

TENDER ID : **BAN/P&E/ENGG/202512002**



**PREMISES & ESTATE DEPARTMENT
LHO BENGALURU – 560 001**
Ph: 080-25943867
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**INVITES TENDERS
FOR
ANNUAL MAINTENANCE CONTRACT OF ELECTRICAL SERVICES AT
QUARTERS, TRAINING CENTRE & GUEST HOUSES IN BANGALORE**

Assistant General Manager (P&E)
Premises & Estate Department, State Bank of India,
2nd Floor, New Annexe Building,
SBI LHO Campus, #65, St. Mark's Road
Bengaluru -560001

Notice Inviting Tender

Issued to:

M/s.....
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STATE BANK OF INDIA
PREMISES & ESTATE DEPARTMENT, LHO BENGALURU
NOTICE INVITING e-TENDER

TENDER ID BAN/P&E/ENGG/202512002

The AGM, State Bank of India, Premises & Estate department, Local Head Office , Bengaluru -560001, invites two-bid E- tenders from the Empanelled Electrical contractors of SBI Bangalore Circle having valid Electrical License issued by KSEI for HT works (Class-1 or Super Grade) for the subject work. Eligible contractors can download this whole tender from the website <https://etender.sbi> from **24.12.2025 to 07.01.2026** up to **03:00 PM**.

Details of the tenders are as under;

e-Tender Contact persons ; 07968136815/ 07940016815

1	Name of the work	TENDER FOR ANNUAL MAINTENANCE CONTRACT OF ELECTRICAL SERVICES AT QUARTERS, TRAINING CENTRE & GUEST HOUSES IN BANGALORE
2	Contract Period.	1 Year
3	Estimated value	₹ 33.86 lakhs
3	Tender Fees	NIL
4	Earnest Money Deposit.	₹ 34,000 * , To be submitted in the form of Demand Draft drawn in favour of Assistant General Manager(P&E), SBI, LHO, Bengaluru and to be submitted physically at Premises and Estate Department, situated at 2nd Floor, New Annexe Building, No.65, St. Mark's Road, Bengaluru.
5	Initial Security Deposit.	Equal to two months bill value (Fixed Deposit with SBI is preferable)
6	Last date and time of receipt of E-Tender.	3:00 P.M On 07.01.2026
7	Mode of tender submission	Technical Bid to be submitted in hard copy to SBI Local Head Office and Price bid will be accepted only in e-tender portal https://etender.sbi
8	Date and time of opening of tenders.	3:30 P.M On 07.01.2026 . The price bids of bidders qualified and found eligible in Technical bid evaluation shall only be opened
9	Validity of tenders.	Rates quoted should remain valid for a period of 3 months from the date of opening of price bid.

10	TDS	TDS will be effected at source as per Govt. extant Guidelines.
11	Liquidated damages.	Liquidated damages shall be 1.0% of the contract value per week subject to a maximum of 10% of the accepted contract amount.
12	Payment	Electronic payment only be made. All the contractor must furnish details such as 1) Name of the their bank 2) Name of their branch 3) Account number 4) Name of the account holder as in the bank account 5) IFSC code of the branch 6) GST / Sales Tax regn number 7) Pan number.
In case the date of opening of tenders is declared as holiday, the tenders will be opened on next working day at the same time.		
SBI has the right to accept/reject any/all tenders without assigning any reason(s).		
Assistant General Manager(P&E), State Bank of India, LHO, Bengaluru.		

The bank reserves the right to cancel or postpone the tenders at any stage without assigning any reason.

- Firm should have the requisite electrical license (11KV CONTRACTOR LICENCE) issued by the competent authority of the state of Karnataka. (Copy should be uploaded)
- The contractor should have an office in Bangalore city.
- Firm should visit the website till last date of submission for changes/ corrigendum if any.

TENDER DOCUMENTS FOUND PARTLY OR FULLY MODIFIED / ALTERED/ CORRECTED ETC SHALL STAND SUMMERLY REJECTED

INSTRUCTIONS TO TENDERERS

M/S _____

Dear Sir,

Sub: e-TENDER NOTICE FOR ANNUAL MAINTENANCE CONTRACT OF THE ELECTRICAL SERVICES FOR SBI QUARTERS', GUEST HOUSES AND TRAINING CENTRES AT BANGALORE.

- A. **Online tenders are invited in two bid system for E-TENDER NOTICE FOR ANNUAL MAINTENANCE CONTRACT** OF THE ELECTRICAL SERVICES FOR SBI QUARTERS', GUEST HOUSES AND TRAINING CENTRES AT BANGALORE from empanelled Electrical contractors of SBI Bangalore Circle having valid Electrical License issued by KSEI for HT works (Class-1 or Super Grade).
1. **Submission of BIDS/ Tender Documents:** The vendors will have to submit duly signed and stamped technical bid document containing all the pages along with the letter of empanelment, Electrical license. The tender document is required to be submitted in hardcopy to Premise & Estate Department, SBI LHO Bengaluru.
 2. The price Bid with relative documents must be submitted online latest by **07.01.2026 before 3:00PM**. Please ensure that all the documents are attached/ uploaded while submitting the tender.
 3. The firms are requested to note that they cannot make their online submission after the time stipulated above and no extension of time will be permitted for submission of tenders.
 4. The bidders are requested to note that it is mandatory to have a valid digital certificate issued by any of the valid certifying authority approved by Govt. of India to participate in the online bidding. The bidders are requested to ensure that they have the same, well in advance.
 5. **OPENING OF BIDS:** the bids will be opened on the same day i.e., on **07.01.2026 at 3:30 P.M.** Any change in opening date and time will be notified by the Bank in advance. On evaluation of the Technical Bid, if any further clarifications are warranted, the same should be submitted physically to the undersigned. The price bids of vendors who qualify the technical bid evaluation will only be opened.
 6. **CANCELLATION OF TENDER:** Bank reserves the right to cancel the tender at any time at its sole discretion without assigning any reason
 7. **COMPLYING WITH THE TECHNICAL BID TERMS:** Insufficient, incorrect or invalid information provided by the vendor or his representative, if any will disqualify the

vendor and vendor's tender will not be considered valid. Bank reserves the right to disqualify the vendor without any notice in all such events.

8. VALIDITY OF OFFER: The offer should be valid for a period of three (3) Months.
9. PERSONNEL: The vendor shall provide necessary personnel to render the services in consideration of the payment of the charges. The personnel must have the requisite qualifications, knowledge and experience. The Bank may at its discretion arrange verification of antecedents of the personnel.
10. Acceptance of a tender will rest with the Competent Authority, who does not bind himself to accept the lowest tender and reserves to himself the authority to reject any or all of the tenders received, without assigning any reasons. All tenders in which any of the prescribed conditions are not fulfilled, or are incomplete in any respect are liable to be rejected.
11. All compensation or other sums of money payable by the Contractor to the SBI under the terms of this contract may be deducted from the security deposit, or from any sum that may be or may become due to the Contractor on any account whatsoever. In the event of the Security Deposit being reduced by reasons of any such deductions, the Contractor shall make good any sums which have been deducted from his security deposit within 15 days of being asked to do.
12. Tender containing any condition leading to unknown / indefinite liability, are liable to be summarily rejected.
13. Canvassing in connection with tenders is strictly prohibited and the tenders submitted by the contractors who resort to canvassing will be liable to rejection.
14. All taxes including GST or any other tax on material or on finished works like work's contract tax, turn over tax etc. in respect of this contract shall be payable by contractor and the Bank will not entertain any claim whatsoever in this respect.
15. Tenders for works shall remain open for acceptance for a period of 90 days from the date of opening of tenders. If the tenderer withdraws his tender before the expiry of the said period or makes any modifications in terms and condition of the tender which are not acceptable to the Bank, then the bank without prejudice to any other right or remedy is at liberty to forfeit the earnest money.
16. It will be obligatory on the part of the tenderer to tender and sign the tender documents for all the component parts and that, after the work is awarded, he will have to enter into an agreement for each component parts with the competent authority in the Bank.
17. The tenderer should visit the site to ascertain the working conditions and local authority regulations / restrictions if any and other information required for the proper execution of the work.

