addendum/corrigendum shall be published only in Bank's website (location where application downloaded) which shall form part & parcel of contract agreement.
22. Interested APMCF Firms/Individuals fulfilling prescribed eligibility criteria are hereby invited and requested to ensure submission of their duly filled-in application Proposals in the prescribed format with supporting documents to the Assistant General Manager (P&E), State Bank of India, LHO Amaravati, Premises and Estate Department, 2nd Floor, Gun Foundry, Abids, Hyderabad, Telangana – 500001 on or before aforesaid last date & time. Applications, submitted beyond the stipulated time shall not be accepted.
23. The APMCFs are advised to submit the complete set of documents in properly spiral bounded form. The applications received in loose sheets may lead to misplacing of part/whole of documents which will be considered as incomplete application and treated as deemed fit.

Sd/-
Assistant General Manager (P&E)

LETTER OF UNDERTAKING**Assistant General Manager (P&E)**

State Bank of India, LHO Amaravati.
Premises and Estate Department,
2nd Floor, Gunfoundry Building,
Abids, Hyderabad, Telangana –500 001.

Letter no.:

Dear Sir,

**SELECTION OF PROJECT MANAGEMENT CONSULTANT (APMCF) FOR SERVICES FOR
PROPOSED CONSTRUCTION OF RESIDENTIAL QUARTERS FOR TEGS & SMGS
OFFICIALS AT AMARAVATI, ANDHRA PRADESH IN EPC MODE.**

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

We have examined and clearly understood the scope of professional services to be rendered by us in respect of the captioned project.

We have also considered all the contemplations furnished by SBI in this regard while submitting our proposal for your consideration.

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

While submitting this Bid, we confirm that: -

1. We have adequate experience in providing professional services for Planning, Designing and Supervision of all activities and services pertaining to the captioned project, by engaging EPC contractor for designing and execution of the project.
2. We are equipped with adequate technical expertise and Manpower to plan, design and supervise various activities pertaining to Civil, Plumbing, Electrical, Mechanical, HVAC, Firefighting, Access Control System, Security, BMS and all other services pertaining to the project.
3. We shall be fully responsible to support the L-1 contractor/EPC contractor to carryout necessary liaising at all levels with the respective Govt Departments/ local authorities to procure various mandatory municipal and other local authorities permissions applicable for the project including ensuring its revalidation from time to time at our own cost (Excluding any legal charges payable to the respective authority against the Written demand for issuance/revalidation of such permissions) for the project for commencement, execution and completion of all activities and services of the project from scratch to Completion and procuring necessary Certificate/Occupancy Certificates from the local Authorities within the specified time.
4. We, further undertake that it will be our sole responsibility to support and assist to L-1 contractor / EPC contractor for submission of required design documents/drawings/papers to the competent authorities and carrying necessary liaison with them to procure all such permission within a reasonable time.
5. We understand that except approved professional fee, the SBI shall not be responsible for making any extra payment to us towards any of the professional and Liaison services pertaining to this project.

6. We also undertake that in case, we are unable (i) to deliver timely professional services in the project to deliver satisfactory pro-rata progress in the project, the SBI shall be at liberty to terminate our agreement at any stage of the project as per relevant termination clause and no compensation shall be claimed by the us for the services rendered including compensation for the balance work.
7. Wherever, necessary, we undertake that we shall be engaging expert Architects, consultants & project team to discharge our scope of services for the project at our own cost within the professional fee quoted.
8. The undersigned is authorized to sign on behalf of the consultant and the necessary support document delegating this authority is enclosed to this letter.
9. We declare that we are not in contravention of conflict-of-interest obligation mentioned in this EOI.
10. We confirm that the Price bid pertaining to our Professional Fee for the project submitted by us have been arrived at without agreement with any other APMCF of this EOI for the purpose of restricting competition.
11. The rate for Professional Fee quoted in the price Bids are as per the EOI and subsequent clarifications/ modifications / revisions furnished by the SBI, without any exception. Moreover, our Fee approved shall remain firm and fixed till completion of entire project and we shall not raise any claim for any escalation/enhancement in the approved fee structure for the reasons whatsoever.
12. The Professional Fee quoted by us have not been disclosed and will not be disclosed to any other APMCF responding to this EOI.
13. We have not induced or attempted to induce any other APMCF to submit or not to submit a Bid for restricting competition.
14. If our offer is accepted, we undertake to take up the project immediately and will render our professional services as per the timeline specified in this document.
15. We agree that the SBI may split the scope of services in this project i.e., Principal Project Architect as well as Project Management Consultancy (APMCF) to different agencies within its sole discretion. Under such an eventuality, we undertake to manage the project in full coordination with any of the agencies appointed/engaged by the SBI for the successful completion of the project and also undertake the responsibility of pre-qualification of an “EPC contractor” who shall design the project, get Municipal plan approvals and construct the project under supervision of APMCF.
16. We undertake that in competing for and (if the award is made to us) in executing the above contract, we will strictly observe the laws against fraud and corruption in force in India namely “Prevention of Corruption Act 1988”.
17. We undertake that we will not offer, directly or through intermediaries, any bribe, gift, consideration, reward, favor, any material or immaterial benefit or other advantage, commission, fees, brokerage or inducement to any official of the SBI, connected directly or indirectly with the bidding process, or to any person, organization or third party related to the contract in exchange for any advantage in the bidding, evaluation, contracting and implementation of the contract.
18. We undertake that we will not resort to canvassing with any official of the SBI, connected directly or indirectly with the bidding process to derive any undue advantage. We also understand that any violation in this regard, will result in disqualification of APMCF from further bidding process.
19. We certify that we have not made any changes in the contents of the EOI document read with its amendments/clarifications provided by the SBI submitted by us in our Bid document.

20. It is further certified that the submissions/data furnished in our Bid are factually correct. We also undertake that in the event of any information / data / particulars proving to be incorrect at any stage, SBI will have the right to terminate our services at any stage of the project without notice.
21. We also understand that SBI reserve their rights to Shortlist any number of APMCF firms for participating in the Techno-commercial competition and to accept any or to reject all the Bids without assigning reason there for.
22. We hereby undertake that our name does not appear in any "Caution" list of RBI / IBA or any other regulatory body for outsourcing activity.
23. If our Bid is accepted, we undertake to enter into and execute at our cost, when called upon by the SBI to do so, a contract in the prescribed form and we shall be jointly and severally responsible for the due performance of the contract. However, until such formal contract is prepared and executed, this Bid, together with your written acceptance thereof and your notification of award, shall constitute a binding Contract between us. Moreover, we shall not withhold our professional services in the project for execution such formal agreement.
24. The name(s) of successful APMCF to whom the contract is finally awarded after the completion of bidding process shall be displayed on the website of the SBI and/or communicated to the successful APMCF(s).

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

Our Bankers are:

The names of partners of our firm are:

Name of the partner of the firm Authorized to sign

Or

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

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

Yours faithfully,
Signature of APMCF

Signature and addresses of Witnesses

i)

ii)

Place:

Date :

(Documentary proof in respect of Letter of Authority / Power of Attorney to be enclosed along with The Tender).

1. **Disclaimer**

- 1.1. The information contained in this EOI document or information provided subsequently to APMCFs whether verbally or in documentary form/email by or on behalf of State of India, is subject to the terms and conditions set out in this EOI document.
- 1.2. This EOI is not an offer by SBI, but an invitation to receive responses from the eligible APMCFs. No contractual obligation whatsoever shall arise from the EOI process unless and until a formal contract is signed and executed by duly authorized official(s) of State Bank of India with the selected APMCFs.
- 1.3. The purpose of this EOI is to provide the APMCF(s) with information to assist preparation of their Bid proposals. This EOI does not claim to contain all the information each APMCF may require. Each APMCF should conduct its own investigations and analysis and should check the accuracy, reliability and completeness of the information contained in this EOI and where necessary obtain independent advice / clarifications. SBI may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information in this EOI.
- 1.4. The SBI, its employees and advisors make no representation or warranty and shall have no liability to any person, including any APMCF under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of anything contained in this EOI or otherwise, including the accuracy, adequacy, correctness, completeness or reliability of the EOI and any assessment, assumption, statement or information contained therein or deemed to form or arising in any way for participation in this bidding process.
- 1.5. The SBI also accepts no liability of any nature whether resulting from negligence or otherwise, howsoever caused arising from reliance of any APMCF upon the statements contained in this EOI.
- 1.6. The issue of this EOI does not imply that the SBI is bound to select an APMCF for the Project and the SBI reserves the right to reject all or any of the APMCFs or Bids without assigning any reason whatsoever.
- 1.7. The APMCF is expected to examine all instructions, forms, terms and specifications in the bidding document. Failure to furnish all information required by the bidding document or to submit a Bid not substantially responsive to the bidding document in all respect will be at the APMCF's risk and may result in rejection of the Bid

INSTRUCTIONS TO PERSPECTIVE ARCHITECTURAL AND PROJECT MANAGEMENT CONSULTANCY FIRM (APMCF)

1. Purpose of the tender:

SBI proposing **Construction of Residential Quarters for TEGS & SMGS Officials at Amaravati, Andhra Pradesh** in the land allotted by APCRDA by adopting suitable Rapid Construction Technology in EPC Mode-II (as per CPWD). Accordingly, intends to appoint an APMCF to render Architectural cum PMC services to supervise and manage the said project in most professional and efficient manner and use best of their professional skills and judgment for the said purpose.

1.1. Site and its location

- Land admeasuring Ac. 2.05 Cts. bearing Sy. No. 134(P) in Inavolu village, Amaravati Capital city. Dimension of the plot is 76.93m x 107.839m having 25m wide road on South side and 17m road on East side connecting to 50m wide N10 trunk road. Plot code: 20-656-5113-0-A097. More details about the location can be obtained using plot code at <https://gis.apcrda.org/lps/index.html>.



1.2. Tentative requirements of the proposed residential quarters:

SN	Details	No. of Units	Carpet Area (Sft)	Total Area (Sft)
1	CGM (Duplex flat)	1	3000	3,000.00
2	GM Flats	4	2500	10,000.00
3	DGM Flats	20	2000	40,000.00
4	Officers Flats for Scale IV & V	135	1450	1,95,750.00
5	Top executives guest house with dining, ante room, etc.	1	4000	4,000.00
6	Chummery for DGM & above (02 DGM flats)	2	2000	4,000.00
7	Normal guest houses (02 SMGS flats)	2	1450	2,900.00
8	Total carpet area			2,59,650.00

1.3. **Brief details:**

- The proposed residential project involves construction of buildings to cater the residential requirements of our circle's Top executives, AGMs and CMs with 24/7 security surveillance.
- Necessary provisioning of circulation space, common lobbies, staircases, lifts, parking, firefighting arrangements, BMS to be considered.
- Key features include open parks/Amphitheatre with walking/cycling track, comprehensive recreational facilities viz. gym, clubhouses, tennis courts etc., integrated daily utilities viz. STP, WTP, 100% Power backup etc.
- Green building features viz. Rainwater harvesting, solar water heaters, organic waste composters etc.
- Aiming to obtain IGBC Platinum or equivalent GRIHA/LEED certification.
- Necessary parking with EV charging facility in compliance with the APCRDA norms.
- All necessary building requirements viz. plot coverage, building height, FSI etc. to be complied with APCRDA's norms.

2. **EOI documents:**

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

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

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

- a. Price Bid
- b. Addendums/Corrigendum (if any)
- c. General conditions of contract
- d. Instructions to Perspective APMCF

2.3. The tender documents are not transferable.

3. **Site Visit:**

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

4. **Signing of contract Documents:**

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

5. **Completion Period:**

Time is essence of the contract. SBI intends to commence and complete the works in all respects viz. ready for occupation within a maximum time span of 18 months from the date of work order to L-1 EPC contractor.

6. **Validity of Price Bid:**

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

7. Price Bid shall be opened only of those prequalified APMCFs who will participate in the proposed Design presentation proving their technical competency as stipulated in the tender document.

8. All the APMCFs shall be bound to accept and sign the “Integrity Pact” as per attached “Annexure F”. The Application/EOI of the APMCFs not submitting the Integrity Pact as per prescribed format shall be summarily disqualified and no correspondence shall be entertained in this regard.

9. **Joint Venture / Consortium shall not be allowed**, and Prospective APMCF should satisfy themselves for meeting the eligibility criteria before submitting the application.

GENERAL CONDITIONS OF CONTRACT

1. Definitions: -

- 1.1. "Contract / tender" means the documents forming the tender and the acceptance thereof and the formal agreement executed between State Bank of India and APMCF, together with the documents referred there in including these conditions and instructions issued from time to time by the Bank and all these documents taken together shall be deemed to form one contract and shall be complementary to one another.
- 1.2. In the contract the following expressions shall, unless the context otherwise requires, have the meaning hereby respectively assigned to them.
 - a) 'SBI' shall mean Premises & Estate Dept., State Bank of India, LHO Amaravati, 2nd Floor, Gun Foundry, Abids, Hyderabad, Telangana – 500 001.
 - b) 'The APMCF' shall mean the individual or firm or company selected and engaged for undertaking the project as APMCF and shall include legal personal representative of individual or the composing the firm or company and the permitted assignees of individual or firms of company.
 - c) 'EPC / Contractor' shall mean the Principal contractor identified for execution of the proposed project in EPC mode.
2. The APMCF must be equipped with adequate expertise and experience in Architecture, Planning, designing & supervising of Construction, Electrical (HT/LT), Plumbing systems, Air-Conditioning, Area development, Lifts/Elevators, DG sets, UPS system, IBMS, EPABX / Networking, solar, gymnasium, parking, rainwater harvesting, sewage treatment plant, recycling of wastewater, interior furnishing etc. and all essential and ancillary works/services required for construction and completion of a Residential buildings.
3. **Basic Eligibility criteria:**
 - (i) Minimum 7 years' experience as a APMCF as on 31.08.2026. The experience should cover comprehensive Architectural and PMC services for High rise building projects including but not limited to Architecture, Planning, designing & supervising of Construction, Area development, Electrical (HT/LT), Plumbing systems, Air-Conditioning, Lifts/Elevators, DG sets, UPS system, IBMS, EPABX / Networking, solar, gymnasium, parking, rainwater harvesting, sewage treatment plant, recycling of wastewater etc. and all essential and ancillary works/services etc.
 - (ii) The APMCF should have rendered satisfactory professional services in planning, designing & supervision of similar high-rise building construction projects, from inception to completion stage for / all of the undermentioned quantum during last 07 years ending as on 31.08.2026.
 - (a) Min. 01 similar project completed in all respects, costing **Rs. 140 crore** (excl. GST)
and / or
 - (b) Min. 02 similar projects completed in all respects, each costing **Rs. 87.50 crore** (excl. GST)
and / or
 - (c) Min. 03 similar projects completed in all respects, each costing **Rs. 70 crore** (excl. GST)

Note: Inflation factor @7% simple interest per annum is applicable over the completed project cost (scope of similar projects alone shall be considered), as per CPWD norms.

For example: If an APMCF have rendered their services for a similar project costing Rs. 65 Crores completed 3 years ago, then inflated project cost arrived as:

Completed project cost (Excl. GST)	- Rs. 65 Crores.
Inflation factor (3 years @ 7% per annum)	- 21% or 1.21
Enhanced project cost for eligibility	- Rs. 65 Crores x 1.21 = Rs. 78.65 Crores.