Inspection of the premises referred to in scope of work will be permitted on all working days during office hours between **3:00 p.m to 5:00 p.m.** with prior permission. Please intimate us in advance to arrange for inspection (can be contacted on Mobile No. 9513744727 of Shri. Jose Varghese).

18. No employee of the Bank is allowed to work as a contractor for a period of 2 years of his/her retirement from Bank Services without previous permission of the Bank. This contract is liable to be cancelled, if either the contractor or any of his employees is any time to be such a person who had not obtained the permission of Bank as aforesaid before submission of the tender or engagement in the contractor's service.
- B. The tender documents must accompany **EMD** as mentioned in the NIT, in the form of Demand Draft or Bankers Cheque of any scheduled Bank in favour of "SBI." Payable at Bangalore. The Technical Bid shall be dropped in the tender box displayed at the Premise & Estate Department, SBI LHO, Bengaluru either in person or by post so as to reach the office on or before **7th January 2026 up to 3:00 p.m.** The Bank will not be responsible for any postal delay / loss /non receipt thereof. No consideration will be given to a tender received after the date / time specified above and such tenders are deemed to be rejected.
 - C. The tender documents are not transferable.
 - D. Incomplete tenders and those which do not confirm to the requirements of the invitation for tenders are liable to be rejected. Tenders submitted by a firm shall be signed separately by each members thereof and in the absence of any partner shall be signed by the power of Attorney holder. Tender by a company shall be executed by person/s duly authorized under the resolution of the Board of Directors of the Company.
 - E. Earnest Money deposited will be refunded without any interest thereon to all except the successful bidder within 7 days from the date of approval of the tenders by the appropriate authority.
 - F. Opening of tenders: The technical bid of the tender will be opened at 3:30 p.m. on **7th January 2026**

Assistant General Manager (P&E)
Premises & Estate Department, State Bank of India,
2nd Floor, New Annexe Building,
SBI LHO Campus, #65, St.Mark's Road
Bengaluru -560001

To,

Assistant General Manager (P&E)

Premises & Estate Department, State Bank of India,
2nd Floor, New Annexe Building,
SBI LHO Campus, #65, St. Mark's Road
Bengaluru -560001

NAME OF THE WORK: e-TENDER NOTICE FOR ANNUAL MAINTENANCE CONTRACT OF THE ELECTRICAL SERVICES FOR SBI QUARTERS', GUEST HOUSES AND TRAINING CENTRES AT BANGALORE.

DECLARATION

I/We _____ have inspected the site of works and have made me / us fully acquainted with the local conditions in and around the sites of works. I/We hereby declare that I/We have gone through the conditions laid down in the Notice Inviting Tender, Conditions of Contract, Technical Specifications and understood the same and on the basis of the same I/We quoted our rates in the Schedule of Quantities attached with the tender documents.

We accept all the terms and conditions of tender documents. We will abide by the technical specification mentioned in the tender. We here by undertake to use only specified material/ make as per the tender schedule.

I undertake to submit a hard copy & scanned copy of the tender duly signed on all pages of the tender at your office.

I/We shall also uniformly maintain such progress as may be directed by the Employer / Architect to ensure completion of same within the target date as mentioned in the tender document.

Witness:

Signature of Tender

Address _____

Date: _____

TECHNICAL BID

DETAILS OF WORK AND TERMS & CONDITIONS FOR ELECTRICAL MAINTENANCE

Scope of work:

1. Operation, maintenance, repairs and regular up-keep of lighting, power, all the electrical gadgets and allied electrical works, within the premises of State Bank of India, LHO Campus, and locations mentioned herein.
2. Cleaning, dusting of pump room, cable shaft, starters, pump, panel boards, cable racks, solar water heater panels etc.
3. Cleaning of mains panels, distribution boards, switch boards of each floor and checking all electrical connections and tightening, every month.
4. Operation and maintenance of electrical kitchen equipment and exhaust system.
5. Operation and maintenance and up keeping of mike, musical system in the building.
6. Operation, and maintenance of all electrical fixtures and fans and exhaust fan.
7. Operation and maintenance and up keep of sump pumps, water pumps and starters.
8. Cleaning and dusting of panel boards by using a vacuum cleaner/blower once in every 30 days.
9. Liaison with BESCO in case of power failures/routine maintenance/shut down of power.
10. The agency should liaise with BESCO, Electrical Inspectorate, Pollution Control Board, etc., to complete all formalities of inspection, etc., as and when required.
11. The agency shall ensure uninterrupted power supply in the campus.
12. The agency shall maintain power factor above 0.90, if not maintained and any penalty amount is levied by BESCO, same shall be recovered from the agency.

Vendor has to arrange for complying with all the requirements of BESCO. If any penalty is imposed by BESCO for non-maintenance of records / registers, other requirements, etc., same will be recovered from the agency / contractor.

The services should be available between **9:30 AM to 5:30 PM** on all days including holidays. However one electrician should be available in the campus round the clock. Weekly off to employees should be taken care of by the contractor. Break down calls to be attended to irrespective of the time.

Any other works which are in the nature of minor modifications/ maintenance/ cleaning of electrical fittings/ Equipment's that may be entrusted by the Bank from time to time.

All the tools and machinery that are required to carry out the services should be made available at site by the Contractor / Agency.

13. Contractor is responsible for Liaisoning with Electrical Inspectorate to obtain necessary clearance/ arrange for inspection and obtaining of Yearly certificate from inspectorate.
14. **Faulty parts and equipment are to be replaced by the contractor without charging any extra towards labour charges. However cost of the items will be reimbursed to the contractor after the bill is duly certified by the Electrical Engineer.**
15. All the laborers, electricians etc., required for efficient operation of the sub-station shall be qualified with **license and experienced** in operating the sub-station and allied works. All the employees should be covered with P.F./minimum wages, as per labour laws. All the rules and regulations as per the extant guidelines of labour department are to be followed.
16. Topping up of oil in transformers, HT/ LT oil circuit breakers and CT/ PT units to be arranged by contractor. However, the cost of the oil will be reimbursed to the contractor.
17. Maintenance of logbook, indicating the number of breakdowns. Voltage fluctuations, generator operating hours etc.
18. The off-load tap changer of the transformer should be operated and the voltage should be kept within the normal levels.
19. Operation and up-keep of HT oil circuit breaker, switch fuse units, transformers LT Air circuit breakers, relays TPN switches etc., and other allied equipment.
20. Operation and maintenance of all the capacitors at the capacitor panel.
21. The contractor should maintain required breakdown strength of the transformer oil, if it is less than 40 KV voltage rise in one minute, the contractor should arrange filtration of the transformer oil of all the equipments and maintain the required 40KV breakdown strength. **However, the filtration charges (actual) will be paid extra to the contractor on receipt of the vouchers.**
22. The Contractor shall take the meter readings on very first day of the month and submit the same to Electrical Engineer. The earth resistance of the installation should be taken and reported to Engineer (Electrical) on a monthly basis.
23. The agency should arrange for pouring of water in all the earth pits EVERY WEEK.
24. Should attend to any other electrical works detailed to the agency by the Bank's Electrical Engineer.
25. The rectification of 11 KV fuses at DP structure as and replacement of HRC fuses etc.
26. Daily monitoring of the power factor panel for its serviceability.

27. Attending to any major/minor works at banks premises for which separate payment will be done.
28. The contractor/their employees will report to the Electrical engineer or any other officer designated. The work to be carried out shall be under the instruction from Electrical Engineer at Premises & Estate Department of Head Office.
29. Liaison with Lift/Elevator vendors, DG Set vendors, UPS & AC Suppliers/ AMC vendors for preventive maintenance and early rectification in case of breakdown.
30. Liaison with DTH/Cable Operators/ Water Purifiers for early rectification in case of breakdown and to ensure regular preventive maintenance.
31. Liaison with Equipment Suppliers to Bank's GYM/Health Club for early rectification in case of breakdown.
32. The operations and day to day maintenance of electrical installation in the premises includes but not restricted to the following:

To operate and monitor 11 KV substation consisting of HV, MV panels, 320 KVA transformer power panels, air conditioner units, pump sets, lifts, generators, (The list of generator is enclosed) etc. as required from time to time. To maintain Electrical log Book daily, additional load proposed to be obtained from BESCO. The maintenance of the additional load shall remain with the agency during the contract period.

To check and rectify defects if any in all electrical installations like Auto change – over panel and other panel board, switch board, switch gears, lighting fixtures, fans, air conditioners, pumps, heaters, water coolers, UPS batteries, stabilizers, lifts, mike, public address system, etc. for their satisfactory operation and bring it to the notice of the Bank authorities for any major defects / rectification.

AREAS COVERED:

- I. Binnyston Garden Flats at No.2, Magadi Road, Bangalore.
- II. MD's Quarter, Malleshwaram
- III. Akshya Apartments, No.45, Viviani Road, Richards Town, Bangalore- 560005.
- IV. Banks Executive Flats, Shangrilla Apartments, No. 246, Defence Colony, Indiranagar
- V. SBI Officers Quarters, National Games Village, A3 & B3, Towers of Ghataprabha Block, Koramangala, Bangalore.
- VI. Raheja Park, Agrahara Dasarhalli, Magadi Road.

- VII. SBI Officers Quarters, National Games Village, Yamuna Block, Koramangala, Bangalore.
- VIII. Kiran Bagh Apartmetns, Viviani Road, Richards Town, Bangalore- 560005
- IX. Mayfair Apartments, Ulsoor
- X. Chartered Ambaprasad, at Bull Temple Road.
- XI. Nandi Enclave, Phase-2, BSK III Stage.
- XII. MF11, BTM Layout, Bengaluru
- XIII. Samrat Apartment, Jayanagar 9th Block
- XIV. Gomathi Apartment, at K.R Road near yediyur.
- XV. Meenakshi Apartment, Ranga Rao Road, Basawanagudi
- XVI. Shashi Apartments, Basavanagudi.
- XVII. Lotus Court Apartments, MEG Officer's Colony, Banaswadi Road.
- XVIII. Southern Residency, Sultanpalya, R.T Nagar.
- XIX. Ranka Corner, No.5/1&6, Domlur Village, Halasuru.
- XX. Garadi Apartments, Tata silk Farm Bus Stand, Bangalore.
- XXI. MF-19, Nandini Layout, Bangalore – 560096.

Guest Houses and Training Centre's:-

- I. VIP Guest House, No.238, Defence Colony, 80 Feet Road, Indiranagar, Bangalore.
- II. VVIP Guest House, Benson Town, Nandi durga Road.
- III. Holiday Home-Binnyston Garden, Magadi Road, Bangalore.
- IV. SBILD Jakkur
- V. Richards Town
- VI. RMV 2nd Stage (Dollars Colony)

The operations and day to day maintenance of electrical installation in the Premises is included but not restricted to the following:-

Cleaning of the switch boards, lights and fans at least once in a month schedule to be drawn and log book to be maintained

To replace fuses, breakers, starters, regulators, bulbs, tubes etc. as and when required (items/materials will be arranged by the Bank) and maintaining register for their usage. No separate conveyance charges will be paid on account of purchase of materials.

33. To monitor and maintain a logbook for generator operation, diesel and oil required for the generator operation as direction by Bank and maintain records. The list of DG sets are given in page No.20

GENERAL CONDITIONS.

34. (a) The contractor shall ensure that no person of doubtful character is in any way associated with the contractor. The contractor shall employ only qualified representatives with proper and adequate authorization to deal with the Premises & Estate Department whose name shall have to be communicated in writing to the Premises & Estate Department and approved by him to supervise the service contract work. Any written order or instructions given to the representative shall be deemed to have been given to the contractor.

(b) The contractor shall apply in writing for the issue of security passes and shall submit a list of personnel concerned and shall satisfy the banks authorities who shall at their discretion have their right to recommend for issue of passes to control admission of contractor, his agents, his staff and workmen. The cost of photographs if required for the pass will be borne by the contractor. Passes shall be deposited with the premises authorities on demand and in any case immediately after completion and or termination of the contract. The contractor, his staff and workmen shall observe all the extant rules formulated by the banks authorities i.e., prohibition of smoking in fire prone areas. Non-adherence to the rules laid down by the authorities shall make the contractor/his representative liable for expulsion from the site without assigning any reason whatsoever and the contractor shall have no claim in this regard. The employees of contractor will also be liable to be frisked by the banks security staff and any resistance in this regard would render the contract to be terminated solely at the bank's discretion.

35. The watch and ward of the plant equipment and control connected with the above shall be responsibility of the contractor.
36. The contractor shall on request of bank's authority forthwith remove the personnel from the work.
37. Any person employed thereon by him who in opinion of the bank had committed misconducts himself or misbehaved or is doubtful character, such person shall not

again be employed on the works without the prior permission of the bank's authorities.

38. The contractor shall adhere, while execution of the contract, to the relevant safety standards/codes of safety of ISI for various works. In the absence of such codes of practices, the contractor shall adhere to such safety measures as directed by the bank's authorities.
39. The whole of the work included in the contract shall be executed by the contractor who shall not directly or indirectly transfer, assign or sub-let the contract to any part thereof. No undertaking shall relieve the contractor from the full responsibility of the contractor.
40. The contractor should submit an amount equal to two times of the quoted monthly contract value in the form of Demand Draft in favor of State Bank of India, Local Head office towards the security deposit against the contract by the contractor after award of the work within fifteen days. The amount of security deposit shall be refunded within sixty days of the termination of the contract and proper handing over the complete installation to the bank's authorities.
41. Monthly bill shall be payable within 2 weeks from the date of submission of bills enclosed with a certificate from the bank's engineer, that the work had been completed.
42. The contract can be terminated by State Bank of India, Head Office only by giving **one (1) months notice**. The contractor shall not remove from site any equipment, tools and material brought for the purpose of work without permission of Bank's authorities.
43. No spares shall be moved out of the premises without permission of the Bank's authorities.
44. Minimum wages as per Central Govt. rates shall be paid by the contractor to the staff laborers as per the State/Central Government Labour Law in force and as may be amended from time to time during validity of this contract during this is alive. The Bank reserves the right to pursue relevant records of the contractors in order to satisfy that the requirements under the applicable labour laws are being fulfilled.

The contractor should pay minimum wages at Central Govt. or State Govt. rates whichever is higher to his workman. The tender of any contractor quoting below the minimum wages rate will be rejected.

The contractor should provide 2 sets of uniforms to workman and the cost to be included in their management Cost.

45. The labour/ workers employed by the contractor shall be covered by proper insurance cover at his/their own cost to take care of the risk involved in working in the multi-storied buildings.
46. If the Bank happens to suffer any loss or to face any action or inaction on the part of the contractor(s) or his or their laborers/employees, the contractor (s) without demur and on demand by the Bank shall indemnify the Bank, at his/their own risk and cost.
47. The contractor before taking the operation and maintenance contract shall satisfy themselves that the entire installation is in order.
48. The contractor is agreeable to recover ₹.200/- () per shift (8 hours) per person in case of absence from duties.
49. The courts of Bangalore alone shall have jurisdiction in respect of any dispute relation to his agreement.
50. All the pages are to be signed by the contractor.
51. Any minor repairs are to be attended within two hours failing which the total cost of the repair will be deducted from the contractor.
52. Any major repairs are to be attended within 24 hours failing which the total cost of the repair not exceeding ₹ 10,000/- per instance, will be deducted from the contractor's bill.
53. The contractor should possess' valid labour license code for taxes, Provident Fund and ESI.
54. The contractor shall also comply with the provision of the following.
 - a) Minimum Wages Act
 - b) Payment of wages Act
 - c) Payment of Bonus Act
 - d) Workmen compensation Act
 - e) Equal Remuneration Act
 - f) Insurance cover to the workmen/ staff
 - g) Employees provident fund scheme.
 - h) ESI Act and Rules there under.