- *Never inflate the numbers on your official completion certificate. Submit the original completion value as issued by your previous client.*
- *The calculation is typically exact. For instance, if a project was completed 2 years and 6 months ago at a 7% simple rate, the enhancement applied will be 17.5% (7% × 2.5 years).*
- *The tender evaluation committee will apply the escalation multiplier using the rules stated above.*
- *Cutoff date for calculation is 31.08.2026.*

“Similar Project(s)” under this clause means Planning, Designing and Supervising of **Construction of High rise Multi Storied RCC framed Commercial / Residential / Institutional buildings** executed in India including Architecture, Planning, designing & supervising of Construction, Area development, Electrical (HT/LT), Plumbing systems, Air-Conditioning, Lifts/Elevators, DG sets, UPS system, IBMS, EPABX / Networking, solar, gymnasium, parking, rainwater harvesting, sewage treatment plant, recycling of wastewater etc. and all essential and ancillary works/services etc. (Excl. interior works) for Central Govt. Dept./State Govt. Dept./ Semi Govt. Dept. /PSU/Public sector Banks/ reputed listed private firms on the Indian Stock Exchange during last 7 years ending on **31.08.2026**”.

- (iii) The APMCF should preferably have a full-fledged office or ready to establish an office in **Amaravati/Vijayawada/Guntur** and should have adequate number of qualified Architects, Engineers and other personnel on the payroll / establishment of the company and should also have tie up arrangements with reputed registered and licensed services Architect, firms, Electrical Architects, Air-conditioning Architect etc.
- (iv) The average annual turnover of the APMCF by way of professional Fee in last three financial years ending on 31.03.2026 shall not be less **Rs.1.60 Crores**. Copies of the audited Annual Balance sheet for the last three financial years ending on 31.03.2026 shall be submitted in support of claims.
- (v) The APMCF should primarily be an Architectural firm. The Partner / Proprietor / Directors of the consultant should have a valid registration and license as an Architect viz. Council of Architecture in the name of its Principal Architect and respective Municipal Authorities etc. as required for such type of high-rise buildings. The consultant should have adequate number of qualified architects, engineers and other personnel on the payroll / establishment of the company and should also have tie up arrangements with reputed registered and licensed services consultant, RCC consultants’ firms etc. APMCF can be an individual/ /partnership firm/Company/Proprietorship but not a consortium.

- (vi) The APMCF/ firm satisfying the prescribed eligibility criteria shall only become eligible to bid the assignment. Clear supporting evidence/s like photographs, work completion certificates from clients, supporting documents etc. should be submitted with the application.
- (vii) The APMCF/ firm should either have their local / Branch Office in **Amaravati/Vijayawada/Guntur** (documentary evidence to be submitted) or prepared to setup an adequate office setup with in-house capability and infrastructure / expertise to Manage such high magnitude specialized projects in **Amaravati** within 2 months from the date of award of contract provided they are qualified for the project through laid down selection process. An undertaking to be submitted by the APMCF to this effect along with their application.
- (viii) The APMCF/ firm shall be responsible and prepared to engage expertise/Architects for all specialized services of the project for which in house expertise is not available with them within the professional fee agreed and payable to them.
- (ix) The APMCF/ firm should have qualified & experienced technical team at its disposal for deployment at site for day-to-day supervision of the project during the execution of the project from date of commencement of work to handing over of the entire infrastructure to the SBI.
- (x) The APMCF should have all necessary Licenses, Permissions, Consents, No Objection Certificates, Approvals as required under the Law for carrying out its/their business including those envisaged under the scope of this EOI.
- (xi) The APMCF should have a valid GST Registration Certificate and PAN. Copies of supporting documents to be attached.
- (xii) The APMCF should not have been blacklisted by any of their past clients for breach of any applicable laws or violation of regulations or breach of contractual agreement or rendering unsatisfactory professional services during the last 7 (seven) years. (Self-declaration to be submitted by the APMCF along with their application).
- (xiii) The APMCF Firm should have been registered as Architect/Architectural Consultancy Firm. Firms registered for other than the said purpose need not apply. Documents to be submitted for Proof of Registration of the company / firm etc.
 - a) In case of Company - Certificate of Registration issued by ROC
 - b) In case of Partnership firm - Partnership deed, Municipal registration or any other document issued by the Authorities confirming the establishment of the firm.
 - c) In case of Individual Proprietorship - Municipal registration or any other document issued by the Authorities confirming the establishment of the firm.
- (xiv) However, merely fulfilling the prescribed eligibility criteria shall not entitle the APMCF for shortlisting and invitation for participation in the proposed Techno-commercial competition for the project. The shortlisting as well as final selection of APMCF for the project shall be subject to independent verification of credentials, inspection of project sites, calling confidential reports from the present/previous employers etc.
- (xv) Officials of SBI may visit office of the APMCF, sites of project completed by APMCF and office of those clients to verify information submitted by APMCF in technical bid. In case it is found that APMCF has submitted misleading information in technical bid, the candidature of

such APMCF(s) will be dismissed. SBI shall have discretion to seek confidential report from previous clients of the APMCF and in case of any negative report/feedback, the SBI may take action as deemed fit.

4. The objective of this EOI is to identify reputed APMCF Firm for rendering their Architectural and Consultancy services for the proposed project as envisaged above.

5. **Submission of bids:**

The Proposal shall be submitted as under:

- i. Whole set of tender document (duly signed & stamped) in bigger envelope, comprising Technical bid documents in envelope-1 and Price bid in envelope-2, to be sent by SPEED POST or dropped in the tender box available in the Assistant General Manager (P&E), LHO Amaravati, Premises and Estate Department, 2nd Floor, Gunfoundry, Abids, Hyderabad, Telangana – 500001 all working days from on or before the last date of submission. SBI shall not be held responsible for any postal delays or any other kind of delays/mishap/damages/ missing a part or whole, in receiving the application.
 - ii. The certified/self-attested copies of the supporting documents mentioned in above mentioned formats shall be furnished along with the technical bid.
 - iii. Entire tender document including all Annexures & enclosures shall be duly signed by the authorised signatory with stamp on each page.
6. **Evaluation of Proposals for Shortlisting: Selection & Appointment of APMCF comprises of two stages viz:**
 - I). Prequalification stage and II). Techno-commercial evaluation stage.

- I). **Prequalification Stage:**

- a) The Envelope-1 of all the APMCFs will be first opened by the authorized committee and **initially evaluated for the basic eligibility criteria** (as mentioned under clause 3 above) based on the documents submitted.
- b) Those qualifying the basic eligibility criteria will be **further evaluated w.r.t Technical Evaluation Matrix parameters** as given below (total marks - 100):

SN	Technical Evaluation Matrix parameters (projects to match similar projects definition)	Max. Marks
1	Number of technical staff (Architects and Engineers) in main office (on pay roll): <i>(to be supported by documents like EPFO/Annual returns/Govt. registry etc.)</i> Up to 20 = 3 / more than 20 and up to 35 = 5 / more than 35 and up to 50 = 8 / more than 50 = 10	10
2	Experience of the firm as on 31.08.2026. <i>(to be supported by company RC/oldest work order etc.)</i> up to 7 yrs = 3 / more than 7 yrs and up to 15 yrs = 7 / more than 15 yrs = 10	10

3	Maximum value of any single similar project completed for Central Govt. Dept./State Govt. Dept./ Semi Govt. Dept. /PSU/Public sector Banks during last 7 years as on 31.08.2026. <i>(to be supported by client's work order & performance certificate)</i> up to Rs 175 crores = 8 / more than 175 crores = 15	15
4	Total built-up area in a single completed project. <i>(to be supported by client's work order & certificate)</i> up to 5L sq. ft – 05 / more than 5L up to 7L sq. ft – 10 / more than 7L Sq. ft. – 15	15
5	No. of storeys (Incl. stilt/podium) in a single completed building. <i>(to be supported by client's work order & certificate)</i> up to 12 storeys – 5 / 12+ to 15 storeys – 8 / 15+ storeys - 10	10
6	Having Office at Telangana / Andhra Pradesh <i>(to be supported by rental agreement / ownership docs)</i> Full Fledged Office = 5 / Branch Office = 3 / No Office = 0	05
7	Similar type of high value projects (Min 70 Cr.) completed / handling in Amaravati capital city. <i>(to be supported by client's work order & experience certificate)</i> Planning stage – 3 / Ongoing – 7 / Completed – 10	10
8	Performance Certificate from previous Clients (Min 70 Cr.) during past 07 years ending 31.08.2026. <i>(to be supported by client's work order & performance certificate)</i> a. Excellent/very good = 15 / Good= 10 / Satisfactory = 05	15
9	Certification level (Minimum Gold or 4 star) in green / energy saving building in LEED/ GRIHA/ IGBC rating system in any previous project (Min. Rs. 175 Cr or above) completed in the last 7 years ending 31.08.2026: <i>(to be supported by client's work order & green certification copy)</i> a. Green certified 05 or more projects =10 b. Green certified 04 or more projects = 08 c. Green certified 03 or more projects = 06 d. Green certified 02 or more projects = 04	10
TOTAL		100

- c) APMCF should ensure submission of all relevant supporting documents required for aforesaid evaluation matrix.
- d) Maximum 5 to 6 (to be decided by the Evaluation Committee) APMCFs scoring highest marks on the prescribed parameters and marking matrix shall be shortlisted by the Committee.
- e) The SBI may consider inspecting the projects and calling for confidential reports from their clients prior to shortlisting and inviting for presentation for the project.
- f) Thus, shortlisted applicants/firms are therefore referred as 'PREQUALIFIED'.

II). Techno-commercial evaluation stage:

In this stage, 'THE PREQUALIFIED APMCFs' will be advised through e-mail along with detailed design requirements to participate in design competition and services that are to be rendered by the architects.

Instructions for Design Competition (only for pre-qualified APMCFs):

- a) Prequalified Architects/firms shall prepare & submit their plans/ Approach paper/ conceptual & architectural drawings/3D elevations/ in conformity with development control and local building byelaws, IGBC Platinum or equivalent Green building norms, project report along with 3D views and preliminary estimated cost (based on recent CPWD PAR) within the stipulated date/time as per Bank's requirements.
- b) The APMCF submitting the requisite papers/ documents/drawings/Models etc. shall be invited for making a presentation before competent Committee constituted by the SBI.
- c) APMCFs shortlisted for participating in presentation will have to present their scheme of proposals/drawings/plans/visuals/3D Views etc. to the committee on the date to be advised by SBI separately.
- d) Max. 02 persons only be allowed per Architect/firm and will be given about 30-35 minutes time for making presentation. After presentation the committee members will interact with the Architects to understand presentation.
- e) To participate in design competition, the Bidders will have to attend the event on their own expenses. However, the Bank will make lump sum total payment of **Rs.50,000/-(Rupees Fifty Thousand Only inclusive of all taxes & other expenses)** as token of appreciation to those bidders/PMC who are invited and participating in the design competition except the selected Bidder/PMC.
- f) Details of date, time slot, duration, venue, design brief/requirements etc. shall be intimated to APMCFs separately.
- g) Based on the presentation proposal, their capability and capacity shall be judged and rated by the committee comprising SBI officials and two independent external members (from the field of Architecture) on various Parameters and marking matrix for the purpose, as given below:

SN	Broad criteria/technical parameter	Max. Marks
1	<u>Design Concept, Innovation & Architectural Expression</u> Architectural vision, originality, 3D views, conceptual layouts, aesthetics, integration of modern architectural elements, Innovative Ideas, walkthrough videos, overall design quality, constructability and ease of execution.	15
2	<u>Functionality & Space Planning</u> Efficiency of floor plans, internal circulation, accessibility, furniture layout, flexibility of spaces, operational suitability and future scalability.	15
3	<u>Site Planning & Contextual Integration</u> Response to site conditions, orientation, climate responsiveness, landscape integration, external circulation planning, and harmony with existing surroundings.	10
4	<u>Sustainability & Environmental Considerations</u> Energy efficient design, green building features, net-zero readiness, use of eco-friendly / local materials, water conservation, preservation of existing trees and environmental impact mitigation.	10

5	<u>Cost Effectiveness & Lifecycle Value</u> Optimization of built-up area, economical design, solutions, estimated project cost with unit construction cost (all internal & external services excl. interior works), maintenance friendly, lifecycle cost efficiency.	10
6	<u>Technical Feasibility & Regulatory Compliance</u> Knowledge & Compliance with all applicable building byelaws, NBC/ BIS codes, fire safety norms, ECBC, statutory approvals and its feasibility etc.	10
7	<u>Quality of Presentation, Documentation & Defiance</u> Quality of presentation, clarity of drawings / renderings, response to committee members queries, understanding of project objectives and communication skills.	15
8	<u>Technical Approach and Methodology</u> Rapid construction technology and its feasibility, detailed road map for achieving Green Building certification/ Sustainability/ Energy Efficiency/ Overall Savings, Work Plan including Time Schedule.	15
	TOTAL	100

- h) The Technical Bid will have weightage of 70 marks.
- i) The decision of SBI in short listing of Architects for Design competition & finalizing architect/ consultant/ ACF as a project architect shall be final and binding and no correspondence shall be entertained in this regard.
- j) SBI reserves the right to adopt any part of best design ideas/features from the presentations.
7. **Financial bid:**
- The perspective APMCF are required to submit their price bid in the specified format as per Annexure 'H' in separate sealed Envelope.
 - The Price/Commercial Bids of the participated APMCFs shall alone be opened after successful completion of the Design Presentation and its Evaluation by the Competent Committee.
 - The Commercial/Price Bid will have weightage of 30 marks.

8. **Professional Fee:**

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

- The APMCFs are required to quote professional fee (excluding GST) for the Architectural and Project Management Consultancy Services in the Price Bid.
- The Total Professional Fee (i.e., Fee towards APMCF) can be quoted by the perspective APMCFs within following limit: -

UPPER CAP (MAXIMUM) @ 3% OF THE ACTUAL PROJECT COST

(Excl. cost of items procured directly by the Bank)

- Validity period of bid: 120 days shall be the validity period of bid from the date of opening of Price/Commercial Bid.
- No professional fee shall be payable to the perspective APMCF's for the bought-out items which are directly procured by the SBI.
- The perspective APMCF shall support to L-1 EPC Contractor / Builder or their Architect for obtaining all mandatory Building Permissions/Approvals (Essential for commencement of construction at site) and its periodical renewal, seeking Completion/Occupancy Certificates after completion of project etc. from the respective

Department/Authorities including necessary liaison for procuring such permissions within the quoted professional fee only. However, any Govt. fee /charges payable to the respective Govt authorities against Govt's demand note/challan/Map fee etc, shall be paid by the SBI against production of original copies of such demand note/challans.

- f. The selected APMCF shall undertake to permit SBI for mandatory deductions of TDS, IT TDS & GST TDS as per applicable rules of Government during the payment of fees at every stage.

9. Award of Contract:

- a. The final selection of APMCF will be made on the basis of techno-commercial evaluation by assigning weightages in the ratio of 70% to the presentation scheme (various technical parameters) made before the committee and 30% to the price bid (professional fee quoted in sealed cover).
- b. Both scores (technical & price bids) will be converted into percentile score and weighted combined score will be worked out to determine the highest scoring APMCF firm to whom the project will be awarded after obtaining approval from the competent authority.
- c. The weightage given to the bids are as below:

SN	Bid	Weightage	Marks Obtained
1.	Technical Bid	70 %	X
2.	Price Bid	30 %	Y
	Total	100%	X+Y

- d. The bidder who scores maximum marks (X+Y) put together for 'Technical Bid' & 'Price Bid' shall be considered for acceptance.
- e. Technical Bid (X) = ((respective offer / Highest offer) x 100) x 70%.
- f. Price bid marks of bidders (Y) = ((lowest offer / respective offer) x 100) x 30%.
- g. The lowest offer shall be treated as base and shall be given 30 marks.