THE PAYMENT WILL BE REGULATED AS PAYABLE TO SKILLED/ SEMI SKILLED/ UNSKILLED LABOR AS PER LATEST NOTIFICATION ISSUED BY REGIONAL LABOUR COMMISSINOR (E).

GENERAL DIRECTIONS AND TERMS & CONDITIONS OF CONTRACT FOR AMC FOR ELECTRICAL SERVICES FOR SBI QUARTERS', GUEST HOUSES AND TRAINING CENTRES AT BANGALORE.

- 1.1 'SBI' means State Bank of India, and its successors AGM (P&E) means the in charge of the division concerned.
- 1.2 The contractor means, legal heirs, legal representatives etc, represented by the Contractor for the purpose of the subject Contract.
- 1.3 Words importing the singular also include the plural and vice-versa where the context requires. Words importing persons include firm and corporation and vice-versa where the context requires.

2.0 PRICES:

- 2.0 The rates mentioned for the Contract shall be for completing the job and is inclusive of handling and labor charges etc.(All inclusive price)
- 2.1 If the amount quoted by the bidder in the price bid is **unreasonable/unrealistic or with zero profit/ less profit margin or after deduction of statutory taxes or otherwise the amount in less than minimum wages**, SBI reserved the right to reject such bids.

3.0 PAYMENT TERMS:

- 3.0 The Contractor shall submit the bill for the work done once in a month.
- 3.1 Payment will be made on monthly basis, within 15 days after the receipt of invoice for the preceding months through RTGS.
- 3.2 Payment will be arranged by Premises & Estate Department of SBI Local Head office against certification of AGM (P&E) and the recommendations by the Service Cell.
- 3.3 Support documents for remittance of monthly contributions to EPF & ESI, etc should be attached with the Bill for the subsequent month to enable SBI to arrange payment.

4.0 EXECUTION OF CONTRACT:

- 4.0 The work shall commence immediately. The work shall generally be carried out during all the shift timings on all 365 days. Written permission of AGM (Premises & Estate) has to be obtained for working before and beyond these shifts.
- 4.1 The work is to be carried out with due diligence and all work executed is to be done in a professional manner.

- 4.2 The specifications of work and the terms and conditions under which the contract is required to be performed and also the rights and obligations of the person/s whose tender is accepted shall be under an Agreement to be executed strictly in terms of the format enclosed (Annexure A) and the bidders submitting the tender shall have read the same and is always deemed to have read and understood the same before submitting the tender.

The contractor should be **registered with EPF & ESI and proof of registration** to be produced.

Bonus paid to eligible workman will be reimbursed at actual on production of proof of payment to workers.

5.0 DEDUCTIONS AND RECOVERIES:

- 5.0 In the event of contractor having carried out unsatisfactory work carelessly, recoveries shall be made from the Contractor's bills and in case bill amounts are insufficient, recoveries shall be made from the Security Deposit, as Assessed by AGM (P&E). The decision of Assistant General Manager (P&E) shall be final and binding on both the parties in case of any dispute in this regard.
- 5.1 SBI shall have the right to recover the actual expenditure incurred to make good the:
- a) Poor quality of work
 - b) Damage caused to the neighboring works, surrounding equipment, etc.
 - c) Damage caused by him and / or persons employed by him either during the course of work or otherwise. From any sums due or may become due or from Security Deposit in the event of Contractor's failure to do so.
- 5.2 In every case, in which by virtue of the provisions of section-12, sub:-Section (1) of the workmen's Compensation Act, 1923, SBI is obliged to pay compensation to workmen employed by the Contractor in execution of the work and under Section-12, sub-section (2) of the said Act, SBI shall be at liberty to recover such amount or any part thereof and by deducting it from the Security Deposit or from any sum due from SBI to the Contractor(s) whether under the Contract otherwise.
- 5.3 SBI shall not be bound to contest any claim made against it Under section 12, sub-section (1) of the said Act, except on the written request of the Contractor(s) and upon his / their giving to SBI full Security for all costs for which SBI might become in consequence of contesting such claim.
- 5.4 The Contractor shall indemnify SBI from all liability what so ever under the Employee's compensation Act or otherwise under any other Act, as applicable,

in respect of any injury suffered on the Labour employed by the Contractor or resulting in the death of his workmen,

6.0 COMPENSATION:

The Contractor shall have to pay compensation if he or his workers causes / cause loss or damage to any of SBI property in any manner as determined by SBI. Failure on the part of the Contractor to make good the loss suffered by SBI, the Bank is entitled to recover such amount from running bills of the Contractor or can forfeit Security Deposit amount or appropriate action including legal action will be taken to recover the compensation in the event of the Contractor's failure to pay compensation within the stipulated time limit on demanded.

7.0 SECURITY:

- 7.0 SBI area is under security arrangement, the entry / exit into / from the premises will be regulated by pass, issued by Security Department to the Contractor and his workmen, which shall be countersigned by Chief Security Officer of SBI. In the premises/plant security checks will be carried out. The Contractor shall take notice of the above Security restrictions.
- 7.1 The Contractor shall abide by the rules and regulations and other security checks existing and to be imposed by SBI from time to time.
- 7.2 The Contractor and his staff should follow the security regulations of SBI in force and as amended from time to time. Either the Contractor or his workmen are liable for suitable action including summary termination and / or penal and / or legal action for breach of these security regulations and SBI' decision shall be final and binding on the Contractor.
- 7.3 The Contractor shall be held personally responsible for conduct or his workmen and shall be liable for consequential action in case of any guilt or offence.
- 7.4 The Contractor and his workmen shall also come under the purview of the laws of the State, Union and Defense Rules and liable to be dealt with suitably in the event of infringement of any of these rules.
- 7.5 The Contractor shall employ a supervisor at his cost to supervise the workmen employed by him for proper execution of the contract. Supervisor to be available on all working days and as & when required during the night time on all days including on Holidays/Sundays in case of emergency breakdown & Shut-down.

8.0 COMPLIANCE WITH ENACTMENTS:

The Contractor shall comply with the provisions of the following Acts and Rules:-

- I. The Contractor shall obtain License under the CL (R & A) Act and shall comply with the contract Labour (Regulation & Abolition) Act, 1970 or any amendment thereof and all legislation and rules of the state or other local authority framed from time to time. The Statutory obligations with regard to wages, welfare and safety measures, maintenance of all required registers etc., will be deemed to be part of the Contract. In case of engagement of Contract Labour by the Contractor, the Contractor shall pay wages no less than those fixed by the RCL (central) from time to time for similar jobs including payment of basic wage, Leave wage, Holiday wage, etc. and shall meet other statutory obligations in respect of his workmen.
- II. The provisions of the Minimum Wages Act, 1948 and payment of Wages Act 1936, of amendments thereof and the rules made there under.
- III. Industrial Disputes Act.
- IV. Employees Compensation Act, 1923 as amended or any other law for the time being in force.
- V. Contractor shall comply with statutory requirement in relation to the provisions of the EPF & MP Act, 1952 & Employee's State Insurance Act 1948 and get the code number under Employees Provident Fund from PF office and for ESI code number from ESI authorities. The payment will be released only after submission of the code number and a copy of the coverage intimation & subsequent payments also will be released only on submission of challans and 12 A monthly return copy in proof of remittance of provident fund for previous month, and in case of ESI, proof of remittance of ESI contribution.
- VI. The contractor should have registered with ESI & PF authorities and comply with the provisions of ESI & PF Act, in respect of workmen employed by him including maintenance of necessary registers.
- VII. Equal Remuneration Act etc.
- VIII. The agency shall arrange for the insurance coverage for their all employees, electrician and helper deputed at the premises against any accident for a value not less than **₹10,00,000/- (Rupees Ten Lakhs only)** for electrician and **₹5,00,000/- (Rupees Five Lakhs only)** for the helper. Copy of the Insurance policy should be handed over to the Bank along with stamped agreement. Insurance should be kept renewed from time to time by agency during contract period/AMC.
- IX. WAGES TO BE PAID:
 - a. SBI will pay the Contractor the said contract amount, (hereinafter referred to 'the Contract Sum') or such other sum as shall become payable hereunder at the times and in the Price Bid and the said conditions.

- b. The payment will be made as per actual manpower deployed for the Electrical Service works and on satisfactory completion of the work and on submission of the bill.
- c. All payments by SBI under this contract will be made only at the respective Branches in Indian Rupees and shall be within 2 to 3 weeks from the submission of bills including period of checking subject to bills being complete in all respects as mentioned in the tender and, in the format, to be mutually agreed.
- d. All taxes prevailing during the currency of contract shall be payable by the Facility Management (FM) Service Contractor within the accepted tender amount only and SBI will not entertain any claim whatsoever in this respect except GST.
- e. That the terms of this contract have been read by the Facility Management (FM) Service Contractor and fully understood by him/ them. The FM Service Contractor shall not be entitled for the payments for the quantities beyond the tendered quantities unless ordered for, by specific instructions with prior approval from the Bank.
- f. The rate quoted shall be inclusive of house rent allowance, Employees provident fund, overtime, conveyance, food expenses etc. and the Employer shall not be responsible for any payment towards the above components.
- g. The following components should necessarily be present in the pay structure applicable to the house keeping staff and the break-up of same should be submitted by the Contractor in their price bid:
 - i. • Basic Pay
 - ii. • D.A.
 - iii. • EPF
 - iv. • ESIC #
 - v. • Any other statutory compliances in details

Employees not covered under ESIC shall be covered under **workmen's compensation policy for risk cover of minimum Rs.5.00 Lakhs. (proof of same shall be submitted to the Bank)**

* Payment of Bonus paid by contractor to the manpower engaged for the purpose shall be reimbursed by the Bank as per the preliminary Government norms on submission of the proof of payments made to the labour engaged.

Please note that all the above components should be necessarily present in the pay structures to be adopted /paid to all the categories of staff viz, sweepers, plumber,

carpenter, lift operator. The contractor may like to add any other component as they may desire to the above list to have better staff.

The contractor shall compulsorily submit the detailed pay structures he proposes to give to each of his category (along with components as instructed above and also adding any other component he desires to give over and above, to any or all of the categories along with the price bid. The tenders quoted without complying payment of Minimum wages along with EPF/ESI/DA, etc. shall be summarily rejected/disqualified.

9.0 SAFETY:

9.0 The Contractor shall ensure adherence of all safety regulations and Wearing of safety appliance by his workmen while at work as per factories Act & CL (R & A) Act provisions. He has to contact safety engineer SBI before starting the work and obtain safety work permit.

9.1 Contractor should supply all the persons involved in work with proper safety appliances like safety shoes, helmets, aprons etc.

9.2 The contractor shall be solely responsible for any type of injury/accident to the persons engaged by him.

10.0 WEEKLY HOLIDAYS AND PAID HOLIDAYS:

10.0 Every workmen employed by the contractor shall allow in each week, a day's rest and statutory holidays with wages as required under the relevant laws.

11.0 REGISTERS:

11.0 The contractor should maintain all registers as per the Contract Labour (Regulation and Abolition) Act, 1970 and Rules made under and produce them for inspection as and when required by SBI, Appropriate statutory authority like PF, ESIC & Labour Enforcement Authorities.

12.0 LIQUIDATED DAMAGES;

12.1 The completion time of work as specified shall be strictly observed by the contractor. If the contractor fails to comply with the time schedule, he shall be liable to pay liquidated damages at 1% (One percent) or such amount as AGM (Premises & Estate) may decide on the contract amount of the work for every week, the work remains uncompleted or unfinished provided the total liquidated damages shall not exceed 10% (ten percent) of the Contract amount. In case the default continues beyond 11 weeks, it tantamount to breach of contract and the contract is liable to be terminated summarily.

12.2 Failure on the part of the Contractor to carry out the jobs as per Contract in time, SBI, apart from levying liquidated damages, is entitled to make alternate

arrangements for carrying out such jobs at the cost and deduct the same from the Contractor's Bills / Security Deposit.

13.0 PENALTY:

In case of non-performance or delay in the performance or for reasons at Clause 15.1 (a) & (b) hereof, the Contractor is liable for penalty the quantum of which would be decided by the Assistant General Manager (P&E) whose decision in this regard would be final and binding.

14.0 TERMINATION OF THE CONTRACT;

14.1 SBI may put an end to the agreement at any time by giving **one**-month notice in writing. However, SBI reserves its right to terminate the Contractor without giving any notice for the following reasons attributable to the Contractor.

- a) The bad workmanship of the work;
- b) Damage to other works in progress/surrounding fixtures, accessories and Equipment.
- c) Slow progress of work; or
- d) Any other reason as he thinks fit.

14.2 The Contractor can also exercise his option to terminate the contract by giving **one** month's notice.

15.0 DISPUTES:

In the event of any differences or dispute arising out of interpretation of this contract the same shall be referred by either party to the Sole Arbitrator of the Assistant General Manager (P&E) or any other official nominated by him, whose decision shall be final and binding on both the parties. To all such proceedings, of the provisions of Indian Arbitration & Conciliation Act 1996 shall apply.

16.0 SUITS:

All Suits or any other matter arising out of this contract other than those mentioned at clause 15 shall be within the jurisdiction of Bangalore Courts only.

17.0 All conditions and rules stated above shall be binding and applicable unless Stated otherwise elsewhere in the work order.

If the contractor fails to perform any of its duties under this agreement and if the Employer is dissatisfied with the service of the contractor during the contract period or extended period of service, the Employer may terminate the service of the contractor, by issuing one month's notice in writing to winding up.

State Bank of India discourages the stipulation of any condition by the tenderers. Any conditional tender will be liable to be rejected.

The Bank does not bind itself to accept the lowest tender and reserves to itself the right to reject any or all the tenders received without assigning any reasons.

Final award of the contract for the above services will be subject to the approval of the appropriate authority in the Bank.

18.0 Period of contract:

Initial period of the contract is one year. After initial contract period of one year the contract may be renewed on the same terms and conditions for a maximum of two similar terms, at the discretion of the Bank Subject to satisfactory performance of the contractor.

The extension of contract is to the entire discretion of the Bank and cannot be claimed as right of the Contractor.

ELECTRICAL WORK FORCE TO BE EMPLOYED AT SBI QUARTERS':

Sl.No.	Location/Place	Shift	High Skilled	Skilled	Un skilled	No. of Persons
01	Binny Ston Garden Quarters, Holiday Home, MD's Quarter Nandini Layout Flats, Raheja Park & Nandi Enclave. Shashi Apart., Rajatha Manor, Charted Amba Prasad, Garadi Apart, Gomathi Apart. & Samrat Apartment Meenakshi Apartment	General	-	2	1	3
	Benson Town Guest House & Southern Residency.					
02	Ghattaprabha & Yamuna Block NGV Koramangala (68 Flats)	General	-	1	-	1
03	Shangrilla Apartment Quarters VIP Guest House Indira Nagar Ranka Corner, Ulsoor	General	-	1	-	1
04	Akshaya Apartment, Kiran Bagh Lotus Court Apart.	General	-	1	-	1

05	SBILD Jakkur, Near Bank Quarters & Guest Houses. 1st Shift - 06:00 am to 02:00 pm 2nd Shift - 02:00 pm to 10:00 pm	Shift*	-	2		2
06	Supervisor for over all supervision of all SBI Quarters & Guest Houses	General	1			1
Total Qty.						9

The above allocation chart of manpower is tentative, may be modified as per Bank's requirements time to time.