ILLUSTRATION:

S.N	Bidders	Technical score out of 100	Percentile out of 70	Fees quoted in %	Percentile out of 30	Total marks
			(A)		(B)	(A + B)
1	Party-01	80	62.22	2.25%	20.00	82.22
2	Party-02	75	58.33	1.50%	30.00	88.33
3	Party-03	90	70.00	2.75%	16.36	86.36
4	Party-04	83	64.56	2.00%	22.50	87.06
5	Party-05	85	66.11	3.10%	Rejected (fee quoted above the limit specified)	

Result: From the above, Party-02 is the successful APMCF

10. The Firm should be capable of start working on the assignment by or before 15 days' time.
11. If the performance of the APMCF at any stage of the project is not found satisfactory or not in the interest of the Bank, the SBI will have the right to terminate the agreement by giving one months' notice and in such an eventuality, no claim for any compensation/Fee for the balance work shall be considered. However, their dues shall be settled as per provisions contained in the standard agreement for the purpose, in proportion to the services rendered actually.

12. SBI will have right to change scheduled date of any event. Revised date will be displayed on our website or communicated separately.
13. Any corrigendum in this EOI shall be intimated through announcement at Bank's website only. The prospective APMCFs are requested to visit Procurement News section of our Bank's website sbi.bank.in on time to time till the process of selection of APMCF gets over.

14. **Scope of services:**

SBI proposes to engage services of Project Management Consultant for **proposed construction of residential quarters for TEGS & SMGS officials at Amaravati, Andhra Pradesh in EPC mode**. Brief role of APMCF vis-à-vis EPC is furnished hereunder for overall understanding:

APMC ROLE	EPC ROLE
• Land details and site particulars. • Concept plan for reference. • Functional requirements and area statement • Preparation of detailed architectural design, floor plans, elevations, sections, 3D views, façade details, area development, landscape, walkthrough video etc. • Broad technical specifications, DBR/DPR and performance parameters. • Block estimate as per latest CPWD PAR and market rates as applicable. • Submittals with APCRDA & other statutory / regulatory bodies till onboarding of suitable EPC. • Preparation of RFP for selection of EPC Contractor. • Scrutiny of all submittals by EPC to SBI and other statutory bodies. • Periodic Supervision, monitoring and review of progress w.r.t project timelines. • Ensuring compliance with all norms, quality assurance, bills recommendation, timely scrutiny of EPC submittals etc. • Assisting Bank in compliance of CTE/CVC observations and handling of any conciliation/ arbitration/ mediation/ court proceedings initiated by EPC contractors during execution or post completion.	• Preparation of structural design and drawings based on Architectural drawings and proof checking through a 3rd party agency (preferably IIT, NIT, Govt. Engg. colleges, etc.) • Detailed design of all services (MEP, HVAC, firefighting etc.). • Preparation of working drawings and Good for construction (GFC) drawings. • Obtaining various statutory approvals from local authorities including environmental clearance. • Procurement, construction, testing, commissioning and handing over the project. • Obtaining all post construction approvals including fire NOC, Completion certificate, Occupation certificate, Green building certification etc. • Execution & handing over of the completed project with all as-built drawings in AutoCAD format / BIM model • Mutation of the property in the Bank's name. • Coordination with SBI & APMCF.

15. This will be a 'State of Art' design having all modern amenities and will comply / have features of 'Green and Energy Efficient' Building.
16. The proposed APMCF will take up all further necessary work of the project including support to the L-1 EPC contractor for obtaining Statutory and other mandatory permissions, NOCs, occupation / completion certificate required to be obtained from the local Authorities viz. APCRDA, Municipal Corporations, Town & Country Planning Department and any other State / Central Government / Statutory authorities etc. as applicable including obtaining occupation and completion certificate from APCRDA/Govt. authorities within the specified time frame.

17. The time is the essence of the contract, and the duties of the APMCF will be governed by the standard agreement (draft enclosed at Annexure-G) to be executed with SBI by the successful APMCF.

18. The role and responsibilities of the APMCF will broadly include but not limited to:

a) Pre-construction Stage before EPC contractor Selection Phase

i) Preparation of Preliminary Design and Block Estimate & Detailed Project Report (DPR)

- APMCF shall arrange to prepare the preliminary drawings and designs based on the Bank's requirement in compliance with Statutory norms which will be baseline for developing detailed architectural drawings.
- Based on the detailed Architectural drawings, APMCF shall work out the 3D elevations, walkthrough videos and block estimate for the project with reference to CPWD PAR /prevailing market rate.
- A DPR incorporating the above details along with a Work Schedule etc. is to be prepared.
- Prototype of the final approved design shall be submitted with the Bank (payment shall be made extra as applicable).
- APMCF shall coordinate detailed Geotechnical investigation, soil exploration and site survey and vet all the relevant reports facilitating availability before EPC tendering.

ii) Preparation of Tender documents for Selection of EPC Contractor

- APMCF shall prepare comprehensive EOI/ tender documents based on standard format shared by SBI, including technical specifications, eligibility criteria and evaluation methodology complying CVC guidelines, incorporating clauses for integrity pact, transparency etc.
- Prepare, develop suitable format or modify the available format, scope of work and submission requirements for the design competition / presentation.
- Develop evaluation criteria and weightage for the Quality & Cost Based (QCBS) selection including various aspects like Experience, Innovation, Design, Suitability, Aesthetics, Compliance with Project Requirements, etc.

iii) Bid Evaluation and Selection

- Provide technical assistance in the evaluation of bids received for the selection of EPC contractor.
- Technical bid scrutiny based on the evaluation strategy stated in the tender documents.
- Making site visits to the completed projects of prequalified contractors.
- Coordinating & scrutinizing the design presentation /competition as part of the tender evaluation criteria.
- Preparation of the comparative statements and recommending the most suitable bidder (QCBS based).
- Submitting the project technical report based on the successful bidder & recommending to the Bank for financial sanction.

b) Pre-Construction Stage post selection of EPC Contractor (L-1)

i) Issuing the Letter of Intent (LOI)

The APMCF has to recommend SBI for placing LOI with the successful EPC bidder including followings: -

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

ii) Design review and Validation

- Review the detailed design prepared by the L-1 EPC contractor to ensure it meets the finalized architectural drawings, tender specifications, regulatory requirements and applicable quality standards.
- Validate the Structural, Architectural and MEP (Mechanical, Electrical, Plumbing) designs ensuring Constructability and Value Engineering.
- APMCF shall ensure that the Contractor's designs align with the technical specifications and Bank's requirements as outlined in the tender.
- Recommend necessary modifications in consultation with the user department and concerned project Engineer from the Bank, within a defined timeframe.

iii) Planning and Scheduling

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

iv) Issuing Work Order to the L-1 Contractor

- Recommend SBI to issue work order subject to fulfillment of all mandatory requirements as stipulated in LOI including obtaining all necessary statutory approvals, permissions from local authorities for architectural drawings, fire NOC, Third Party Vetting of Structural Designs etc. by the EPC contractor.

c) Broad Scope of Work during Construction Phase

- Construction supervision and Monitoring.
 - Quality Assurance and Control.
 - Coordination among all stakeholders.
 - Ensure maintenance of all records, registers, documentary evidence etc.
 - Reporting & MOM.
 - Measurement of executed quantities.
 - Verification of bills and its recommendations to the department.
 - Maintenance.
- i. The APMCF will support to EPC L-1 contractor on behalf of the Bank for obtaining all required approvals, NOCs, building permission / commencement certificate / Building / Municipal Permission from the APCRDA / local Municipal Corporation, Town & Country Planning department, Aviation, Electricity Board, Electrical Inspector, Lifts/Elevators Inspectors/CEA/CPCB/ Fire department and any other Govt. / Statutory Authorities for commencing of the project, building completion / Occupation Certification and any other permission as applicable for establishment, & guiding EPC for BBAS/BIM modelling etc. However, all such building permissions shall be procured by the L-1 contractor in a time bound manner as per the agreement with the Bank.

- ii. The responsibility for liaising with all Govt. departments/authorities responsible for issuance of such mandatory permissions shall remain within the scope of services of the EPC L-1 contractor within their contract value and no extra charges toward liaising etc. shall be payable for the same except reimbursement of fee payable against production of receipt /challans in respect of deposits made with the competent authorities, if any.
- iii. Scrutiny of detailed design of all internal and external services such as electrical, AC, plumbing, water supply, lifts, firefighting / horticulture, EPABX / Networking, Building Management System, etc. submitted by EPC Contractor.
- iv. Most of the features applicable for 'Green building' such as energy conservation, use of solar and other renewable sources of energy, use of natural light to the maximum extent etc. will have to be taken into account during planning, design, and execution stages.
- v. Preparation of 2/3 alternatives for 3D view / elevation / its 3D presentation of Visual Walk Through for its approval by SBI.
- vi. Submitting PERT CHART / Bar Chart through Project Management Software (MS Project/Primavera) incorporating all the activities required for the completion of the project well in time.
- vii. Preparation of block estimates as per CPWD PAR, draft tenders and advising panel of EPC contractor to SBI.
- viii. Preparing documents for pre-qualification and empanelment of EPC contractor, scrutinizing prequalification applications, submitting recommendations for prequalification of EPC contractor for the project after inspection of work sites/office of various shortlisted APMCFs and extending all assistance to the SBI in finalizing the list of qualified EPC Contractor by following elaborate procedure / norms laid down as per CVC guidelines.
- ix. Preparing detailed tender documents/notices for various trades including Articles of agreement, special conditions, general conditions of contract, tentative specifications, bill of quantities (BOQ), time and progress charts, etc. and seeking approval for the same from SBI based on approved estimates by SBI.
- x. Calling of competitive tenders each trade-wise at appropriate time from the pre-qualified EPC contractor. Required sets of tender documents will have to be prepared by the APMCF themselves at no extra cost to SBI.
- xi. Detailed scrutiny of the tender received including preparation of the comparative statement etc. and submission of recommendations for acceptance or otherwise, of the tender of successful APMCF, placing of work order etc.
- xii. Complete role of Project Management Consultancy (APMCF) will also be played to ensure both qualitative and quantitative aspects of the project and would include day to day supervision of work through a team of various experienced Engineers led by a Project Manager to be posted at the site (within the professional fee mutually agreed only) and who will be overall responsible for smooth and timely completion of all

works within the agreed time schedule without cost overruns barring exceptional circumstances beyond the control of the APMCF.

- xiii. The APMCF work will broadly include quality control during execution of project recording of measurements, verification of running account, final bills of contractors, finalization of accounts, extra / deviated items, rate analysis, maintaining various registers as per CVC / Bank's guidelines at site, preparation of bar chart, CPM networks and its updating for monitoring progress etc. The collection of samples of various materials is being used at the site and arranging for its testing through approved laboratories / institutes will have to be done and proper record / registers need to be maintained at site.
- xiv. Ensuring day to day supervision of works, recording measurements, ensuring daily check on quality and specifications of the work being executed, ensuring on site / laboratory testing of materials as per contractual provisions and maintaining record thereof, ensuring compliance with all other standards etc. by deploying required no. of qualified Engineers for all works and services at their own cost within the fee payable.
- xv. Conducting thorough scrutiny and certification of EPC contractor's bills/stage wise payment of EPC contractor including on site verification of 100% measurement for its correctness besides certifying execution of quality work strictly as per tender specifications, issuing periodical recommendations and certificates for payments to enable SBI to make payments to the EPC contractor and adjustments of all accounts between the EPC contractor and the SBI.
- xvi. The APMCF shall assume full responsibility for all measurements certified by them. It shall be mandatory on the part of the APMCF to check the measurements of various items to the extent of 100% of each item of work claimed, in each running bills.
- xvii. The effective communication between various agencies / vendors / contractors will have to be ensured by the APMCF. The problems / hindrances / bottlenecks need to be sorted out / removed by arranging site meetings of all concerned including employer (SBI) and record of such meetings, decisions taken etc. need to be maintained in a chronological manner kept in a separate register.
- xviii. During the defect liability period carrying out periodical inspection along with representatives of SBI/ SBI and contractor, preparation of defects list and arrange for its rectification from contractor.
- xix. To advise EPC Contractor for Preparation of 'As Built' drawings including those for all services and 2 sets of such drawings laminate and in the form of a CD/pen drive (soft copy) will have to be prepared and submitted to SBI.
- xx. The Bank's project comes under Technical Audit by the Chief Technical Examiner's (CTE) Organization of Central Vigilance Commission. The APMCF will assist the Bank in submission of reply to CTE's queries, if any and compliance of their observations.

- xxi. They shall perform all the services and discharge the obligations with due diligence, efficiency and economy in accordance with the generally accepted professional standards and practices.
 - xxii. The APMCF shall act as faithful advisor and shall at all time support and safeguard legitimate interests of the SBI.
 - xxiii. The APMCF including their employees shall not accept any commission, discount etc. from the contractors/parties in connection with the activities against the interest of SBI, to benefit them.
 - xxiv. All the activities mentioned in the scope of work shall be carried out in consultation with and approval of SBI team.
 - xxv. The APMCF shall assist the employer in sending suitable replies to queries raised by CTE's/IEMS.
 - xxvi. The list of duties mentioned above is only indicative and the APMCF will have to assume full responsibility for timely completion of the project both qualitatively and quantitatively as per accepted contract conditions in the best possible workman like manner in all respects till its occupation within the agreed time schedule and cost by following laid down norms / procedure of SBI and guidelines of CVC in an open and transparent manner to the satisfaction of the Bank and towards achieving this goal whatever is required to be done will have to be arranged by the consulting firm with the approval of SBI.
19. **LOI & Contract Agreement:**
- 19.1 Within the validity period specified in this EOI, the SBI shall issue a letter of intent (LOI) to the selected APMCF by registered post at their address or through their registered email ID as given in the bid documents to enter into an Agreement in the Bank's prescribed format for taking up the project as APMCF. The letter of Intent shall constitute a binding contract between the SBI and the APMCF.
- 19.2 On receipt of LOI from the SBI, the selected APMCF shall, within fifteen days, arrange to execute an agreement with the Bank in the prescribed format on non-judicial stamp paper of appropriate value.
20. **Assignment and subletting**
- The APMCF shall not directly entrust and engage or indirectly transfer, assign or underlet the Project or any part or share thereof or interest therein to any other APMCF without the written consent of the SBI and no undertaking shall relieve them from the responsibility of active & superintendence of the work during its progress. Wherever, the in-house expertise is not available with the APMCF, they shall engage professionally qualified Architects for Structural / Electrical / Lifts / Firefighting / HVAC and other similar specialized professional service required for the verification of project within the approved professional Fee as per agreement other than structure design which shall be done by the EPC contractor through their structural consultant shall be duly checked by the APMCF for its stability, safety and economy. However, responsibility in all matters pertaining to the project shall remain with APMCF.
21. **No compensation on restrictions of work**

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

22. **Fraud & Corrupt Practices:**

- 22.1. The APMCF and their respective employees, agents and advisers shall observe the highest standard of ethics during the bidding process. Notwithstanding anything to the contrary contained herein, the SBI shall reject an Application or any such suggestion of APMCF without being liable in any manner whatsoever to the APMCF, if it determines that they have, directly or indirectly or through an agent, engaged in corrupt/ fraudulent/ coercive/ undesirable or restrictive practices in the bidding process.
- 22.2. Without prejudice to the rights of the SBI hereinabove, if an APMCF is found by the SBI to have directly or indirectly or through an agent, engaged or indulged in any corrupt/fraudulent/coercive/undesirable or restrictive practices during the bidding process or during any course of the project, such APMCF shall not be eligible to participate in any EOI issued by the SBI during the next period as decided by the SBI
- 22.3. For the purposes of this Clause, the following terms shall have the meaning hereinafter, respectively assigned to them:
 - a. **“Corrupt practice”** means
 - (i) The offering, giving, receiving, or soliciting, directly or indirectly, of anything of value to influence the actions of any person connected with the bidding process (for avoidance of doubt, offering of employment to or employing or engaging in any manner whatsoever, directly or indirectly, any official of the SBI who is or has been associated in any manner, directly or indirectly with the bidding process or the Letter of Authority or has dealt with matters concerning the Concession Agreement or arising there from, before or after the execution thereof, at any time prior to the expiry of one year from the date such official resigns or retires from or otherwise ceases to be in the service of the SBI, shall be deemed to constitute influencing the actions of a person connected with the bidding process); or
 - (ii) Engaging in any manner whatsoever, whether during the bidding process or after the issue of the Letter of Authority or after the execution of the Agreement, as the case may be, any person in respect of any matter relating to the Project or the Letter of Authority or the Agreement, who at any time has been or is a legal, financial or technical adviser of the SBI in relation to any matter concerning the Project.
 - b. **“Fraudulent practice”** means a misrepresentation or omission of facts or suppression of facts or disclosure of incomplete facts, in order to influence the bidding process.
 - c. **“Coercive practice”** means impairing or harming or threatening to impair or harm, directly or indirectly, any person or property to influence any person’s participation or action in the bidding process.
 - d. **“Undesirable practice”** means
 - (i) Establishing contact with any person connected with or employed or engaged by the SBI with the objective of canvassing, lobbying or in any manner influencing or attempting to influence the bidding process; or
 - (ii) Having a Conflict of Interest.

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

23. Termination for Default

- 23.1. The SBI, without prejudice to any other remedy for breach of Contract, by a written notice of not less than 30 (thirty) days sent to the APMCF, may terminate the Contract in whole or in part:
 - a. If the APMCF fails to deliver any of the Services within the period(s) specified in the Contract, or within any extension thereof granted by the SBI; or
 - b. If the APMCF fails to perform any other obligation(s) under the contract; or
 - c. Laxity in adherence to standards laid down by the SBI; or
 - d. Discrepancies/deviations in the agreed processes or
 - e. Violations of terms and conditions stipulated in this EOI.
 - f. If the APMCF fails to open their office locally at **Amaravati/Vijayawada/Guntur** within the timeline specified in this EOI.
- 23.2. In the event the SBI terminates the Contract in whole or in part for the breaches attributable to the APMCF, the SBI may engage, upon such terms and in such manner as it deems appropriate, Services similar to those undelivered, at the cost of APMCF and shall be liable to the SBI for any increase in cost for such similar Services. However, the APMCF shall continue to provide all their professional services to the extent same are not terminated as per agreement.
- 23.3. If the contract is terminated under any termination clause, the APMCF shall handover all design documents/ executable/ SBI's data or any other relevant information to the SBI in timely manner and in proper format/soft copies as well as hard copies as per scope and shall also support the orderly transition to another APMCF or to the SBI as decided by the SBI.
- 23.4. During the transition, the APMCF shall also support the SBI on technical queries/support on process implementation.
- 23.5. The SBI's right to terminate the Contract will be in addition to the penalties and other actions as deemed fit.
- 23.6. In the event of failure of APMCF to render the Services or in the event of termination of Contract or expiry of term or otherwise, without prejudice to any other right, the SBI at its sole discretion may make alternate arrangement for getting the Services contracted with another APMCF. In such a case, the SBI shall give prior notice to the existing APMCF. The existing APMCF shall continue to provide services as per the terms of Contract until a 'New APMCF completely takes over the work. During the transition phase, the existing APMCF shall render all reasonable assistance to the new APMCF within such period prescribed by the SBI, at no additional cost to the SBI, for ensuring smooth switch over and continuity of services.

24. Force Majeure

- 24.1. Neither contractor nor SBI shall be considered in default in performance of their obligations if such performance is prevented or delayed by events such as war, hostilities revolution, riots, civil commotion, strikes, lockout, conflagrations, epidemics, accidents, fire, storms, floods, droughts, earthquakes or ordinances or any act of god or for any other cause beyond the reasonable control of the party affected or prevented or delayed. However, a notice is required to be given within 30 days from the happening of the event with complete details, to the other party to the contract, if it is not possible to serve a notice, within the shortest possible period without delay.

- 24.2. As soon as the cause of force majeure has been removed the party whose ability to perform its obligations has been affected, shall notify the other of such cessation and the actual delay incurred in such affected activity adducing necessary evidence in support thereof.
- 24.3. From the date of occurrence of a case of force majeure obligations of the party affected shall be suspended during the continuance of any inability so caused. With the cause itself and inability resulting there from having been removed, the agreed time of completion of the respective obligations under this agreement shall stand extended by a period equal to the period of delay occasioned by such events.
- 24.4. Should one or both parties be prevented from fulfilling the contractual obligations by a state of force majeure lasting to a period of 6 months or more the two parties shall mutually decide regarding the future execution of this agreement.
25. **Termination for Insolvency**
The SBI may, at any time, terminate the Contract by giving written notice to the APMCF, if the APMCF becomes Bankrupt or insolvent or any application for Bankruptcy, insolvency or winding up has been filed against it by any person. In this event, termination will be without compensation to the APMCF, provided that such termination will not prejudice or affect any right of action or remedy, which has accrued or will accrue thereafter to the SBI.
26. **Governing Language**
The governing language shall be English.
27. **Taxes and Duties**
27.1. The APMCF shall be liable to pay all corporate taxes and income tax that shall be levied according to the laws and regulations applicable from time to time in India and the price Bid by the APMCF shall include all such taxes (excluding GST) in the approved professional Fee.
27.2. Price Bid quoted should be inclusive of all Central / State Government taxes/duties and levies but exclusive of GST.
27.3. Fee payable to the APMCF as stated in the Agreement shall be firm and not subject to adjustment during execution of the Project, irrespective of reasons whatsoever, including exchange rate fluctuations etc.
27.4. All expenses, stamp duty and other charges/ expenses in connection with the execution of the Agreement as a result of this process shall be borne by the APMCF.
28. **Tax deduction at Source**
28.1. Wherever laws and regulations that require deduction of such taxes at the source of payment, the SBI shall affect such deductions from the payment due to the APMCFs. The remittance of amounts so deducted and issuance of certificate for such deductions shall be made by the SBI as per the laws and regulations for the time being in force. Nothing in the Contract shall relieve the APMCFs from his responsibility to pay any tax that may be levied in India on income and profits made by the APMCFs in respect of this contract.
28.2. The APMCFs staff, personnel and labour will be liable to pay personal income taxes in India in respect of such of their salaries and wages as are chargeable under the laws and regulations for the time being in force, and the APMCFs shall perform such duties in

regard to such deductions thereof as may be imposed on him by such laws and regulations.

29. Notices

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

30. Transition Plan

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

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

31. Compliance with Laws

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

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

32. Non-Hire and Non-Solicitation

During the term of the Contract and for a period of one year thereafter, neither party shall (either directly or indirectly through a third party) employ, solicit to employ, cause to be solicited for the purpose of employment or offer employment to any employee/s or sub-contractor/s of the other party, or aid any third person to do so, without the specific written consent of the other party.

Please pay attention: -

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

- Information to be furnished should be crisp, to the point and precise.
- Please do not keep any field blank. In case nothing has to be filled in a particular field then please write 'Not Applicable' there.
- Supporting documentary evidence/s are needed for claims made in the Proposal. Please keep copies of all these documents ready. Arrange them in order of appearance of their reference in the Proposal. Index the Annexure & enclosures in serial order on these documents in top right corner of document in bold letters. Annexed the set of these documents at the end of the Proposal. Please mention correct Annexure Number at relevant pages of the Proposal. This will help us to evaluate the bid quickly.
- There is possibility that same document has to be mentioned as evidence at more than one place in the Proposal. In that case keep only one copy of that document and mention that particular Annexure Number at every place where that particular document needs to be referred.
- The certificate from the client should clearly mention particulars of the project, scope of services offered by the APMCF, actual project cost, date of completion of project, existence of green building features, opinion of client on quality of services rendered by the APMCF and other relevant details required for evaluation based on technical parameters.
- **Applicants ensure to submit the tender documents along with annexures, supporting documents etc. in bounded manner numbering each page in sequence. Submission of loose papers may lead to loss/misplacing of documents and eventually may lead to rejection of bid. SBI shall not be responsible for such incidents.**
- **Project cost or project value wherever mentioned is exclusive of GST amount. Hence proper bifurcation to be provided.**

ANNEXURE – A

FIRM - PROFILE

SELECTION OF PROJECT MANAGEMENT CONSULTANT FOR SERVICES FOR
**PROPOSED CONSTRUCTION OF RESIDENTIAL QUARTERS FOR TEGS & SMGS
 OFFICIALS AT AMARAVATI, ANDHRA PRADESH IN EPC MODE.**

1	Name of the Firm	
2	Address	
3	Telephone No. with STD code & Mobile Number	
4	Name of the authorised signatory with contact details	
5	Primary e-mail address	
6	Alternate e-mail address	
7	Constitution of the Firm (Proprietorship Firm/ Partnership Firm/ Private Limited Company/ Public Limited Company)	
8	Date of Establishment	
9	Name of document of evidence of establishment like certificate of incorporation and its number (if any) and date of issue	
10	Annexure number of documents mentioned in col (9)	
11	Please mention APMCF work done during 07 years ending 31.08.2026.	
12	Annexure number of documents in evidence of information submitted in col (11)	
13	Name of proprietor / Partners / Directors	
14	Registration Number(s) with “Council of Architecture” if any	

15	Annexure number of copies of registration certificate mentioned in col (14)				
16	Goods & Service Tax registration number				
17	Annexure number of GST registration certificate				
18	Service Tax/ GST paid during last 3 years (amount in lacs)	Year ended on		Tax paid	
		31.03.2024			
		31.03.2025			
		31.03.2026			
19	Annexure number of certificates issued by chartered accountant for supporting information mentioned in col (18) or any other evidence in that regard				
20	Turnover of the firm during last 3 years (amount in lacs)	Year ended on		Turnover	
		31.03.2024			
		31.03.2025			
		31.03.2026			
21	Annexure number of certificates issued by chartered accountant for supporting information mentioned in col (20) and audited P&L statement in that regard				
22	Number of Architects/ Engineers who are promoters or permanent employee of the firm (These numbers should tally with details being given in Format VII and VIII)	Architects	Engineers	Others	Total
23	Annexure number of lists of office equipment owned by the firm				
24	If firm is not having office in Amaravati / Vijayawada/ Guntur, then indicate the time by which it is likely to open an office thereat				
25	Details of Bank account of firm				
	Account name (exactly as it appears on statement of account)				
	Account number				
	IFSC				
	Name of Bank				
	Branch name and branch code				

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

Signature of the APMCF with Seal

Date:

Place:

ANNEXURE – B
BIO-DATA OF THE PARTNERS / DIRECTORS

SELECTION OF PROJECT MANAGEMENT CONSULTANT (APMCF) FOR SERVICES PROPOSED CONSTRUCTION OF RESIDENTIAL QUARTERS FOR TEGS & SMGS OFFICIALS AT AMARAVATI, ANDHRA PRADESH IN EPC MODE.

Use separate form for each partner/director.

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

Signature of the APMCF with seal

Date:

Place:

ANNEXURE – C

BIO-DATA OF TECHNICAL STAFF (ARCHITECTS/ ENGINEER)

SELECTION OF PROJECT MANAGEMENT CONSULTANT (APMCF) FOR SERVICES
**PROPOSED CONSTRUCTION OF RESIDENTIAL QUARTERS FOR TEGS & SMGS
 OFFICIALS AT AMARAVATI, ANDHRA PRADESH IN EPC MODE.**

Use separate form for each Executive

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

Signature of the APMCF with Seal

Date:

Place:

ANNEXURE – D

DETAIL OF MAJOR BUILDING CONSTRUCTION

Completed during the last 7 years (as on 31.08.2026)

- i) Use separate sheet for each work.
- ii) Mention only completed projects.
- iii) Mention only those projects to be considered based for basic eligibility criteria, marking matrix parameters and awarding marks.

1	Name and address of the Client	
2	Client's status like Central Govt. Dept./State Govt. Dept./ Semi Govt. Dept. /PSU/Public sector Banks/ reputed listed private firms on the Indian Stock Exchange	
3	Name of Project	
4	Description and nature of work	
5	Location of the building with complete address	
6	Role played as Architect / APMCF / PMC	
7	Estimated value of project (Rs in Cr)	
8	Final value of Project (Rs in Cr)	
9	Scheduled date of start of project	
10	Scheduled date of completion of project	
11	Actual date of start of project	
12	Actual date of completion of project	
13	Reasons of cost/ time over run, if any	
14	Number of stories	
15	Height of building from ground (in meters)	
16	Number of basement (s)	

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

Note:

- (a) The work should have been executed by the firm under the name in which they are submitting the application.
- (b) The Bank will obtain the confidential report from the previous clients and the Architect shall not object the same.

Signature of the APMCF with Seal

Date:

Place:

ANNEXURE – E

LIST OF PENDING ARBITRATION/LITIGATION/SUITS WITH PREVIOUS CLIENTS

SELECTION OF PROJECT MANAGEMENT CONSULTANT (APMCF) FOR SERVICES FOR PROPOSED CONSTRUCTION OF RESIDENTIAL QUARTERS FOR TEGS & SMGS OFFICIALS AT AMARAVATI, ANDHRA PRADESH IN EPC MODE.

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

Signature of the APMCF with Seal

Date:

Place:

ANNEXURE - F

PRE-CONTRACT INTEGRITY PACT
(TO BE STAMPED AS AN AGREEMENT)

General

This pre-Bid pre-contract Agreement (hereinafter called the Integrity Pact) is made on day of the month of 2025, between, on the one hand,

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

WHEREAS the SBI proposes to appoint a APMCF for **PROPOSED CONSTRUCTION OF RESIDENTIAL QUARTERS FOR TEGS & SMGS OFFICIALS AT AMARAVATI, ANDHRA PRADESH IN EPC MODE**, and the APMCF is willing to offer/has offered the services and WHEREAS the APMCF is a private company/public company/Government undertaking/partnership/registered export agency, constituted in accordance with the relevant law in the matter and the SBI is an Office / Department of State Bank of India performing its functions on behalf of State Bank of India. NOW, THEREFORE,

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

- Enabling the SBI to obtain the desired service / Equipment/ product at a competitive price in conformity with the defined specifications by avoiding the high cost and the distortionary impact of corruption on public procurement; and
- Enabling APMCFs to abstain from bribing or indulging in any corrupt practice in order to secure the contract by providing assurance to them that their competitors will also abstain from bribing and other corrupt practices and the SBI will commit to prevent corruption, in any form, by its officials by following transparent procedures.

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

1. Commitments of the SBI

- 1.1. The SBI undertakes that no official of the SBI, connected directly or indirectly with the contract, will demand, take a promise for or accept, directly or through intermediaries, any bribe, consideration, gift, reward, favor or any material or immaterial benefit or any other advantage from the APMCF, either for themselves or for any person, organization or third party related to the contract in exchange for an advantage in the bidding process, Bid evaluation, contracting or implementation process related to the contract.