THE LIST OF GENERATORS:-

Sl.No.	Capacity	Connected to
01.	62.5 KVA	Richards Town Flats
02.	62.5 KVA	Shangrilla Apartments
03.	30 KVA	VVIP Guest House, Indiranagar
04.	45 KVA	Binnyston Garden
05.	30 KVA	Benson Town Guest House
06.	2 Nos x 200 KVA	SBILD Jakkur

AREAS COVERED:-

S.I.No.	Place	No. of Flats
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01.	Binnyston Garden Quarters Holiday Home, Nandini Layout Flats, Raheja Park at A.D Halli, Magadi Road. Nandi Enclave at BSK III Stage Near Kamakya Theatre	244 Flats 30 Rooms 12 flats 03 flats 13 flats	Total 30 Rooms 272 Flats
	Shashi Apartment, at Netakallappa Circle Rajatha Manor, at Southend Circle Chartered Ambaprasad, at Bull Temple Road. Garadi Apart, Tata silkfarm Bus Stand. Gomathi Apart. At K.R Road near yediyur. Samrat Apartment, at Near Jayadev Hospital Meenakshi apartment	03 flats 02 flats 02 flats 04 flats 04 flats 05 flats 01 flats	21 Flats
	VVIP Guest House at Benson Town Southern Residency at Sultanpalya, R.T Nagar	6 Rooms 12 Flats	6 Rooms 12 Flats
02.	Ghataprabha & Yamuna Block at NGV Koramangala..	60 flats 08 flats	68 Flats
03.	Shangrilla Apartments & VIP Guest Houses at Indiranagar Mayfair Apartments at opp. 1MG Mall, Trinity Circle. Ranka Corner at Ulsoor	08 flats 05 rooms 01 flat 10 flats	5 rooms 19 Flats
04.	Akshaya Apartments Flats & Kiran Bagh Flats at Richards Town. Lotus Court Apartments at Banaswadi Road.	16 flats 08 flats 06 flats	30 Flats
05.	SBILD Training Centre, Auditorium, Class Rooms, VIP Guest House & Canteen at Jakkuru.	60 Rooms 01 Hall 10 Rooms 03 Rooms 01 No. Total campus	75 rooms

Date:

STAMP & SIGNATURE OF THE CONTRACTOR

CHECKLIST OF DOCUMENTS TO BE SUBMITTED

1. The hard copy of entire technical bid document in pdf format which is downloaded from page (1/40 to 25/40)
2. Signed copy of declaration in page no 7/21
3. Copy of 11KV electrical license from Electrical inspectorate of the state of Karnataka`, Valid certificate of endorsed person/ supervisor also need to be attached.
4. Copy of labour license
5. Copy of ESI, PF registration
6. Copy of GST Registration

Format for Calculation of Cost for Manpower:

A	(Basic + VDA) / Day	
B	B = 'A' x No. of days	
C	ESI @ 3.25 % of 'B'	
D	EPF @ 13 % of 'B'	
E	E = 'B+C+D'	

The cost calculated as per above format to be mentioned in the price bid under rate/month.

Annexure - A

**AGREEMENT FOR ELECTRICAL MAINTENANCE SERVICES AT LHO CAMPUS / BANK'S
QUARTERS AND GUEST HOUSES**

THIS AGREEMENT made at Bangalore on (Date) between; **STATE BANK OF INDIA**, a body Corporate constituted under the State Bank of India Act 1955, having its Corporate Centre at Madam Cama Road, Mumbai – 400 021, and one of its local head Office at No. 65, St. Mark's Road, Bangalore – 560 001 (hereinafter referred to as "THE BANK", which expression shall include wherever the context so permits its successors and assigns) OF THE ONE PART AND,

----- hereinafter referred to as "THE CONTRACTOR" which expression shall include wherever the context so permits its / his successors and assigns) of the OTHER PART.

WHEREAS the Bank has invited offers for rendering Electrical Maintenance Services at the premises morefully described in the scope of works.

AND WHEREAS the Contractor offered its / his services for a consideration more fully described in Annexure 'A'.

AND WHEREAS pursuant to the acceptance of the offer, the parties here to are desirous of entering into an agreement being these presents on the various terms and conditions hereinafter appearing.

NOW IN CONSIDERATION OF THE PREMISES, it is hereby agreed by and between the parties thereto as follows:-

1. The Contractor shall arrange for the services at the establishment. He shall adhere to the schedule as to the time and work to be performed as mentioned in the scope of work more specifically described hereunder.
2. The Charges for rendering the services payable by the Bank to the Contractor shall _ _ _ _ _ (Rupees _____ only) per annum exclusive of Service Tax and all other applicable taxes. The details are in Annexure 'A". This agreement is for providing the services and is not for supply of contract labour and that the persons employed by him for providing the services more fully described in Scope of work shall be the employees of the Contractor and not of the Bank.
3. The Bank may provide (but not bound to do so) a few selected articles / equipments for use in the Bank's premises for the purpose. The Contractor shall take care of the said articles / equipments as a bailee, in terms of the provision contained under the Indian contract Act and duly return them in good working order and condition to the Bank on and at the expiry of the currency of these presents or on its sooner determination in terms of these presents. The daily and periodical maintenance of the articles / equipments shall be the sole responsibility of the Contractor. The cost of the replacement / repair and servicing of all the articles / equipments during the currency of these presents shall be borne exclusively by the Contractor only.

4. All the material used for services should be certified ISI mark and or as per the brand names / others as may be specified by the Bank. Chemicals, sprays, detergents and other materials should be of high quality satisfactory to the Bank and shall be procured from reputed dealers / shops. The Contractor shall arrangement for their purchase on his own and shall bear all expenses in connection with such purchases including their transportation
5. The Contractor shall always have on his active rolls the services of sufficient number (as indicated in his offer document) of able, efficient clean, healthy, honest, well-behaved and skilled persons including qualified technical or supervisory staff for rendering services at the establishment/s.
6. The contract shall provide adequate number of supervisors as his agents or nominees for supervising the services who will personally supervise and check the working of the workman engaged by the Contractor.
7. The Contractors shall be responsible for the good conduct and performance on the part of his personnel and the Contractor shall and be deemed, for all legal and contractual purposes, the employer of the said personnel engaged by him and such persons shall not have any claim for employment in the Bank in whatsoever and howsoever manner or in any connection therewith against the Bank now or at a future date. He will, at the request of the authorized officer of the Bank / establishment remove from the work any person engaged by him for the services who may be unsuitable or incompetent or whose conduct is not trust worthy or who misbehaves and or is not courteous polite with the employees of the Bank of its customers or third parties.
8. The Contractor shall strictly comply with all labour and such other statutory laws in relation to the services to be provided and the personnel engaged by the Contractor and he shall be solely responsible for all acts of the said personnel so enrolled and there shall and will not be any privacy of contract for any purpose and to any intent between the Bank and said personnel so engaged by the Contractors. The Bank shall not be liable nor answerable in respect of any claims or demands in respect of any matter or on any account which may be raised by the said personnel so engaged by the Contractor and it shall be the sole responsibility and liability of the Contractor and it shall be the sole responsibility and liability of the Contractor to answer all such claims or demands of the said personnel so engaged, under any law for the time being in force.
9. The Contractor shall be responsible for the training, allotment of duties, hours of work and timings to the engaged personnel for the purpose, the Contractor shall alone have the right to exercise control, give directions and manage the personnel engaged for the purposes.
10. The Contractor shall provide proper new uniform annually to all personnel and ensure their cleanliness and upkeep.
11. The Contractor shall ensure excellent standard of maintenance.