- 1.2. The SBI will, during the pre-contract stage, treat all APMCFs alike, and will provide to all APMCFs the same information and will not provide any such information to any particular APMCF which could afford an advantage to that particular APMCF in comparison to other APMCFs.
- 1.3. All the officials of the SBI will report to the appropriate authority any attempted or completed breaches of the above commitments as well as any substantial suspicion of such a breach.
- 1.4. In case any such preceding misconduct on the part of such official(s) is reported by the APMCF to the SBI with full and verifiable facts and the same is prima facie found to be correct by the SBI, necessary disciplinary proceedings, or any other action as deemed fit, including criminal proceedings may be initiated by the SBI and such a person shall be debarred from further dealings related to the contract process. In such a case while an enquiry is being conducted by the SBI the proceedings under the contract would not be stalled.
2. **Commitments of APMCF.**
 - 2.1. The APMCF commits itself to take all measures necessary to prevent corrupt practices, unfair means and illegal activities during any stage of its Bid or during any pre-contract or post-contract stage in order to secure the contract or in furtherance to secure it and in particular commit itself to the following:
 - 2.2. The APMCF will not offer, directly or through intermediaries, any bribe, gift, consideration, reward, favor, any material or immaterial benefit or other advantage, commission, fees, brokerage or inducement to any official of the SBI, connected directly or indirectly with the bidding process, or to any person, organization or third party related to the contract in exchange for any advantage in the bidding, evaluation, contracting and implementation of the contract.
 - 2.3. The APMCF further undertakes that it has not given, offered or promised to give, directly or indirectly any bribe, gift, consideration, reward, favor, any material or immaterial benefit or other advantage, commission, fees, brokerage or inducement to any official of the SBI or otherwise in procuring the Contract or forbearing to do or having done any act in relation to the obtaining or execution of the contract or any other contract with State Bank of India for showing or forbearing to show favor or disfavor to any person in relation to the contract or any other contract with State Bank of India.
 - 2.4. Wherever applicable, the APMCF shall disclose the name and address of agents and representatives permitted by the Bid documents and Indian APMCFs shall disclose their foreign principals or associates, if any.
 - 2.5. The APMCF confirms and declares that they have not made any payments to any agents/brokers or any other intermediary, in connection with the is Bid/contract.
 - 2.6. The APMCF further confirms and declares to the SBI that the APMCF is the original SIs in respect of Equipment / product / service covered in the Bid documents and the APMCF has not engaged any individual or firm or company whether Indian or foreign to intercede, facilitate or in any way to recommend to the SBI or any of its functionaries, whether officially or unofficially to the award of the contract to the APMCF, nor has any amount been paid,

promised or intended to be paid to any such individual, firm or company in respect of any such intercession, facilitation or recommendation.

- 2.7. The APMCF, at the earliest available opportunity, i.e. either while presenting the Bid or during pre-contract negotiations and in any case before opening the financial Bid and before signing the contract, shall disclose any payments he has made, is committed to or intends to make to officials of the SBI or their family members, agents, brokers or any other intermediaries in connection with the contract and the details of services agreed upon for such payments.
- 2.8. The APMCF will not collude with other parties interested in the contract to impair the transparency, fairness and progress of the bidding process, Bid evaluation, contracting and implementation of the contract.
- 2.9. The APMCF will not accept any advantage in exchange for any corrupt practice, unfair means and illegal activities.
- 2.10. The APMCF shall not use improperly, for purposes of competition or personal gain, or pass on to others, any information provided by the SBI as part of the business relationship, regarding plans, technical proposals and business details, including information contained in any electronic data carrier. The APMCF also undertakes to exercise due and adequate care lest any such information is divulged.
- 2.11. The APMCF commits to refrain from giving any complaint directly or through any other manner without supporting it with full and verifiable facts.
- 2.12. The APMCF shall not instigate or cause to instigate any third person to commit any of the actions mentioned above.
- 2.13. If the APMCF or any employee of the APMCF or any person acting on behalf of the APMCF, either directly or indirectly, is a relative of any of the officers of the SBI, or alternatively, if any relative of an officer of the SBI has financial Interest/stake in the APMCF's firm, the same shall be disclosed by the APMCF at the time of filing of tender. The term 'relative' for this purpose would be as defined in Section 6 of the Companies Act 1956.
- 2.14. The APMCF shall not lend to or borrow any money from or enter into any monetary dealings or transactions, directly or indirectly, with any employee of the SBI.

3. Previous Transgression

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

4. Sanctions for Violations

- 4.1. Any breach of the aforesaid provisions by the APMCF or any one employed by it or acting on its behalf (whether with or without the knowledge of the APMCF) shall entitle the SBI to take all or any one of the following actions, wherever required:
- i. To immediately call off the pre contract negotiations without assigning any reason and without giving any compensation to the APMCF. However, the proceedings with the other APMCF would continue, unless the SBI desires to drop the entire process.
 - ii. To immediately cancel the contract, if already signed, without giving any compensation to the APMCF.
 - iii. To recover all sums already paid by the SBI, and in case of an Indian APMCF with interest thereon at 2% higher than the prevailing Base Rate of State Bank of India, while in case of a APMCF from a country other than India with interest thereon at 2% higher than the LIBOR. If any outstanding payment is due to the APMCF from the SBI in connection with any other contract for any other stores, such outstanding could also be utilized to recover the aforesaid sum and interest.
 - iv. To encash the advance bank guarantee and performance bond/warranty bond, if furnished by the APMCF, in order to recover the payments, already made by the SBI, along with interest.
 - v. To cancel all or any other Contracts with the APMCF. The APMCF shall be liable to pay compensation for any loss or damage to the SBI resulting from such cancellation/rescission and the SBI shall be entitled to deduct the amount so payable from the money(s) due to the APMCF.
 - vi. To debar the APMCF from participating in future bidding processes of the SBI or any of its Subsidiaries for a minimum period of five years, which may be further extended at the discretion of the SBI. To recover all sums paid, in violation of this Pact, by APMCF to any middleman or agent or broker with a view to securing the contract. Forfeiture of Performance Bond in case of a decision by the SBI to forfeit the same without assigning any reason for imposing sanction for violation of this Pact.
 - vii. Intimate to the CVC, IBA, RBI, as the SBI deemed fit the details of such events for appropriate action by such authorities.
- 4.2. The SBI will be entitled to take all or any of the actions mentioned at para 6.1(i) to (x) of this Pact also on the Commission by the APMCF or anyone employed by it or acting on its behalf (whether with or without the knowledge of the APMCF), of an offence as defined in Chapter 20 of the Bharatiya Nyaya Sanhita or Prevention of Corruption Act, 1988 or any other statute enacted for prevention of corruption.
- 4.3. The decision of the SBI to the effect that a breach of the provisions of this Pact has been committed by the APMCF shall be final and conclusive on the APMCF. However, the APMCF can approach the Independent Monitor(s) appointed for the purposes of this Pact.

5. Fall Clause

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

6. Independent External Monitors

- 6.1. The SBI has appointed undermentioned Independent External Monitors (referred as IEMs/Monitors) for this Pact in consultation with the Central Vigilance Commission.

Shri Satyajit Mohanty, IPS (Retd.)	Smt. Rashmi Verma, IAS (Retd.)
satyajitmohanty88@gmail.com	rashmi.naveenverma@gmail.com

- 6.2. The task of the Monitors shall be to review independently and objectively, whether and to what extent the parties comply with the obligations under this Pact.
- 6.3. The Monitors shall not be subjected to instructions by the representatives of the parties and perform their functions neutrally and independently.
- 6.4. Both the parties accept that the Monitors have the right to access all the documents relating to the project/procurement, including minutes of meetings. Parties signing this Pact shall not approach the Courts while representing the matters to Independent External Monitors and he/she will await their decision in the matter.
- 6.5. As soon as the Monitor notices, or has reason to believe, a violation of this Pact, he will so inform the Authority designated by the SBI.
- 6.6. The APMCF(s) accepts that the Monitor has the right to access without restriction to all Project documentation of the SBI including that provided by the APMCF. The APMCF will also grant the Monitor, upon his request and demonstration of a valid interest, unrestricted and unconditional access to his project documentation. The same is applicable to Subcontractors.
- The Monitor shall be under contractual obligation to treat the information and documents of the APMCF/Sub-contractor(s) with confidentiality.
- 6.7. The SBI will provide to the Monitor sufficient information about all meetings among the parties related to the Project provided such meetings could have an impact on the contractual relations between the parties. The parties will offer to the Monitor the option to participate in such meetings.
- 6.8. The Monitor will submit a written report to the designated Authority of SBI/Secretary in the Department/ within 8 to 10 weeks from the date of reference or intimation to him by the SBI / APMCF and, should the occasion arise, submit proposals for correcting problematic situations.

7. **Facilitation of Investigation**

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

8. **Law and Place of Jurisdiction**

This Pact is subject to Indian Law. The place of performance and jurisdiction is the seat of the APMCFs.

9. **Other Legal Actions**

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

10. **Validity**

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

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

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

For SBI

FOR APMCF

Name of the Officer

Chief Executive Officer

Designation

Office/Department/Branch

ANNEXURE - G

SAMPLE AGREEMENT BETWEEN STATE BANK OF INDIA AND APMCF

(Name and address of branch/ office/ Department)

AND

(Name and Project Management Consultants)

M/s. _____

Towards Project Management Consultancy for PROPOSED CONSTRUCTION OF RESIDENTIAL QUARTERS FOR TEGS & SMGS OFFICIALS AT AMARAVATI, ANDHRA PRADESH IN EPC MODE.

THE AGREEMENT BETWEEN**THE BANK AND THE PROJECT MANAGEMENT CONSULTANT (APMCF)
CONDITIONS OF AGREEMENT – BETWEEN SBI AND APMCF**

Articles of this agreement made at Hyderabad this day of _____ 2026 between M/s. _____ a firm having its office at _____ hereinafter called, the ‘APMCF’ or ‘Firm (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include for the time being and from time to time of the said firm, the survivor or survivors of them, their respective heirs, executors and administrators of the last survivor heirs, his or her assigns) of the one part and AGM (Premises & Estate), State Bank of India, having its office at ----- (address) represented by Shri -----(Name),----- (Designation) hereinafter called ‘SBI’ or ‘Bank’ (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assignees) of the other part.

2. EXTENT OF AGREEMENT

This agreement represents the entire agreement between SBI and the firm and shall be read with all terms & conditions of tender documents (Tender ID:.....), prior negotiations, representations, correspondences, agreements, Corrigendum, addendum, MOM, if any, which shall form part & parcel of this agreement. This agreement may be amended only by written instruments signed by both SBI and the firm.

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

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

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

NOW THEREFORE THE AGREEMENT WITNESSES THAT:

1. In consideration of the covenants hereinafter contained and the fees and other charges agreed to be paid by SBI to the said APMCF, the SBI hereby appoint the APMCF as its Project Management Consultants for the project and issued a letter of intent No. _____ dated the _____ and the APMCF hereby accepts the said appointment in terms of their letter No. _____ dated there at with other letters No. _____ dated the _____ and _____. These letters and SBI's subsequent letter No. _____ dated the _____ shall form part of this agreement.
2. The APMCF hereby undertakes to supervise and manage the said project in most professional and efficient manner to further the interest of SBI and protect the same in all circumstances and use best of their professional skills and judgment for the said purpose. APMCF assures SBI that it shall do all acts and things necessary to sustain the trust and confidence reposed in it by SBI under this agreement.
3. The APMCF shall render the following services in connection with and in regard to the said works:
 - a. **Requirements and Preparation of Preliminary drawings :** Preparing sketch designs with alternative schemes (including carrying out necessary revisions till the sketch designs are finally approved by SBI) based on the designs/ plans/ proposals submitted in the design competition, making approximate project cost estimates i.e. block estimate and preparing reports on merits of the scheme, high lighting the design provisions to be made, planning norms/ development rules of the statutory authorities from whom the plans have to be got cleared and / or any other approvals / clearances to be obtained before commencement of work and how the same are met in the proposed layout, permissible and recommended basement areas and purpose, adequacy of available water sources for drinking, flushing adequacy of electric sources for lighting and Air-conditioning and other purposes, any alternative arrangements required to be made for water and electricity, water storage and distribution arrangements, so that these become energy efficient with minimum use of scarce materials etc. and all incidentals and connected aspects thereto so as to enable SBI to take a decision on the sketch designs and scheme as a whole. Most of the features applicable for 'Green building' such as energy conservation, use of natural light/ energy efficient lighting to the maximum extent etc. will have to be taken into account during planning, design, and execution stages.
 - b. **Preparation and Award of Tender :** Drawing up detailed tender document for selection of EPC contractor in line with Bank's/CPWD standard document, complete with the Articles of the agreement, general, special and any other conditions of contracts, specifications, drawings, schedules of quantities, the SBI's standard PVA clauses, lists of various tests to be conducted by the contractors or got done through laboratories for materials, works at site etc., theoretical / standard cement, steel consumption for various items of works, various insurance covers required, time and progress charts and any other material necessary for completing the tender documents and getting them approved by SBI.
 - c. Assisting SBI in preparing select list of contractors i.e. short listing of contractors after scrutinizing the applications received in response to the press notice for prequalification of contractors and inspection of some of the works done by them with the approval of SBI. Assisting SBI inviting the tenders for various trades, preparing comparative statements and submitting the assessment reports and recommendations thereon to the SBI, assist SBI to conduct negotiations with the tenderers wherever necessary and after SBI's decision on the

- tenders and assigning if required, getting those executed between the concerned contractors and SBI including program of work within the stipulated time frame.
- d. It is clearly understood that SBI shall at its absolute discretion may involve services of any site Engineer for day to day supervision and ensuring that the said works are being executed as per the plans and designs and specifications prepared by the APMCF and provided for in the contract agreement with the selected/ appointed contractors for the various disciplines of the said works, monitoring of the project, checking the materials/ works, getting various tests for materials and works done, correct measurements of the works, initial scrutiny of the contractor bills at site and making the recommendations to the APMCF. The Bank will be involving the said SITE Engineer in the project right from the beginning of the project, prequalification of the contractors as the Bank's agency to remain fully associated with the project and day to day work.
 - e. The APMCF shall not whatsoever object to the said appointment of the site Engineer for monitoring of the project at the site and assisting the Bank in scrutiny of the recommendations, reports, plans, estimates etc. received from the APMCF with a view to decisions in the matters at the Bank's end. It is expected that the APMCF and site Engineer will work jointly as a team in good spirit with a view to getting the said work completed in the best possible manner and efficiently.
 - f. **Submission of Drawings to Statutory Authorities:** After approval of the plans by SBI, the APMCF shall advise & coordinate with EPC Contractor for submission of the required drawings to **the local Municipal Corporation** / APCRDA or any other local & State / Central Govt. authority etc. and obtain its/their approvals.
 - g. **Execution of the project:** Assuming full responsibility of correctness of layout plans, design and for all services and installations and soundness according to the said design and sections.
 - h. Assuming full responsibility for the overall supervision and proper and timely execution of the said works by all the contractors and sub-contractors, specialists, consultants, technical advisor etc. that may be engaged from time to time as defined in the conditions of engagement referred below by following up the matter closely. Appointment of the site Engineer by the Bank and their presence at site and involvement in the work shall not absolve the APMCF in any manner from those responsibilities. The role of the site Engineer will be as an agent of the Bank employed for austere the Bank for efficient execution of the project at site. The APMCF will have right to oversee, differ with the site Engineer's opinion in regard to the quality, measurement, rates of part/substituted / extra items etc. without affecting the Bank's interest. However, in the event of any dispute arising out due to difference between the opinion of the site Engineer and the APMCFs, the Bank's decision shall be final.
 - i. Normally, the work rejected by the Site Engineer or the rates and / or quantities reduced by them shall not be disputed by the APMCF. However, if they differ with the decisions of site Engineer in this regard, they have right to make recommendations/suggestions to the Bank for the Bank's consideration and pending the Bank's decisions on such points, the APMCF shall issue the interim payment certificates as recommended by the site Engineer. On getting the Bank's decision on such points the APMCF can give effect to the same may be necessary in the bills to follow thereafter.
 - j. The APMCF will have, however, a right to reject the works accepted by the site Engineer if in their opinion they are not satisfied with the quality or execution of the same as expected by them but by clarifying the specific reasons in writing to do so to the Bank under a copy of the advice to the site Engineer.

- k. Checking of measurements of works at site, checking of bills, issuing certificates for the payment and passing and certifying accounts so as to enable the Bank to make payments to the contractors and making adjustments of all accounts between the contractors and Bank. The APMCF shall assume full responsibility of the entire project, the correctness of the payment certified by them. Time limit for verification and certification of bills by APMCF shall be as under. (failing which the APMCF may be penalized)
 - Running bill within 15 days
 - Final bill within one month
 - Submitting report to the Bank after verification of important materials as Bank may specify and certify the quantities utilized in the works.
- l. The APMCF shall supervise and manage the said project in most professional and efficient manner to further the interest of SBI and protect the same in all circumstances and use best of their professional skills and judgment for the said purpose. APMCF shall do all acts and things necessary to sustain the trust and confidence reposed in it by SBI under this agreement.
- m. **Monitoring and Co-ordination of the Project :** Programming, planning, monitoring, follow up action, supervision, measurement of Civil, Interior, Electrical, air-conditioning, sanitary, water supply, fire protection and any other works required in the Project as a whole, scrutiny of bills, preparation of variation statement, arranging various tests on materials / works, through the contractors, arranging meetings, preparation of Minutes Of Meeting (MOM) after every site meeting and circulating to all the concerned and follow up, maintaining various registers and checklists as mentioned by SBI, coordination of the works of various agencies and all other incidental works thereto.
- n. APMCF is expected to
 - Improve the performance of the project components,
 - Effect economy in cost
 - Monitor, control and expedite progress with particular attention to construction techniques, durability of permanent components, water tightness of roofs, walls, and sanitary block etc.,
 - Help in improving construction quality, surveillance, technical audit and quality control
 - Arranging and attending periodical and emergency joint meetings of Joint Project Committee (JPC), consultants, contractors etc. and develop project schedules for both management and working level use and co-ordination of the works of various agencies including that of with SBI's estimates and project schedules.
- o. **Supervision of the Project:** Day to day supervision and ensuring that the said works are being executed as per the plans and designs and specification provided for in the contract agreements with the selected / appointed contractors for various disciplines of the said works, monitoring of the project, checking the materials / works, getting various tests for material and works done (cost of material testing not included in fees), correct measurements of the works right from the beginning from the stages of soil exploration, prequalification of the contractors as the SBI's agency to remain fully associated with the project and day to day work.
- p. For the purpose of supervision and site activities, the APMCF shall employ or engage suitably qualified and experienced engineers and overseers of adequate number at their own cost from the project fees payable to them stated under Scale of Charges. Without prejudice to this, the APMCF agrees that it shall deploy the following minimum staff at

the site. For other specialized works they may appoint such other full or part time technical staff as may be required during the execution of those works with the consent of the Bank.

- One Project Manager for overall control, coordination, and liaison purposes. He may or may not be stationed at the site. He shall have a minimum of 15 years field experience after graduation.
 - One full time Resident Civil Engineer-in-charge. He shall have minimum 8 years field experience after graduation. He shall be stationed at site.
 - One full time Civil Engineer for supervision measurements, scrutiny of the bills, testing and quantity control. He shall have a minimum of 5 years field experience after graduation.
 - One full time Electrical Engineer to supervise Electrical and A/C/ works. He shall have a minimum of 5 years field experience in electrical works, installation of A.C, public address system, pumps etc. For other specialized works, the APMCF may appoint such other full or part time technical staff as may be required during the execution of those works.
 - The above requirements are only the minimum. However, more Engineers and other categories of staff as may be considered necessary by the SBI for satisfactory management of the entire project have to be appointed by the APMCF. If necessary, for satisfactory supervision and coordination, it is specifically agreed that SBI shall have no responsibility for any staff/ officers/ Engineers/ workmen engaged by the APMCF and the said APMCF alone shall be responsible as Bank for them nor that they are the employees of SBI at any point of time and there being to employer-employee relationship between the Bank and those employed by APMCF for any purpose whatsoever.
- q. The Engineers deployed to be dedicated team for the project and not to be deputed from other sites. If found any breach of this clause, contract shall attract termination without any notice.
- r. Their appointment, dismissal, retrenchment, the condition of services and the rate of remuneration will be determined by the APMCF and shall be at the APMCF's entire discretion and the said staff at all times work under the orders and control solely of the APMCF. SBI shall, however, have the right to direct the APMCF without assigning any reasons to remove any staff who is considered by SBI as undesirable. The site engineers of the APMCF will work in cooperation with SBI staff and carry out the instructions. The APMCF shall comply with all the Laws and Regulations regarding employing such persons.
- s. SBI may at its discretion and its own cost employ services of any site Engineer/s / SBI's Engineer on SBI's behalf for ensuring that the said works are being executed as per the plans and designs and specifications prepared by the APMCF and approved by SBI and provided for in the contract agreement with the selected / appointed contractors for various disciplines of the said works, monitoring of the project, checking the materials / works, getting various tests for materials and works done, correct measurements of the works, initial scrutiny of the contractors bills at site and making the recommendations to SBI.
- t. SBI may involve such site Engineer/s employed by it in the project right from the beginning of the project i.e. from the stages of soil exploration, prequalification of the

contractors as the site Engineer/s to remain fully associated with the project and day to day work.

- u. The APMCF shall not for whatsoever reason, object to the said appointment of the site Engineer/s by SBI for monitoring of the project at site and assisting SBI in scrutiny of the recommendations, reports, plans, estimates etc. received from the APMCF with a view to take decisions in the matters at SBI's end. It is expected that the APMCF and the site Engineer/s / SBI's Engineer (if appointed by SBI), work jointly as a team in good spirit with a view to getting the said works completed in best possible manner efficiently and expeditiously.
- v. Appointment of the site Engineer/s / SBI's Engineer by SBI and their presence at site and involvement in the work shall not absolve the APMCF in any manner from those responsibilities. The role of the site / SBI's Engineers will be as an agent of SBI employed for assisting SBI for efficient execution of the project at Site. The APMCF will have right to oversee, differ with the site Engineer/s opinion in regard to the quality, measurement, rates of part/ substituted/ extra items etc. without affecting SBI's interest. However, in the event of any dispute arising out due to difference between the opinion of the site Engineer/s / SBI's Engineer and the APMCF, the decision of SBI's shall be final and binding on the APMCF (and the site Engineer/s / SBI's Engineer as well).
- w. The APMCF shall supervise the work and also record the measurements of various items of works and check the field working drawings like field level schedule, placement of reinforcement etc. as per the approved drawings jointly with the contractor or his representative.
- x. For day-to-day execution and supervision of the work, the APMCF shall employ such strength of qualified and other staff as would enable clear control over the work subject to the minimum staff in clause 3(p) herein above.
- y. **Tracking of the Project:** They shall prepare, check, monitor fortnightly and monthly programmers of work and submit a copy thereof to the AGM (P&E) of SBI Amaravati LHO along with progress reports for the previous periods highlighting delays, tracking of delay (if any) and suggestions and implement remedial actions necessary for making up the lost time along with technical directions and procedure wherever necessary for achieving the same.
- z. To check MS Project/PERT/BAR networks chart prepared by the contractors for project programming and progress control and keep constant check on various activities and coordinate with various agencies to get the project completed on time and within the budgeted costs. These charts will also be updated. APMCF shall also suggest suitable remedial actions to be taken to clear bottlenecks / delays / loss of progress etc. progressively and promptly.

4. **Checking Measurements and Bill Certification:**

- a. The certification of all the bills shall be done by the authorized engineer of the APMCF as approved by SBI after thorough checking of all the quantities, items and rates as per the actuals at site, as per tender and recommendations therefore shall be made to the SBI. Issuing certificates for payment and passing and certifying accounts so as to enable the

SBI to make payments to the contractors and making adjustments of all accounts between the contractors and SBI.

- b. APMCF shall recommend to the SBI, bills for the accuracy for quantity and quality of the items of works for payments to the contractors after amending the rates claimed by the contractors wherever necessary in their opinion. The APMCF shall assume full responsibility of the entire project, correctness of each and every measurement and the payment certified by them.

5. Co-ordinations required for the Project:

- a. Co-ordination with all contracting agencies.
- b. APMCF shall review, audit and ensure systematic and timely supply of drawings, estimates, and work orders as per the conditions of contract entered into with various contractors by SBI by necessary communications in writing as well as by holding discussion in advance with the SBI for this project. They shall maintain daily record of receipt of plans/ designs, Transmittals and other details as required from time to time and issue of the same to the concerned contractors and present such documents to SBI from time to time as and when required.
- c. The APMCF shall fully supervise the various works at the site including scaffolding, form works etc. and ensure complete quality of the work at the site, including materials incorporated in the work and effect measures to get the works completed without any time and cost overrun.
- d. APMCF shall provide constant day to day technical supervision over the interior / building services / installation work which are within the scope of their contract with SBI, including recording of measurements as and when necessary scrutiny and certification of contractor's bills for making recommendations to SBI, review and monitoring of materials supply, storage and utilization so as to ensure requisition and procurement of the same on time (by the contractors) and conforming to approved specifications and standards.
- e. Ensure that the extra items / quantities of items are not executed until and unless the same have been approved by SBI and maintain necessary site records for the same as soon as the same is envisaged.
- f. APMCF shall also approve materials after the contractors carry out tests on the same as stated in tender and or as per approved procedures and standards laid down in the tender and maintain adequate records thereof. They shall maintain genuine hindrance register, records of site meetings and issuing minutes of meetings, recommendation of applications for time extension to the contractors, scrutiny and recommendations for rates of extra items, scrutiny of the contractor's claims under PVA Clauses if any for labour and materials as provided in the agreement and prepare quantity variations statement, ensure quality control of materials and workmanship and detailed scrutiny / checking for running / final bills and prepare the statement of theoretical estimated and actual consumption of materials if any as per specification and schedules laid down in the relevant contracts.
- g. Ensure that essential gauges, instruments are in order for testing. APMCF shall maintain necessary site records and obtain data in support of the same. They shall arrange to carry out field and laboratory tests through the contractor on materials of construction as well as partially or complete erected structures etc. if required and maintain adequate records thereof.
- h. Suggesting modifications, if any, due to site conditions and advising regarding cost variations on account of extra items and excess quantities during the progress of works.
- i. Rendering generally all technical services at site as may in anyway relate to or arise out of the construction of the said works.

- j. Rendering to SBI every assistance, guidance or advice on any matter concerning the technical aspect of the project.
 - k. **Material Reconciliation:** Submitting report to SBI after verification the account of important materials as SBI may specify.
 - l. **Power Requirement:** The APMCF shall study the existing as well as future power requirement / load & the same has to be cross verified with the EPC contractor's calculations.
6. **Appearing before Statutory Authorities:**
- a. Effect coordination with the consultants, other contracting agencies and local authorities like APCRDA, Electricity board, Fire Dept., Local Municipal Corporation, any other statutory bodies etc.
 - b. Render all assistance as may be required from the project site to SBI for obtaining necessary certificates from the local authorities from commencement of the project till the occupation of the buildings.
 - c. Replies given to CTE's/CVO of the SBI on the project till finally accepted by the CTE of CVC/ CVO of the SBI.
 - d. To work for amicable conciliator in the event of disputes arising between the Contractors engaged in the project and SBI
 - e. Advise SBI with regard to extra claims or disputes, Chief Technical Examiner's observations, arbitration cases between SBI and the contractors, if any and assist SBI in case of any dispute till the cases are resolved either by mutual discussion, reconciliation or through Arbitration or Court, as the case may be.
 - f. EPC contractor will be responsible for obtaining final occupation certificate, completion certificate from Municipal Corporation /or any other civic authorities for occupation of the building and obtaining refund of deposits, if any, made by SBI to the Municipal Corporation /any civil authority or any other authority, all other NOCs like those of Fire, Aviation, lift and any other departments/ offices of Govt. / Semi Govt. / Public Bodies in connection with getting approvals to the plans, commencement of works, completion of works etc. However, APMCF shall be fully responsible for timely follow-up with the EPC Contractor for the aforesaid.
7. **Defect Liability Period:** Effect complete administration and management of works pertaining to the project contract till expiry of the defects liability period as indicated in the contract and till payment of final dues to the contractors are made.
8. **Hand Over of Certificates/Documents:** On completion of construction of work, APMCF has to collect all certificates connected with occupation of the building such as occupation certificates, fire clearance certificate, electrical connection, water connection, gas connection, any other certificates applicable, any specific written warrantee/s or guarantee/s given by Specialist firms / Suppliers / Manufacturers including all required trade contractors, insurance policies, performance guarantees and warranties etc. from EPC contractor and deliver to SBI.
9. **As Built Drawings:** On the completion of the work, EPC shall supply to SBI free of cost two sets of 1: 100 scale drawings (one of which shall be in tracing cloth), two complete sets of structural drawings and two sets of drawings sufficiently showing the main lines of water and drainage pipes, electrical installation and other essential services and also an inventory of all fittings and fixtures in the building. In addition, one complete set of drawings in Auto CAD and also shall provide soft copies of drawings in pen drive or CD/DVD. APMCF shall collect, scrutinize the correctness and submit onward to SBI.

10. **Any other service** connected with the said works usually and normally rendered by APMCF and not included in any of the items referred to above.

11. **Other Conditions of Engagement:**

- a. During the preliminary stage, APMCF shall visit the site, collect all the relevant data, take site particulars, ascertain local authority's building byelaws, prevailing prices for the materials and labour wages etc. and forward the same to SBI also. APMCF shall arrange, if required, for preparing a site plan and submit their report to SBI.
- b. APMCF shall submit to SBI the sketch plans, detailed plans, cost estimates (PAR based), tender documents etc. within the period stipulated in the schedule.
- c. APMCF shall exercise all reasonable skill, care and diligence in the discharge of duties hereby covenanted to be performed by them and shall exercise such general superintendence and inspection in regard to the said works as may be necessary to ensure that the work being executed by the contractors under day-to-day supervision in accordance with the Architectural working drawings and the finishes etc. In the event of their finding out/ observing any deviations therefrom, they shall immediately bring it to the notice of the Site Engineers/ Contractors at the site and write to the contractors for the same. All such letters addressed to the contractors by the APMCF shall be routed, without exception through SBI if there is any point of difference or there is any genuine technical / administrative / contractual difficulty in following the APMCF's directions, APMCF should first talk to SBI before the APMCF's letter reach to the contractor's office.
- d. Simultaneously, copies of all such correspondence shall be sent to SBI by the APMCF. APMCF shall be responsible for getting implemented / executed the project work through the appointed contractors as per the detailed ARCHITECTURAL and STRUCTURAL drawings and as per the provisions made in the accepted tender/s. APMCF is authorized by SBI to talk / instruct / write directly to the contractors / their representatives during the progress of the work and till settlement of the final dues of the contractor as long as those pertain to specifications, quality, measurements, drawings, progress of the works as provided in the respective contractors' contract agreement.
- e. APMCF are required to closely follow – up and keep account of the progress of the works and arrange to solve bottlenecks if any. They are authorized to write to contractors about time lag in the project works and suggest improvement / course of action for their consideration. Similarly, the Contractor will be authorized to write to the APMCF about their requirements from APMCF e.g. drawing details, clarifications, contract agreement copies and bring to their notice the discrepancies etc. if any. APMCF shall endorse the copies of all their correspondence with the Contractors and to SBI.
- f. APMCF shall have right to stop bad / defective work or the work which is not as per the tender items / drawings. APMCF will have right to ask the contractors to remove / demolish disapproved / rejected materials / works. Only where the contractors disagree of the same, they will refer the matter to SBI for further instructions and the same are binding on them.
- g. APMCF's overall responsibility will continue during the defect liability period to see that the contractors are persuaded to get the defects rectified. If any, removed by the contractors and they shall give a "No Objection Certificate" at the end of the defect liability period to the contractors.
- h. APMCF shall co-ordinate all his activities during the detailed planning and tendering stage and shall prepare a comprehensive program of work with SBI and the contractor's and other consultants, if any, and arrange to have the work completed in an expeditious

manner and in accordance with the program drawn up. For this purpose, the APMCF shall attend the weekly / fortnightly joint meetings with SBI, all the concerned consultant, contractors / sub-contractors and prepare minutes of the discussion / instructions at such meetings with a view to co-ordinate the work of the various contractors / sub-contractors and avoid delays.