12. The Contractor shall discharge his obligations under these presents most diligently, efficiently and honestly.
13. The Contractor shall bear all costs and expenses and stamp duty in respect of all agreements that may be entered into with the Bank to be effect to this arrangement.
14. The Contractor shall alone bear all taxes, rates, charges, levies or claims whosoever as may be imposed or levied by the state / central government(s) or any local body or authority for an in connection with the rendering services (excluding service tax).
15. The Contractor will be obligated to meet the premises committee once in a month for assessing and monitoring the quality of maintenance services rendered, as may be decided by the Bank and for which notice will be given to the Contractor either in person or by a written communication. The Contractor shall comply with such observations / feedback made and furnished by the Bank for improvement of the services by him / her. However, the continuance of the contract shall be subject to review of the performance from time to time and in case the performance is not found to be satisfactory by the Bank for any period under such review, the Bank at its discretion, reserves its right to terminate these presents under due notice to the Contractor without incurring any further liability therefore.
16. The agreement shall come into force and be effective from __/__/____ for a period of __ (____) year and expires on __.__.____ subject to the review of satisfactory performance a mentioned hereinabove. This agreement shall be terminated by efflux of time or earlier by one month's notice at the option of the Bank in the event of unsatisfactory performance or on breach of any of the stipulated conditions or qualitative dimensions of the various services agreed upon the Contractor under these presents. The Contractor may, after giving One months' notice to the Bank terminate the contract, if he so desires at any time during the course of the currency of this agreement.
17. The Contractors shall deposit a sum of Rs _____/- (rupees _____ only) as security deposit with the Bank due fulfillment and performance of the contract. The Security deposit shall be held in terms deposit with the state Bank of India in the joint names of Bank and the Contractor and the deposit receipt will be kept in the custody of the Bank. Periodical interest accrued on the deposit may be claimed by the Contractor, under intimation to the Bank. The security deposit will be returned to the Contractor after three months from the date of expiry of these presents provided that there are no defect of loss of damage caused to the Bank and / or materials / articles / equipments provided to him are duly accounted for and returned to the Bank in good working order and condition by the Contractor to the satisfaction of the Bank and all his dues to the Bank and all other liabilities under any law or otherwise arising out of or in connection with or in respect of the services are fully settled.
18. The Contractor undertakes, accepts and admits absolute and complete responsibility for the service condition, claims, damages and other compensations of the personnel

enrolled by him and will be eligible for and unequivocally assume responsibility for due compliance with all the requirements of all statutory obligations, duties and liabilities (including insurance) and to pay all such claims, costs, damages, expenses, fines, penalties and contravention thereof. The Contractor shall indemnify and keep the Bank indemnified from and against all such claims, demands, costs, charges fines or penalties and compensations etc. if any as aforesaid.

19. The Contractor shall arrange and pay for policy under the public liability insurance Act, 1991 and insure and keep insured all materials which are or have been declared to be hazardous under the notifications issued or that may be issued from time to time under the above said act or any rule framed there under and which are used by Contractor during course of the maintenance services under these presents.
20. The Contractor shall obtain adequate insurance policy in respect of his workmen engaged for the service towards meeting the liability of compensation arising out of death, injury /disablement at work etc., and shall regularly and punctually pay each and every premium as and when the same shall become due during the currency of these presents and copy of the same to be submitted to the Bank.
21. The Contractor will submit the bills for the service rendered, only at the end of each month to the authorized officer and who will scrutinize the bills and if found in order certify for payment along with the certificate to the extent that all the equipment supplied by the Bank are well maintained and are in order. The payments as far as possible will be made within one week from the date of certification, subject to the condition that the Contractor has cleared / paid all his dues, viz labour payments, taxes levies etc. as required to be paid / payable by him under any law for the time being in force.
22. The Bank further reserves right to delete or reduce any item or sanction of the bills before effecting payment in case any complaints regarding quality of services, inefficient services, non-adherence to agreed quality of materials or services have been received or noticed by the Bank without assigning any reason whatsoever and no claim will be entertained in this regard.
23. In case the Contractor fails to fulfill his obligations for any day or any number of days to the satisfaction of the Bank, for any reason whatsoever, he shall pay by way of liquidated damages equivalent to double the cost of securing such services / item from other Contractors for the entire number of such days and the Bank shall without prejudice to their rights remedies including the termination of the Contractor, be entitled to deduct such damages from the money, if any, payable by them to the Contractor.
24. All question relating to the performance of the obligations under this agreement and to the quality of materials used in respect of the service and all the disputes and difference which shall arise either during or after the agreement period or other matters arising out of or relating to this agreement of payment to be made in

pursuance thereof shall be referred to Asst. General Manager, Premises and Estate Dept. In the Bank, whose decision shall be final, conclusive and binding on the Contractor.

25. All the taxes which the Bank may be liable to deduct or called upon to so deduct during the currency of the arrangement which are liable to be payable by the Contractor under the law but not so paid, shall be set off against the bills raised by the Contractor and paid to the respective government departments or authorities as may be required under law and the Contractor shall have no claim against the Bank in respect of any or all such payments.
26. The Contractor should possess, for the their duration of these presents, all licenses and registration as may be required under any law and shall be responsible to register himself and obtains a valid license under. Contract Labour (regulations and Abolition) act 1970 and rules and regulation in force under the said act and rules. The Contractor shall comply with all applicable laws, rules and regulations related to Provident Fund, ESI, Payment of Bonus, Minimum Wages or any other Statutory / Regulatory requirements. Any dispute regarding such dues shall and be dealt with and settled by the Contractor.
27. The Contractor shall in terms of the provision of section 16, 17 and 18 of the Contractor labour (regulations and abolition) act 1970 and rules framed under the said act provide prescribed amenities to its personnel. In case of failure of the Contractor in complying with the said provision, the Bank may provide the same when called upon to do so by the competent authorities and deduct the expenses incurred thereof from the bills of the Contractor without prejudice to its other rights and remedies under these present. The Contractor shall be responsible for proper maintenance of all Registers, Records and Accounts in so a far as afar as these relate to the compliance of any and all statutory provisions / obligations.
28. In terms of provisions of the aforesaid contract labour (regulations and Abolition) act, 1970 and Rules 72 and 73 of the rules framed there under, in case the same are applicable to the Contractor, the Contractor shall disburse the minimum wages payable to its personnel only in the presence of the Authorized Representatives of the Bank and shall obtain due certification to that effect form the said authorized representative of the Bank. Any violation of aforesaid provision of the law will entail forth with termination of this contract in addition to such penal consequences as may be attended with under these presents.
29. Nothing contained in these presents is intended nor shall be construed to be a grant, demise or assignment in law of the premises or the articles / equipments or any part thereof by the Bank to Contractor and or its personnel and they shall vacate and hand over the same in good working condition and order upon termination of these presents either by efflux of time of otherwise.

30. The Contractor shall not assign or sublet the benefits of this contract to any person or entity and in the event of any violation or breach thereof, the Bank may at its discretion but without prejudice to its rights and remedies terminate this contract.
31. The Contractor shall be responsible for any loss due to theft / pilferage and / or damage to the Banks property when such damage is, in the opinion of the Bank, caused due to negligence, carelessness or any fault on the part of the Contractor or his workmen / employees engaged for the services. The Contractor shall ensure that the character and antecedents of the personnel engaged by him are duly verified before such engagement.
32. If during the currency of the contract, any statute, rules / Govt. notification prohibits employment of Contractor labour for the services envisaged under this agreement or otherwise, the contract shall come to an end forth with and no compensation whatsoever shall be payable to the Contractor or his workmen / employees.
33. Any indulgence, forbearance or waiver, granted or shown or made on the part of the Bank will not prejudice its rights under the contract.
34. The Courts in Bangalore (Karnataka State) alone shall have jurisdiction in respect of any matter touching these presents.