- i. Day to day supervision and ensuring that the said works are being executed as per the plans and designs and specification prepared by the EPC Contractor and provided for in the contract agreements with the selected / appointed contractors for various disciplines of the said works, monitoring of the project, checking the materials / works, getting various tests for material and works done, correct measurements of the works, initial scrutiny of the contractors bills at site and making the recommendations to the Bank. The APMCF shall be involved in the project right from the beginning from the stages of soil exploration, prequalification of the contractors as the Bank's agency to remain fully associated with the project and day to day work.
- j. Assisting the Bank in scrutiny of the recommendation, reports, plans, estimates etc. received from the EPC Contractor with a view of expediting the decisions in the matters at the Bank's end. It is expected that the EPC Contractor and the APMCF work jointly as team in good spirit with a view to getting the said works completed in best possible manner and efficiently without bringing in aspect of ego while performing their duties.
- k. The Firm is expected to go through the draft tender specifications, drawings and schedules thoroughly and suggest modification wherever considered necessary by them to the Bank for the Bank's consideration to improve the performance of the project components, affect economy in cost and case in monitoring and control and expedite progress with particular attention to construction techniques, durability of permanent components, water tightness of roofs, walls, sanitary block etc., case of construction, quality surveillance, technical audit and quality control.
- l. In any of these suggestions involve any likely extra cost, they shall clarify the same to SBI to enable the latter to take decision and advise the EPC Contractor suitably. The firm is expected to scrutinize in detail the tenders received and advice the Bank on reasonableness or other with of the lowest tender and the recommendations after evaluating terms and conditions and price bid of various tenderers.
- m. If during the period of contract, it is established that certain risk or damage or loss has occurred due to the defective supervision of work, the APMCF shall be required to pay back the fees for execution of such affected parts of the works and to indemnify the Bank to compensate any loss, injury sustained by the Bank due to the negligence/ improper supervision.
- n. The APMCF shall promptly notify SBI of any changes in the constitution of their APMCF. It shall be open to SBI to terminate the agreement on the death, retirement, insanity, or insolvency of any person/s is being director/s or partner/s in the said company / firm, or on the addition or introduction of a new partner without the previous approval in writing of SBI. But in absence of and until its termination by SBI as aforesaid, this agreement shall continue to be of full force and effect notwithstanding any changes in the constitution of the firm by death, retirement, insanity or insolvency of any of its partners or the addition or introduction of any new partners. In case of retirement / death the surviving or remaining partners of the firm shall be jointly and severally liable for the due and satisfactory performance of the terms and conditions of the agreement.
- o. The APMCF agrees to perform their duties under above terms so as to cause the completion of all the works as proposed and of other works as may be entrusted to the

- APMCF and everything necessary to render the same fit for the occupation / use of SBI according to the contract as also the completion of the several stages of the said work in accordance with the programme to be drawn up and embodied in the contract between SBI and the contractors. The extension of time limit to the contractor under the agreements if any, given by SBI will have no consequential effects on the APMCF's time schedule in respect of works of to be completed till then.
- p. Extra payment on account of PVA will be applicable and paid if applicable to the contracting agencies i.e., they will be paid fees on the bill + PVA amount payable to the contracting agencies.
 - q. For survey instruments such as Total station, Theodolite, leveling instrument, prismatic compass, chain, measuring tapes, plain tables and ranging rods, such other survey equipment including tents for shelter, the firm shall make their own arrangements at no extra cost.
 - r. The APMCF will not during the period of their assignment and thereafter till the satisfactory completion of the work act as APMCF or give any advice regarding the construction of this work in particular to intending contractors who would tender and undertake this work, or any other agency gainfully concerned with this work.
 - s. Whether the APMCF is partnership firm or a company, no change in the constitution of such partnership or no change in the constitution of Board of Directors of the Company shall be made without the prior approval of SBI.
 - t. The APMCF shall supervise the work and also record the measurements of various items of works and check the field working drawings. The APMCF shall also inform his representatives of their programme for joint measurements so that if the latter chooses to remain present at that time, he can do so as this will ultimately help to reduce the time gap between the issue of the recommendations for payment of contractor's bill and issue of the payment certificate to the SBI.
 - u. The APMCF shall in accordance with and as required by the terms of the agreement or agreements entered or to be entered into between the SBI on the one part and the contractor on the other part, certify after due verification that the work measured and recommended for payment of running bills of the contractors are supervised by them and are fully consistent with the type, quality and specifications prescribed in the agreement entered into with the contractors.
 - v. In the matter of recommending such bills to Bank / consultants, the firm shall be deemed to guarantee the correctness of all such certificates and shall hold themselves, responsible for the correctness of all the bills and certificates scrutinized, checked for and issued by them with the recommendations to the APMCF, as to the quality control of the work concerned as well as the quantities of various items of works. Before certifying any bill, they shall ensure that the work being certified is in accordance with the designs and specifications.
 - w. The Bank, however, reserves its discretion also not obligatory to scrutiny the bills, certify and make payment to the contractors in accordance with such scrutiny. This will be without prejudice to the Bank's right to such action as deemed necessary for giving defective / wrong certificate.

12. Project Co-ordination Committee

- a. The parties hereto agree that the following shall constitute the Joint Project Committee (hereinafter referred to as JPC) for assessing and reviewing the progress of the work on

the project and to issue instructions or directions from time to time for being observed and followed by the APMCF and other Consultants / Contractors engaged in the execution of the project.

- Assistant General Manager (Premises & Estate), LHO Amaravati, SBI, who shall be the Chairman of the Committee.
 - Bank's Engineers (Civil & Electrical) in charge of this project, as may be nominated by the AGM (P&E), as Members.
 - Concerned proprietor/partner/director of the APMCF and their Resident Architects as members.
 - Project-in-Charge / Resident Engineer-in-Charge of the Project of APMCF as Secretary
- b. The Secretary of the Committee may convene the meetings of SBI, APMCF and the concerned Contractors / Consultants at such regular intervals or frequently as may be instructed by the Chairman of the JPC and shall record and circulate to all concerned the decisions of the JPC for implementation/ information as may be applicable.
 - c. APMCF shall keep the Chairman of the Committee informed relating to implementation of the JPC's decision and also the usual progress reports of the Project work fortnightly.
 - d. It is clarified that day to day supervision, programming of the works and coordination of various activities, quality control, measuring and recording the actual quantity of work, their correctness, ensuring that the work is being executed as per tender specifications and drawings, pointing out of any discrepancy therein forthwith to the contractors after taking SBI into confidence will be responsibility of the APMCF and the APMCF will oversee all these activities and follow up with the contractors, through their Resident Engineer at site to ensure timely and quality work as provided in the agreement.
13. APMCF shall not make any deviation, alteration, or omission from the approved design / plans without the written consent of SBI. APMCF shall also not undertake, execute or carry out any variations or extra items of without authorization from SBI. All variations and extra items shall be referred to SBI together with the reasons for making such deviations and by furnishing an analysis of the extra cost involved thereby. All orders given to the contractors by the APMCF for any authorized deviations from the contract documents shall be in writing and variations orders incorporating the rates and quantities of extra work and omitted items of work in respect of all deviations shall be issued within a fortnight from the date of issue of instructions for deviations but after getting SBI's approval.
 14. APMCF shall on no account permit the contractors to include cost of variations or extra items of work in the running bill or certify the payments for such variations or extra items till the rates therefore are accepted by SBI. In case of any additions or variations carried out without the prior approval of SBI, the SBI shall not be liable to pay the contractors for such additions and variations and the APMCFs shall also not be entitled as a right to claim fees for such additional or deviated items of works.
 15. APMCF's representative at site shall remain in daily contact with the contractor and ascertain in from them whether any excesses over sanctioned cost is anticipated and / or has already occurred. APMCF shall immediately report the same to SBI with adequate justification for the same and obtain SBI's approval thereto. Also, as and when required, the APMCF shall also prepare a revised cost estimate for SBI's approval.
 16. APMCF shall, within the fees mentioned in clause 22 below, engage a qualified :- (i) Structural Consultants / Engineer (ii) Electrical Consultants / Engineers (iii) Sanitary and Plumbing / Public Health Consultants/ Engineer and (iv) Consultants for related services required for installation of AC (Split / window), lifts, generators and firefighting installations,

consultants for planning & implementation of green building initiative / concepts, landscaping, interior works etc. to assist them in their works. The remuneration, fees of Project-In-Charge and his required assistants / consultants / Engineers appointed shall be paid by the APMCF who shall also be responsible for all the work, actions, omissions, etc. of any such Project-In-Charge and his assistants / Consultants / Engineers.

17. Scrutiny/ certifications /recommendations/ of the contractors' running bills by the APMCF and payments by SBI:
 - a. APMCF shall certify the running bills of the contractors within 15 working days from the date of receipt of the same from the contractors.
 - b. To avoid delays in payments of running bills of the contractors, the joint measurements of the executed works by the authorized engineers of the contractors are required to be recorded from time to time by respective engineers of APMCF jointly with the contractor soon after execution as also arithmetic calculations etc. are also required to be done soon thereafter and except for summary of quantities under various items of the works, the measurement work should stand updated so that the recommendations from the APMCF on each such running bill can reach within 15 days to SBI. The Project-In-charge should ensure accordingly.
 - c. APMCF shall ensure EPC's compliance with all necessary requirements at every stage of the project before recommending bills.
 - d. APMCF should ensure that the disputed / rejected works and the works not sanctioned by SBI are not included, the quantities are not in excess of the tender quantities unless justified suitably to the satisfaction of SBI, the rates quoted by them are not more than the reasonable in case of partly done / substituted / extra items and not more than tendered rates in case of completed tender items, various recoveries / deductions from the bills are properly effected, other recoveries made up to the last running bill in case of each contractor by SBI are ascertained from SBI and are given effect in the running bill so as to minimize further corrections at SBI's end, various insurance covers are arranged by the contractors before giving certificate for payments of the bills by SBI to the contractors.
 - e. APMCF shall be responsible for the corrections of the individual measurement, calculations etc. APMCF should also satisfy themselves through their Project-InCharge that there is no duplication of the measurements and recording of the work done is under proper tender items.
 - f. The Project-In-Charge or his assistant at the site shall remain associated with the concerned contractors at the time of joint measurements to satisfy him about what work is being measured and under those tender items.
18. APMCF shall take all necessary precautions and perform all their duties before and during the progress of the work to bring about completion of the work as may be entrusted to them including determining claims of the contractors due to fault or delay caused by them or their staff, on which question the decision of SBI, is final and binding on the APMCF. APMCF shall pay adequate damages for losses caused to SBI for delay on their part in carrying out the terms of this contract as per LD clause.
19. If the work of construction of any one or more of the civil engineering works or other works therein be substantially interrupted by force majeure or by reasons of any orders in writing issued by Employer/ Bank stopping or suspending the work of construction on grounds other than bad / unsound work or installation and / or defective supervision or lack of it or by reason of any undue or unreasonable delay on the part of SBI in the matter of approving of the work done or in the matter of giving such sanction or instruction as may be necessary for

- the future progress of the work, the firm shall not be liable in any way for the consequent delay in the completion of such work.
20. Whenever the work is examined by the Chief Technical Examiner Organization (CTEO) of the Central Vigilance Commission / Chief Vigilance Officer (CVO) of SBI and if they bring to the notice of SBI any defective or substandard work or any irregular / excessive payments the APMCF shall take necessary action to get the defect rectified and / or to recover the irregular payments. They may bring such matters in writing to the notice of the concerned contractors by putting the correspondence / their letters to take immediate action to get the matters set right and report back for compliance. APMCF shall assist SBI and shall send suitable reply to the CTEO's/ CVO's queries in shortest possible time. In case of any disputes with the contractor (s) or disputes arising out of the said project execution as well in the matter of arbitration (either initiated by the contractors or SBI) pertaining to this project, the APMCF shall, assist SBI from time by drafting suitable replies in consultation with the legal advisers to protect the interest of SBI.
21. APMCF shall not during the period of their assignment and thereafter till the satisfactory completion of the work give any advice regarding the construction of this work in particular to intending contractors who would tender and undertake this work or any other agency gainfully concerned with this work.
22. **Termination of Agreement**
- a. The agreement herein may be terminated at any time by either party by giving a written notice of 30 days by the other party. Even after the termination of their contract, the APMCF shall remain liable and shall be responsible for the certification / approval of any bills submitted by the contractors at any time, in respect of the work executed before the termination of contract of the APMCF and shall be liable for the consequences thereof on account of any excess / wrong payment, if any, certified / recommended by the APMCF for payments to the contractors, on for the payment of damages mentioned in above paragraph .
- i. If the APMCF close their business or the company, partnership firm stands dissolved due to provisions, if any, in partnership agreement of the firm in the event of death of one or more partners die or become incapacitated from acting as such APMCF, then the Agreement shall stand terminated, subject to the clause 20(i) hereinabove.
- ii. If the APMCF fail to adhere to the time schedule stipulated in the schedule hereto annexure or the extended time which may be granted by SBI in his sole discretion or
- iii. In case there is any change in the constitution of the company / firm of the APMCF for any reason whatsoever, SBI shall be entitled to terminate this agreement without giving notice and entrust the work to some other APMCF.
- b. In case of termination under sub-clause (i), (ii) or (iii) above, the APMCF shall not be entitled to fees or compensation except the fees payable to them for the work actually done and as per the provisions in this agreement subject to a nominal deduction of 10% of the fees payable against unfinished / balance work to them being recovered to cover the expenses (to some extent) required to be incurred by SBI for engaging services of another APMCF for carrying out remaining / balance work. In such cases the decision of SBI as to what the work is actually done and what is the amount of the fees due to the APMCF on the basis of actual and as per the provision in this agreement shall be final and binding on the APMCF.