DATE:

STAMP & SIGNATURE OF THE CONTRACTOR

SCOPE OF WORK

ELECTRICAL MAINTENANCE WORKS AT BANKS' QUARTERS AT THE
FOLLOWING PLACES

- (i) Binnyston Garden Flats at No.2, Magadi Road, Bangalore.
- (ii) Akshya Apartments and Kiran Bagh, No.45, Viviani Road, Richards Town, Bangalore- 560005.

- (iii) Banks Executive Flats, Shangrilla Apartments, No. 246, Defence Colony, Indiranagar
- (iv) SBI Officers Quarters, National Games Village, A3 & B3, Towers of Ghataprabha Block, Koramangala, Bangalore.
- (v) Raheja Park, Agrahara Dasarahalli, Magadi Road.
- (vi) SBI Officers Quarters, National Games Village, Yamuna Block, Koramangala, Bangalore.
- (vii) Nandi Enclave, Phase-2, BSK III Stage.
- (viii) Chartered Ambaprasad, at Bull Temple Road.
- (ix) Shashi Apartments, Basavanagudi.
- (x) Lotus Court Apartments, MEG Officer's Colony, Banaswadi Road.
- (xi) Southern Residency, Sultanpalya, R.T Nagar.
- (xii) Ranka Corner, No.5/1&6, Domlur Village, Halasuru.
- (xiii) Garadi Apartments, Tata silk Farm Bus Stand, Bangalore.
- (xiv) MF-19, Nandini Layout, Bangalore – 560096.
- (xv) Gomathi Apartment, at K.R Road near yediyur.

- (xvi) **Guest Houses and Training Centre's:-**
 - a) VIP Guest House, No.238, Defence Colony, 80 Feet Road, Indiranagar, Bangalore.
 - b) VVIP Guest House, Benson Town, Nandi durga Road.
 - c) Binnyston Garden, Holiday Home, Magadi Road, Bangalore.
 - d) SBILD Jakkur.
 - e) SBILD Basavanagudi

The operations and day to day maintenance of electrical installation in the Premises includes but not restricted to the following:-

- a) To operate and monitor power panels, air conditioner units, pump sets, lifts, generators (The list of generator is enclosed) etc., as required from time to time. Also to maintain electrical log book on daily basis.
- b) To check and rectify defects if any in all electrical installations like Auto change-over panel and other panel board, switch board switch gears, lighting fixtures, fans, air-conditioners, pumps, heaters, water coolers, UPS batteries,

stabilizers, lifts, mike, public address system etc., for their satisfactory operation and bring it to the notice of the Bank authorities for any major defects/rectification.

c) All the installations including street lights and gate tights etc., in the locations, holiday home and Guest houses indicated at the beginning of Schedule-I.

d) Cleaning of the switch boards, tights and fans at least once in a month schedule to be drawn and log book to be maintained.

e) To replace fuses, breakers, starters, regulators, bulbs, tubes etc., as and when required (items/materials will be arranged by the Bank) and maintaining register for their usage. No separate conveyance charges will be paid on account of purchase of materials.

f) To monitor and maintain a tog book for generator operation, diesel and oil required for the generator operation as directed by Bank and maintain records.

g) The agency shall arrange for the insurance coverage for the electrician and helper deducted at the premises against any accident for a value not less than Rs.5, 00,000/- (Rupees Five Lakhs only) for electrician and Rs.3, 00,000/- (Rupees Three Lakhs only) for the helper. Copy of the Insurance policy should be handed over to the Bank along with stamped agreement. Insurance should be kept renewed from time to time by agency during contract period/AMC.

h) The agency should liaise with BESCO, Electrical Inspectorate, Pollution Control Boards, etc., to complete all formalities of inspection etc., as and when required.

i) The agency shall ensure uninterrupted power supply in the Campus.

j) To comply with all the requirements of BESCO. If any penalty is imposed by BESCO for non-maintenance of records/registers, other requirements, etc., the same will be recovered from the agency/contractor.

k) **The services should be available between 9.00 AM to 6 PM on all days including holidays. Weekly off to employees should be taken care of by the contractor. Break down calls to be attended to irrespective of the time. The name and contact number of the person engaged and also that of the principle vendor shall be displayed at the security room.**

l) Any other works which are in the nature of Maintenance/Cleaning of Electrical fittings/Equipment's that may be entrusted by the Bank from time to time.

m) All the tools and plants that are required to carry out the service should be made available at sites by the Contractor/Agency.

n) The Electrical Supervisor will be incharge of all the Quarter and Guest houses.

WORK FORCE TO BE EMPLOYED:-

Sl.No.	Location/Place	Shift	High Skilled	Skilled	Un Skilled	No. of Persons
01	Binnyston Garden Quarters, Holiday Home, Nandini Layout Flats, Raheja Park & Nandi Enclave	General	-	1	1	2
02	SBILD Basavanagudi, Shashi Apart., Rajatha Manor, Chartered Ambaprasad, Garadi Apart, Gomathi Apart. & Samrat Apartment	General	-	1	-	1
03	Ghataprabha & Yamuna Block NGV Koramangala	General	-	1	-	1
04	Shangrilla Apartment Quarters & VIP Guest House Indira Nagar & Ranka Corner Ulsoor	General	-	1	-	1
05	Akshaya Apartment, Kiran Bagh & Lotus Court Apart. Richards Town.	General	-	1	-	1
06	Benson Town Guest House & Southern Residency.	General	-	1	-	1
07	SBILD Jakkur, Nearby Bank Quarters & Guest Houses.	General	-	1	-	1
08	Supervisor for over all supervision of all SBI Quarters & Guest Houses	General	1	-	-	1
Total Qty.						9

Date:

STAMP & SIGNATURE OF THE CONTRACTOR

THE LIST OF GENERATORS:-

Sl.No.	Capacity	Connected to
01.	62.5 KVA	Richards Town Flats
02.	62.5 KVA	Shangrilla Apartments
03.	30 KVA	VVIP Guest House, Indiranagar
04.	45 KVA	Binnyston Garden
05.	30 KVA	Benson Town Guest House

Signature of Contractor

Page 34 of 35

06.	2 Nos x 200 KVA	SBILD Jakkur
07.	100 KVA	SBILD Basavangudi

NUMBER OF FLATS HOUSED IN EACH LOCATION:-

S.I.No.	Place	No. of Flats	
01..	Binnyston Garden Quarters Holiday Home, Nandini Layout Flats, Raheja Park at A.D Halli, Magadi Road. Nandi Enclave at BSK III Stage Near Kamakya Theatre	244 Flats 30 Rooms 12 flats 03 flats 13 flats	Total 30 Rooms 272 Flats
02.	SBILD at Basavangudi Shashi Apartment, at Netakallappa Circle Rajatha Manor, at Southend Circle Chartered Ambaprasad, at Bull Temple Road. Garadi Apart, Tata silkfarm Bus Stand. Gomathi Apart. At K.R Road near yediyur. Samrat Apartment, at Near Jayadev Hospital	35 Rooms 03 flats 02 flats 02 flats 04 flats 04 flats 05 flats	Total 35 Rooms 20 Flats
03.	Ghataprabha & Yamuna Block at NGV Koramangala. DGM Residence Near Koramangala Signal.	60 flats 08 flats 01 flats	69 Flats
04.	Shangrilla Apartments & VIP Guest Houses at Indiranagar Mayfair Apartments at opp. 1MG Mall, Trinity Circle. Ranka Corner at Ulsoor	08 flats 05 rooms 01 flat 10 flats	5 rooms 19 Flats
05.	Akshaya Apartments Flats & Kiran Bagh Flats at Richards Town. Lotus Court Apartments at Banaswadi Road.	16 flats 06 flats 06 flats	28 Flats
06.	VVIP Guest House at Benson Town Southern Residency at Sultanpalya, R.T Nagar	6 Rooms 12 Flats	6 Rooms 12 Flats
07.	SBILD Training Centre, Auditorium, Class Rooms, VIP Guest House & Canteen at Jakkuru.	60 Rooms 01 Hall 10 Rooms 03 Rooms 01	75 rooms

Date:

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