- c. In case of the termination under sub-clauses (i), (ii) or (iii) above, SBI may make use of all or any drawings, estimates or other documents prepared by the APMCF after a reasonable payment for the services of the APMCF for preparation of the same in full as provided herein.
 - d. The SBI, without prejudice to any other remedy for breach of Contract, by a written notice of not less than 30 (thirty) days sent to the APMCF, may terminate the Contract in whole or in part:
 - If the APMCF fails to deliver any of the Services within the period(s) specified in the Contract, or within any extension thereof granted by the SBI; or
 - If the APMCF fails to perform any other obligation(s) under the contract; or
 - Laxity in adherence to standards laid down by the SBI; or
 - Discrepancies/deviations in the agreed processes or
 - Violations of terms and conditions stipulated in this EOI.
 - If the APMCF fails to open their office locally at **Amaravati/Vijayawada/Guntur** within the timeline specified in this EOI.
 - e. If the APMCF fails to perform any of its obligations under this agreement, SBI may terminate the services of the APMCF with such other action as may be available in law during which period the APMCF fails to perform such obligations, make good such deficiencies.
 - f. If the APMCF is adjudged as bankrupt, or if they make a general assignment for the benefit of its creditors or if a receiver is appointed on account of their insolvency or persistently disregards law, ordinances, rules, regulations or orders of any public authority having jurisdiction, or otherwise is guilty of a substantial violation of provisions of the agreement then SBI may terminate the services of the APMCF with a notice of winding up within a period of 15 days without prejudice to any right or remedy and after giving the firm and his surety, if any, seven days written notice, during which period APMCF fail to cure the violation, terminate the services of the APMCF with a notice of winding up within a period 7 days and take possession of the site and may finish the project by whatever method they may deem expedite. In such case, the APMCF shall not be entitled to receive any further payment, if due at the time of termination, until the project is finished nor shall it be relieved from its obligations assumed under these articles of agreement.
23. **Transfer of Interests**
- a. The APMCF shall not assign, sublet or transfer their interest in this agreement, without the prior written consent of SBI.
 - b. Whether the firm is partnership firm or a company, no change in the constitution of such partnership or no change in the constitution of Board of Directors of the company shall be made without the prior approval of SBI.
24. **Scale of Charges:**
- a. SBI shall pay to the APMCF for rendering their services as detailed in this document for the said works, and in particular for the services herein before mentioned, a fees calculated at the rate of _____% (_____percent) plus GST as applicable over the actual project cost for the ARCHITECTURAL & PROJECT MANAGEMENT CONSULTANCY services.
 - b. The service tax/GST at the prevailing rate will be paid by the Bank to APMCF in addition to the fee quoted and agreed. Tax deduction at source (TDS), as per income tax provisions shall be deducted from the fees of APMCF.
25. **Method of payment:** SBI shall pay fees to the APMCFs in the stages as follows.

- a. 5% after internal approval of Architectural drawings, Floor plans, 3D Elevations, Block Estimates, tender document approval, walkthrough videos and prototype submission.
- b. 5% after selection & issue of LOI to EPC L-1 contractor.
- c. 80% of eligible fee against progressive bills after 05 days (max.) of payment to the contractor (no amount will be paid to PMC against mobilization advance to EPC Contractor). Progressive Bill means Running Account Bill against the actual execution of construction activities.
- d. 5% after settlement of final bills of all the contractors.
- e. Balance 5% after expiry of latest of the Defects Liability Period (DLP) of the various contractors OR after attending to the CTE's observations, if any, from time to time till its final disposal and award of arbitration, if any, whichever is later. No interest shall be paid on the balance fee.

26. Time period of the project is as under:

- a. Total EPC Contact period is **18 months** (2 months for all statutory approvals required for the commencement of the construction activities at site + 16 months for project completion in all respect including all statutory approvals viz. Occupancy Certificate, Fire NOC etc.).
- b. Defect liability period is: 24 months.

27. Visit to the Site

- a. In addition to the stationed Project-In-Charge and other engineers / assistants as the APMCFs may consider necessary to support him, the Project Manager / Senior APMCF / Director as stipulated by SBI or their senior representatives shall visit the site once in the fortnight as & when required and their consultants shall visit the site periodically and as frequently as works require and inspect and supervise the construction to ensure and themselves satisfy that the works are being executed as designed and planned by them and approved by SBI and general quality of the work and finishes etc. are good. **For this, no extra fees or travelling expenses shall be payable by SBI.**
- b. The fees shall include travelling expenses of the APMCF and travelling expenses are payable only if SBI invite APMCF for any special meeting or instruct APMCF to visit other places in India with specific instructions. No travelling expenses are payable to the APMCF for routine visit to the site during planning and execution stages. For claiming travelling expenses prior approval of the SBI is mandatory. Decision of the SBI regarding payment of travelling expenses to APMCF shall be final and binding to the APMCF. If SBI invite or instruct APMCF to visit other places of India, the APMCF shall be entitled to traveling and Daily Allowance permissible as under:

SN	Visit undertaken by	Halting allowance	Traveling allowance
i.	Senior Partner / Senior Associates of the Architects when the visit is undertaken with the prior approval of the Bank.	As paid to SMGS-V of the Bank.	Single return Air fare (Economy Class) / Train (AC 2 tier / First Class) fare per person (as per actual).
ii.	Junior staff of Architects / other associates/ Consultants	As paid to MMGS-III of the Bank.	Single return Train (AC 2 Tier/ First Class) fare per person (as per actual).

28. **Delays, Responsibility and Recoveries from fees:**

- a. APMCF shall, closely follow up and keep the account of the progress made and arrange to solve the bottle necks, if any, and clarify the doubts / details, if any required by contractors through their Project-in-charge and his assistants at site. If necessary, they should write to the contractors under advice to SBI about time lag in the works and suggest improvements / course of action for consideration.
- b. If the construction work after appointment of the contractors get delayed and the appointed contractors disagree to bear liquidated damages levied for the same as per the provisions in the agreements between the Bank and the contractors on a ground that they did not received detailed ARCHITECTURAL drawings and of any further clarifications from the APMCF, the APMCF shall be liable to make good the losses to the Bank to an extent of the amount of liquidated damages disagreed by the contractors. Similarly, if the works done as per the APMCF's earlier given Architectural/ structural drawings are required to be the altered/ demolished because of mistakes at the APMCF/ their consultants then APMCF shall be liable to bear the cost of the work required to be so altered/removed (including removal/alteration cost). Unless the contractors agree to forgo the cost of said work. In the event the APMCFs fail to discharge their duties diligently and delays are caused due to their negligence or if they do not cooperate and the work is not completed within the time frame. They shall be liable to make good the damages suffered by the Bank without prejudiced to the Bank. Bank's right to terminate the agreement and pay such fees, which is at discretion of the Bank, required to be paid at the time of termination.
- c. In case any Site Engineer/PMC or any consultant is engaged by the Bank, the APMCFs shall, closely follow up and keep the account of the progress made and arrange to solve the bottle necks, if any, and clarify the doubts/ details, if any required by the Site Engineer/ PMC/ contractors through their Resident APMCF/Engineer and his assistants a site. If necessary, they should write to the Site Engineer/PMC under advice to the Bank about time lag in the works and suggest improvements/ course of action for PMC's consideration. Similarly if the Site Engineer / PMC is engaged they will be authorized to write to the APMCFs about their requirements like drawings, details, clarifications, discrepancies etc. if any, at APMCFs end.
- d. It is agreed by the Bank and the APMCFs that the total recoveries / adjustments on account of delays/ mistakes except in case of structural failure, at APMCFs' end and any other account from the APMCFs fees shall be as per LD clause. To protect their interest, the APMCFs shall keep the matter on record and shall maintain file/ register with the acknowledgements etc. for issue of drawings, clarifications/ Bank in writing. However, in the event of any damage/ loss caused to the Bank on account of structural failure due to defective structural design by the APMCFs and / or their structural consultants, the APMCF shall be liable to make good fully such damages / loss to the Bank without any upper limit.

29. **Contract Period:**

The period of this consultancy contract of APMCF will commence from the date of appointment & continue till completion of the project including DLP and closure of CTE/CVC remarks.

30. **Further it is agreed between the parties as follows:**

- a. If the work of construction of anyone or more of the civil engineering works or other works therein be substantially interrupted by force majeure or by reasons of any orders in writing

issued by SBI stopping or suspending the work of construction on grounds other than bad / unsound work or installation and / or defective supervision or lack of it or by negligence, the firm shall not be liable in any way for the consequent delay in the completion of such work.

31. **Liquidated damages :**

- a. In the opinion of SBI, if any delay in execution is attributable to the fault of the APMCF, SBI shall be entitled to recover liquidated damages at the rate of 0.5% of the total fees per week (7 days) of delay. Total recoveries on account of delays and / or any other loss or damage caused to the Bank due to defective / faulty supervision on part of APMCF shall be limited to maximum of 10% of total fees payable to APMCF on entire actual work, for which the APMCF services are availed by SBI. The decision of SBI in this matter after giving due hearing to the APMCF's arguments, shall be final and binding on the APMCF.
- b. No deduction shall be made from the APMCF's fees on account of any penalty, liquidated damages or other sums withheld from payment to the contractor but when any penalty is levied or damages are recovered or sum is withheld from payment to the contractor on account of defective work in such a cases, the APMCF's fees in respect of the total value of the detective work shall not be paid for. Such fees shall, however, be paid upon the rectification of the defective work and on the basis of the bills payment of various contractors for actual work done and the total payments released by the Bank (SBI) after making corrections, if any, in the certificate.

32. **Obligations of the SBI**

- a. SBI shall designate representatives who shall be fully acquainted with the project and have authority to communicate approvals of project construction budgets variation and technical approvals of all cases consistent with project, schedule and furnish information expeditiously.
- b. SBI shall not employ any of the APMCF's employees during the tenure of this contract and for a further period of one year. Also, the APMCF commits itself not to employ any of SBI employees within one year of their leaving SBI unless such employees or retired employees of SBI had already joined the APMCF service prior to the date of notice for pre-qualification of APMCF.

33. **Changes in the Project**

SBI without invalidating this agreement may order changes in the project within the general scope of this agreement consisting of additions, deletions, or other revisions. All such changes in the project shall be authorized by change order. A change order is written order to the APMCF signed by SBI issued after the execution of this agreement, authorizing a change in the scope of the project, services to be provided.

34. **SBI's right to perform APMCF's obligations and termination by the SBI for the cause:**
APMCF has been given various powers under this agreement for the completion of the project as **Project Manager – cum – Monitor – cum – Supervisor** and the said power shall not be deemed to be as a power of attorney for the development, construction, sale or improvement of the property.

35. **Arbitration Clause**

- a. Except where otherwise provided in the contract all questions and disputes relating to the meaning of the specifications, design, drawings and instructions herein before mentioned and as to the quality of workmanship or materials used on the work or as to any other

question, claim, right, matter or thing whatsoever in any way arising out of or relating to the contract, designs, drawings, specifications, estimates, instructions orders or these conditions or otherwise concerning the work or the execution or failure to execute the same whether arising during the progress of the work or after the cancellation, termination, completion or abandonment thereof shall be dealt with as mentioned hereinafter:

- b. If any dispute, difference, or question shall at any time arise between the APMCF and the Bank as to the interpretation of this agreement or concerning anything herein contained or arising out of this agreement except that state in (I) above or as to the rights, liabilities and duties of the said parties hereunder, or as to the execution of the said works, except in respect of the matters for which it is provided herein, that the decision of the Bank is final and binding, the same shall be referred to the Arbitration for settlement of disputes and final decision of the arbitrator to be agreed upon and appointed by both the parties.
- c. For the purpose of appointing the (.....) based sole Arbitrator referred to above, the Appointing Authority i.e. the Chief General Manager of Amaravati Circle of the Bank or on his behalf the Asst. General Manager (P&E),(SBI Local Head Office, Amaravati) will send within thirty days of receipt by him of the written notice aforesaid to the Consultants a panel of three names of technically competent persons not below the rank of Superintending Engineer or equivalent position in Public Sector Banks / CPSEs, CPWD, LIC, RBI etc.
- d. The APMCF shall on receipt by them of the names of aforesaid, select any one of the persons named to be appointed as a sole Arbitrator and communicate his name to the Appointing Authority who shall thereupon without any delay appoint the said person as the sole Arbitrator. If the APMCF fail to communicate such selective as provided above within the period Specified, the Appointing Authority shall make the selection and appoint the selected person as the sole Arbitrator.
- e. If the Appointing Authority fails to send to the APMCF the panel of three names as aforesaid within the period specified, the Consultants shall send to the Appointing Authority a panel of three names of technically competent persons not below the rank of Superintending Engineer or equivalent position in Public Sector Banks / CPSEs, CPWD, LIC, RBI etc. The Appointing Authority shall on receipt of the names of the aforesaid persons and appoint his as the sole Arbitrator within 30 days of receipt by him of the panel and inform the APMCF accordingly. If the Appointing Authority fails to do so, the APMCF shall be entitled to appoint one of the three persons from the panel as the sole Arbitrator and communicate his name to the Appointing Authority.
- f. If the Arbitrator so appointed is unable or unwilling to act or resigns his appointment or vacates his office due to any reason whatsoever another sole arbitrator shall be appointed as aforesaid.
- g. The work under the contract shall, however, continue during the arbitration proceedings, no payment due or payable to the APMCF shall be withheld on account of such proceedings except the disputed payment of fees, if any, on account of other provisions in this agreement.
- h. The arbitrator shall be deemed to have entered on the reference on the date he issues notice to both the parties fixing the date of the first hearing.
- i. The arbitrator may from time to time, with the consent of the parties, enlarge the time for making and publishing the award.
- j. The arbitrator shall give a separate award in respect of each dispute or difference referred to him. The arbitrator shall decide each dispute in accordance with the terms of the

- contract and give a reasoned award. The venue of arbitration shall be such place in as may be fixed by the arbitrator in his sole discretion.
- k. The fees, if any, of the Arbitrator, if require to be paid before the award is made and published by paid half by each of the parties. The cost of the reference and of the award including the fees, if any of the Arbitrator who may direct to and by whom and in what manner, such costs or any part thereof shall be paid may fix or settle the amount of cost to be so paid.
 - l. The award of the Arbitrator shall be final and binding on both the parties.
 - m. Subject to aforesaid, the provisions of the Arbitration and Conciliation Act 1996 or any statutory, modification of reenactment thereof and the rules made there under, and for the time being in force shall apply to the arbitration proceedings under this clause.
 - b. This agreement executed the day and year first written above.

In witness of this agreement, the parties hereto have subscribed their respective hands hereto and or a duplicate hereof on the day and the year herein above first mentioned.

Signed and delivered by _____, the authorized signatory of the FIRM on behalf of the ARCHITECTURAL & PROJECT MANAGEMENT CONSULTANCY FIRM (APMCF)

(Signature with Common seal of the Firm)

In the presence of

1. _____

2. _____

Signed and delivered for and on behalf of the State Bank of India by Shri.....,

Assistant General Manager, Premises & Estate Department,

(Signature with seal)

In the presence of

1. Name Designation

2. Name Designation

(TO BE PRINTED IN APPLICANT'S LETTERHEAD & SUBMITTED AS ENVELOPE - 02)

ANNEXURE – H

PRICE BID

PERFORMA FOR SUBMISSION OF THE PRICE BID

**SELECTION OF PROJECT MANAGEMENT CONSULTANT (APMCF) FOR SERVICES FOR
PROPOSED CONSTRUCTION OF RESIDENTIAL QUARTERS FOR TEGS & SMGS
OFFICIALS AT AMARAVATI, ANDHRA PRADESH IN EPC MODE.**

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

(Upper cap maximum fee is 3 % of the actual project cost)

Accordingly, we now quote a total professional fee at

Fee in figures: (of actual project cost)

Fee in words:(of actual project cost)

GST shall be paid extra as applicable.

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

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

We agree that the mandatory deductions viz. TDS, IT TDS & GST TDS as applicable shall be deducted from our eligible fees payable at every stage.

I/We fully understand that SBI is not bound to accept the lowest or any offer.

Signature, stamp, name and designation of the Authorized signatory

Date:

Place: