



भारतीय रिज़र्व बैंक Reserve Bank of India
संपदा विभाग Estate Department
बेंगलूरु Bengaluru

निविदा आमंत्रण सूचना

भारतीय रिज़र्व बैंक, बेंगलूरु के मुख्य कार्यालय भवन में सेंट्रलाइज़्ड AC सिस्टम को बदलने के लिए पीक हीट लोड की गणना और कंसल्टेंसी सेवाएँ प्रदान करना।

भारतीय रिज़र्व बैंक, बेंगलूरु, ने नीचे दिए गए न्यूनतम पूर्व-अर्हता मानदंडों को पूरा करने वाले योग्य ठेकेदारों से ई-टेंडर मोड के माध्यम से दो-भागीय टेंडर आमंत्रित किया है। जिस कार्य के लिए बोलियाँ आमंत्रित की जा रही हैं और बोलीदाता के लिए महत्वपूर्ण निर्देश निम्नलिखित हैं:

2. निविदा में हिस्सा लेने के लिए इच्छुक निविदार को ये एलिजिबिलिटी शर्तें पूरी करनी होंगी:

- i. मल्टी-स्टोरी बिल्डिंग वगैरह में HVAC डिज़ाइन जैसे इसी तरह के काम करने का कम से कम 5 साल का अनुभव होना चाहिए, और यह अनुभव 01 सितंबर, 2021 तक या उससे पहले होना चाहिए।
- ii. फर्म को पिछले पांच वर्षों के दौरान 31 अगस्त 2026 को समाप्त होने वाले कार्यालय भवनों / वाणिज्यिक परिसरों / औद्योगिक घरानों / सरकारी / अर्ध-सरकारी उपक्रमों में 600 टीआर या उच्च रेटिंग के केंद्रीय एसी सिस्टम के डीएसआईटीसी के लिए एचवीएसी परामर्श जैसे समान प्रकृति के कार्यों को सफलतापूर्वक निष्पादित किया होना चाहिए, और निम्न में से कोई एक होना चाहिए।
 - a) तीन काम, जिनमें से हर एक की लागत अनुमानित लागत के 40% के बराबर होगी।

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 - b) दो काम, जिनमें से हर एक की लागत अनुमानित लागत के 50% के बराबर होगी।

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 - c) एक काम जिसकी लागत अनुमानित लागत के 80% के बराबर हो।
- iii. पिछले 3 फाइनेंशियल ईयर में कम से कम सालाना टर्नओवर ₹7,30,000/- होना चाहिए।
- iv. **अनुलग्नक-5** में दिए गए प्रोफ़ॉर्म के अनुसार देना होगा।



- v. **अनुलग्नक-4** में दिए गए फॉर्मेट के अनुसार उनके क्लाइंट्स से, जिनके लिए उन्होंने इस नोटिस में बताए गए एलिजिबिलिटी (प्री-कालिफिकेशन) क्राइटेरिया के हिसाब से "एलिजिबल काम" किए हैं। क्लाइंट के सर्टिफिकेट पर किसी सरकारी/सेमी-गवर्नमेंट ऑर्गनाइजेशन या PSU के एग्जीक्यूटिव इंजीनियर/सुपरिटेण्डेंट इंजीनियर या उसके बराबर रैंक के अधिकारी के साइन होने चाहिए और यह तभी होगा जब उनके पास कॉन्ट्रैक्टर को उसके किए गए काम के लिए मिले पेमेंट का सही सबूत हो। प्राइवेट ऑर्गनाइजेशन द्वारा जारी किया गया क्लाइंट का सर्टिफिकेट टैक्स डिडक्टेड एट सोर्स (TDS) सर्टिफिकेट के साथ भी होना चाहिए।
- vi. एप्लिकेंट के रजिस्टर्ड ऑफिस में सीनियर और मिडिल लेवल पर ज़रूरी सपोर्टिंग स्टाफ और ज़रूरी ड्राइंग ऑफिस की सुविधाएं होंगी।
- vii. संगठन, अनुभव, संगठन में तकनीकी कर्मचारियों, अतिरिक्त क्षमता, योग्यता आदि के बारे में विस्तृत जानकारी देते हुए अपना पूर्ण बायोडेटा संलग्न प्रोफार्मा में अपने ऑनलाइन आवेदन के साथ जमा करना आवश्यक है, इसके अतिरिक्त और/या नीचे दिए गए दस्तावेजों को शामिल करना होगा;
- viii. अपनी एलिजिबिलिटी के बारे में ये डॉक्यूमेंट्स (स्कैन करके सीपीपी पोर्टल पर अटैच करने होंगे) जमा करने होंगे। एप्लीकेशन के साथ भरने और जमा करने वाले संबंधित डॉक्यूमेंट्स की एक चेकलिस्ट इस डॉक्यूमेंट के साथ **अनुलग्नक-7** में मिल सकती है। बैंक बिना कोई कारण बताए किसी भी एप्लीकेशन को स्वीकार या अस्वीकार करने का अधिकार रखता है।

(ए)	फर्म की संरचना	कॉन्ट्रैक्टर की फर्म के बारे में पूरी जानकारी (चाहे कॉन्ट्रैक्टर कोई व्यक्ति हो, या पार्टनरशिप फर्म हो, या कंपनी वगैरह) डिटेल में, पार्टनर के नाम और पते, आर्टिकल्स ऑफ़ एसोसिएशन / पावर ऑफ़ अटॉर्नी / अटॉर्नी / दूसरे ज़रूरी डॉक्यूमेंट की कॉपी के साथ जमा करनी होगी।
(बी)	काम का अनुभव और तय समय में तय कीमत के मिलते-जुलते काम पूरे करना	i) से (iv) तक के लिए डिटेल्ड वर्क ऑर्डर की कॉपी, जिसमें काम देने की तारीख, काम की कीमत, काम पूरा करने के लिए दिया गया समय वगैरह लिखा हो, और उससे जुड़े कंप्लीशन सर्टिफिकेट, जिसमें काम पूरा होने की असली तारीख और किए गए वैसे ही कामों की असली कीमत लिखी हो, काम के अनुभव और एलिजिबिलिटी के सबूत के तौर पर साथ में लगाने होंगे। अगर आपको किसी सेंटर पर रिज़र्व बैंक ऑफ़ इंडिया के लिए काम करने का कोई पिछला अनुभव है, तो उसके डॉक्यूमेंट्री सबूत के साथ डिटेल्स भी देनी होंगी।



(सी)	कारोबार	पिछले तीन फाइनेंशियल ईयर यानी 2023-24, 2024-25 और 2025-26 के ऑडिटेड फाइनेंशियल स्टेटमेंट, साथ ही इन फाइनेंशियल ईयर के टर्नओवर को बताने वाला चार्टर्ड अकाउंटेंट का सर्टिफिकेट।
(डी)	कॉन्ट्रैक्टर की क्रेडिट योग्यता और बताई गई अवधि के दौरान उनका टर्नओवर	इनकम टैक्स क्लियरेंस सर्टिफिकेट / इनकम टैक्स असेसमेंट ऑर्डर की कॉपी, साथ ही कॉन्ट्रैक्टर के बिज़नेस के लेटेस्ट फ़ाइनल अकाउंट, जो चार्टर्ड अकाउंटेंट से सर्टिफ़ाई किए गए हों, उनकी क्रेडिट और पिछले तीन सालों के टर्नओवर के सबूत के तौर पर अटैच किए जाने चाहिए।
(ई)	सॉल्वेंसी / बैंकर सर्टिफिकेट	जो एप्लिकेंट चाहते हैं, उन्हें अपने बैंकर से जारी किया गया सॉल्वेंसी सर्टिफिकेट देना होगा, जो अनुमानित लागत के 100% के बराबर हो। इसका फॉर्मेट अनुलग्नक-5 में दिया गया है।
(एफ)	बैंक खातों का विवरण	उनके बैंक अकाउंट की पूरी जानकारी दी जानी चाहिए, जैसे अकाउंट नंबर, टाइप, कब खोला गया वगैरह।
(जी)	ग्राहकों की सूची	क्लाइंट के हिसाब से काम के नाम, काम पूरा होने का साल, दिए गए काम की असली कीमत, कॉन्ट्रैक्ट में तय काम पूरा होने का समय और काम पूरा होने में लगा असली समय, जिन अधिकारियों/अधिकारियों/डिपार्टमेंट के तहत काम किया गया/किए गए, उनके नाम और पूरी कॉन्टैक्ट डिटेल्स देनी होंगी। इसका फॉर्मेट अनुलग्नक-3 में दिया गया है।
(एच)	ग्राहक का प्रमाणपत्र	अनुलग्नक-4 में दिए गए फॉर्मेट के अनुसार उनके क्लाइंट्स से, जिनके लिए उन्होंने इस नोटिस में बताए गए एलिजिबिलिटी (प्री-क्वालिफिकेशन) क्राइटेरिया के हिसाब से "एलिजिबल काम" किए हैं। क्लाइंट के सर्टिफिकेट पर किसी सरकारी/सेमी-गवर्नमेंट ऑर्गनाइजेशन या PSU के एग्जीक्यूटिव इंजीनियर/सुपरिटेण्डेंट इंजीनियर या उसके बराबर रैंक के अधिकारी के साइन होने चाहिए और यह तभी होगा जब उनके पास कॉन्ट्रैक्टर को उसके किए गए काम के लिए मिले पेमेंट का सही सबूत हो। प्राइवेट ऑर्गनाइजेशन द्वारा जारी किया गया क्लाइंट का सर्टिफिकेट टैक्स डिडक्टेड एट सोर्स (TDS) सर्टिफिकेट के साथ भी होना चाहिए।



(मै)	ऑफिस सेटअप की जानकारी	ऑफिस का पता और कॉन्टैक्ट डिटेल्स। साथ ही, सपोर्टिंग डॉक्यूमेंट्स जैसे रजिस्ट्रेशन सर्टिफिकेट, बिजली के बिल, लैंडलाइन बिल, रेंटल एग्रीमेंट जमा करने होंगे।
(जे)	रजिस्ट्रेशन की जानकारी और रजिस्ट्रेशन सर्टिफिकेट/डॉक्यूमेंट्स की कॉपी	• पैन • जीएसटी • माइक्रो और स्मॉल एंटरप्राइज़ (MSE) GOI, अगर लागू हो। • लेबर कमिश्नर का ऑफिस, अगर लागू हो।

निविदा की अनुसूची

एस नं.	वस्तु	विवरण
i.	ई-निविदा संख्या	RBI/Bangalore Regional Office/Estate/22/26-27/ET/011
ii.	ई-निविदा आईडी	2026_RBI_292697_1
iii.	काम का नाम और जगह	भारतीय रिज़र्व बैंक, बेंगलूरु के मुख्य कार्यालय भवन में सेंट्रलाइज़्ड AC सिस्टम को बदलने के लिए पीक हीट लोड की गणना और कंसल्टेंसी सेवाएँ प्रदान करना।
iv.	निविदा बुलाने वाली अथॉरिटी का नाम और पता	क्षेत्रीय निदेशक, भारतीय रिज़र्व बैंक, संपदा विभाग, पोस्ट बॉक्स संख्या 5467, 10/3/8, नृपथुंगा रोड, बेंगलूरु- 560001 ईमेल आईडी: estatebangalore@rbi.org.in
v.	अनुमानित लागत	₹7.30 लाख (सात लाख तीस हज़ार रुपये मात्र) सभी टैक्स मिलाकर
vi.	बयाना राशि जमा (EMD)	₹14,600/- (केवल चौदह हजार छह सौ रुपये) जिन माइक्रो और स्मॉल एंटरप्राइजेज (MSEs) के पास उद्यम रजिस्ट्रेशन नंबर (उद्योग आधार मेमोरेंडम नंबर) है, चाहे वे



		किसी भी कैटेगरी के हों, उन्हें अर्नेस्ट मनी डिपॉजिट जमा करने की ज़रूरत से छूट दी गई है।
vii.	EMD जमा करने की आखिरी तारीख	19 अक्टूबर, 2026 को सुबह 11:00 बजे
viii.	निविदा का तरीका	ई-प्रोक्योरमेंट सिस्टम – सीपीपी पोर्टल (ऑनलाइन भाग I - टेक्नो-कमर्शियल बोली और भाग II - मूल्य बोली के माध्यम से https://etenders.gov.in/eprocure/app)
ix.	सीपीपी पोर्टल पर उपलब्ध रहेंगे	29 सितंबर, 2026 (शाम 5:00 बजे से) से 19 अक्टूबर, 2026 (सुबह 11:00 बजे तक)
x.	ई-निविदा पर ज़रूरी निर्देश	ई-निविदा के निर्देशों के लिए, कृपया निविदा पेपर देखें: निविदा डॉक्यूमेंट के इच्छुक बोली लगाने वालों के लिए ज़रूरी निर्देश।
xi.	प्री-बिड मीटिंग (ऑफ़लाइन).	05 अक्टूबर, 2026 को सुबह 11:00 बजे भारतीय रिज़र्व बैंक, संपदा विभाग, पोस्ट बॉक्स संख्या 5467 पर, 10/3/8, नृपथुंगा रोड, बेंगलूरु- 560001 ज़रूरी इंतज़ाम करने के लिए मीटिंग की तारीख से एक दिन पहले, ईमेल ID: estatebangalore@rbi.org.in पर ईमेल से अपना हिस्सा लेने की पुष्टि कर लें।
xii.	बोली जमा करने की शुरुआती तिथि और समय (ऑनलाइन) - प्री- कालिफिकेशन (पीक्यू) पेपर, टेक नो - कमर्शियल (भाग I) बोली ए एन डी मूल्य- बोली (भाग II).	07 अक्टूबर, 2026 को 10.00 बजे से
xiii.	अंतिम बोली जमा करने की तिथि और समय (ऑनलाइन) - प्री- कालिफिकेशन (पीक्यू) पेपर, टेक नो - कमर्शियल (भाग I) बोली ए एन डी मूल्य- बोली (भाग II).	19 अक्टूबर 2026 को सुबह 11.00 बजे तक
xiv.	तकनीकी गैर -वाणिज्यिक बोली (भाग I) खोलने की तिथि और समय	22 अक्टूबर, 2026 को 10.00 बजे से
xv.	प्राइस-बिड (पार्ट II) बिड खोलने की तारीख और समय	निविदा का पार्ट II (प्राइस बिड) उसी दिन या बाद की किसी तारीख को खोला जाएगा, जिसकी जानकारी बिडर्स को दी जाएगी।



xvi.	निविदा की वैधता	निविदा के पार्ट-I के खुलने की तारीख से तीन महीने।
xvii.	निविदा बुलाने वाली अथॉरिटी के लोगों की कॉन्टैक्ट डिटेल्स	(i) श्री सुरेश कुमार के (सहायक प्रबंधक- विद्युत), संपदा विभाग, 080 - 22180260 (ii) श्री चंद्रकांता बी (सहायक प्रबंधक), संपदा विभाग, 080 - 22180588 ई-मेल आईडी: estatebangalore@rbi.org.in

नोट्स:

1. पार्ट-II, यानी प्राइस-बिड, बैंक की बताई तारीख पर बाद में सिर्फ़ उन कॉन्ट्रैक्टर/बिडर्स के लिए खोली जाएगी जो पार्ट-I में बताए गए सभी क्राइटेरिया को पूरा करते हैं। बैंक बिना कोई कारण बताए किसी भी या सभी ई-निविदा को एक्सेप्ट या रिजेक्ट करने का अधिकार रखता है।
2. एप्लिकेंट को अपने हाल के क्लाइंट्स के नाम और पते देने होंगे जिनके लिए उन्होंने हाल ही में इसी तरह के काम/सप्लाई किए हैं, साथ ही सप्लाई किए गए सिस्टम/मशीन की कीमत, टाइप और कैपेसिटी, सप्लाई की तारीख वगैरह जैसी पूरी जानकारी भी देनी होगी।
3. एप्लिकेंट्स/निविदार्स को पार्ट I जमा करने की आखिरी तारीख से पहले सीपीपी पोर्टल पर जमा करना होगा:
 - a) क्लाइंट का सर्टिफिकेट, अनुलग्नक-4 में दिए गए फॉर्मेट के अनुसार, उनके क्लाइंट्स से, जिनके लिए उन्होंने इस नोटिस में बताए गए एलिजिबिलिटी (Pre-qualification) क्राइटेरिया के हिसाब से "एलिजिबल काम" किए हैं।
 - b) अपने बैंकर/बैंकरों से अनुलग्नक-5 में दिए गए फॉर्मेट के अनुसार बैंकर सर्टिफिकेट।
4. सर्टिफिकेट रीजनल डायरेक्टर, एस्टेट डिपार्टमेंट, रिज़र्व बैंक ऑफ़ इंडिया, बेंगलूरुके पते पर होने चाहिए और निविदा के पार्ट I के साथ जमा करने होंगे।
5. क्लाइंट का सर्टिफिकेट तभी माना जाएगा जब उस पर किसी सरकारी/सेमी-गवर्नमेंट ऑर्गनाइज़ेशन या PSU के एग्जीक्यूटिव इंजीनियर/सुपरिंटेंडेंट इंजीनियर या उसके बराबर रैंक के अधिकारी के साइन हों और उसके साथ कॉन्ट्रैक्टर को उसके किए गए काम के लिए मिले पेमेंट का सही सबूत हो। प्राइवेट ऑर्गनाइज़ेशन द्वारा जारी क्लाइंट के सर्टिफिकेट के साथ टैक्स डिडक्टेड एट सोर्स (TDS) सर्टिफिकेट भी होने चाहिए। बैंक को इन सर्टिफिकेट को खुद से वेरिफाई करने का अधिकार होगा।



6. बैंक निविदा की प्राइस बिड के मूल्यांकन से पहले इन रिपोर्ट्स का मूल्यांकन करेगा। अगर किसी भी समय किसी निविदार के पास टेंडरिंग प्रोसेस में हिस्सा लेने के लिए ज़रूरी योग्यता नहीं पाई जाती है और/या उसके क्लाइंट्स और/या उसके बैंकर्स से मिली उसकी परफॉर्मेंस रिपोर्ट संतोषजनक नहीं पाई जाती है, तो बैंक निविदा का पार्ट-I खुलने के बाद भी उसके ऑफर को रिजेक्ट करने का अधिकार रखता है। बैंक ऐसा करने के लिए कोई कारण बताने के लिए बाध्य नहीं है।
7. बैंक सबसे कम कीमत वाला निविदा स्वीकार करने के लिए मजबूर नहीं है और किसी भी निविदा को पूरी तरह या कुछ हिस्से में स्वीकार करने का अधिकार रखता है और बिना कोई कारण बताए सभी निविदा को रिजेक्ट करने का अधिकार रखता है।
8. बैंक बिना कोई कारण बताए किसी भी या सभी बिड्स को स्वीकार या अस्वीकार करने का अधिकार रखता है और किसी भी नियम और शर्तों में ढील देने का भी अधिकार रखता है। किसी भी कॉन्ट्रैक्टर के पास अपनी बिड के अस्वीकार होने पर RBI के खिलाफ कोई कार्रवाई या दावा करने का अधिकार नहीं होगा।
9. जो एप्लिकेंट अप्लाई करना चाहते हैं, उन्हें अपनी ज़रूरी एलिजिबिलिटी के सपोर्ट में डॉक्यूमेंट्री सबूत देकर बैंक को सैटिस्फाई करना होगा और अगर वे ऐसा नहीं कर पाते हैं, तो बैंक उनका कैंडिडेट रिजेक्ट करने का अधिकार रखता है। बिना EMD के निविदा किसी भी हालत में एक्सेप्ट नहीं किए जाएंगे।
10. सभी निविदा देने वाले कृपया ध्यान दें कि भविष्य में ई-निविदा में कोई भी बदलाव / सुधार, अगर कोई हो, तो सिर्फ RBI वेबसाइट और सीपीपी पोर्टल पर ही बताया जाएगा, जैसा कि ऊपर बताया गया है और अखबार में नहीं छापा जाएगा।

लिए कृपया निविदा डॉक्यूमेंट, टेक्नो-कमर्शियल बिड (पार्ट I) और प्राइस-बिड (पार्ट II) देखें। अगर कोई और सुधार/एडेंडम होगा, तो वह बैंक की वेबसाइट <https://www.rbi.org.in/> पर डाला जाएगा। 'Tenders' लिंक और <https://etenders.gov.in/eprocure/app> के तहत। बैंक सबसे कम कीमत वाला निविदा स्वीकार करने के लिए मजबूर नहीं है और किसी भी निविदा को पूरा या कुछ हिस्सा स्वीकार करने का अधिकार रखता है। बैंक बिना कोई कारण बताए किसी एक या सभी निविदा को रिजेक्ट करने का भी अधिकार रखता है।

क्षेत्रीय निदेशक
भारतीय रिज़र्व बैंक
बेंगलूरु



भारतीय रिज़र्व बैंक, बेंगलुरु
Reserve Bank of India, Bengaluru

Computation of Peak Heat load and Providing Consultancy Services for Replacement of Central AC System at Office Building, Reserve Bank of India, Bengaluru

Name of the firm:	
Address:	
E-mail ID:	
Contact no.:	

Part - I (Techno - Commercial Bid)

	ACTIVITY	DATE
1	Date of availability of Tender in RBI Website and Central Public Procurement Portal (CPPP)	September 29, 2026 from 05:00 PM onwards
2	Bid Start Date	October 07, 2026 from 10:00 AM onwards
3	Due date for submission of Tender	October 19, 2026 till 11:00 AM
4	Date of opening of Tender	October 22, 2026 at 10:00 AM

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भारतीय रिज़र्व बैंक

RESERVE BANK OF INDIA

BENGALURU

NOTICE INVITING TENDER

Computation of Peak Heat load and Providing Consultancy Services for Replacement of Central AC System at Office Building, Reserve Bank of India, Bengaluru

Reserve Bank of India, Bengaluru invites two-part tender through e-Tender mode from eligible contractors who meets the minimum pre-qualification criteria specified below for the following work. The salient details of the work for which bids are invited and important instructions to the bidder are as under:

2. Intending tenderer should meet the following eligibility conditions to qualify for participation in the tender:

- (i) The intending tenderer should have minimum 5 years of experience as on August 31, 2026 in carrying out similar nature of works viz., "Heat load measure with minimum heat load of 600 ton of refrigeration (TR) & HVAC design in Banks, Financial institutions, major hotels, or multi-storeyed buildings etc.
- (ii) The firm should have executed successfully similar nature of works viz., "HVAC Consultancy for DSITC of Central AC Systems of 600 TR or higher rating" at office buildings / commercial premises / industrial houses / Government / Semi- Government undertakings during last five years ending August 31, 2026, and should be either of the following;
 - a. Three works each costing not less than the amount equal to 40% of the 7.30 Lakh.
 - OR
 - b. Two works each costing not less than the amount equal to 50% of the 7.30 Lakh.
 - OR
 - c. One work costing not less than the amount equal to 80% of the 7.30 Lakh.
- (iii) Have a minimum annual turnover of ₹7,30,000/- during the last 3 financial years.
- (iv) Should furnish solvency / Banker certificate issued by the applicant Banker as per the proforma given at [Annexure-5](#).
- (v) Client's certificate as per format at [Annexure-4](#) from their clients for whom they have carried out "eligible works" in terms of the eligibility (pre-qualification) criteria explained in this notice.

The client's certificate shall be signed by an official of the rank of Executive Engineer / Superintendent Engineer or equivalent in respect of a Government / Semi- Government Organization or a PSU and only when they are supported by adequate proof of payment received by the contractor for the work done by him. The client's certificate issued by the private organizations shall also accompany Tax Deducted at Source (TDS) certificates.

- (vi) The Applicants' registered office shall have required supporting staff at senior and middle level and necessary drawing office facilities.
- (vii) Intending applicants are required to submit their full bio-data giving details in the enclosed proforma about their organisation, experience, technical personnel in their organisation, spare capacity, competence etc, in addition to and / or including the below documents, along with their online applications;
- (viii) The intending applicants should submit the following documents (to be scanned and attached in CPP Portal) in respect of their eligibility. A checklist of related documents to be filled and submitted along with the application may be found as [Annexure-7](#) along with this document. The Bank reserves the right to accept any or reject all the applications without assigning any reasons therefore.

(a)	Composition of the firm	Full particulars (whether contractor is an individual, or a partnership firm, or a company etc.,) about the composition of the firm of contractors in details should be submitted along with name(s) and address (es), of the partner's copy of the Articles of Association / Power of Attorney / Attorney / another relevant document.
(b)	Work experience & Completion of similar works of specified value during the specified period	Copies of the detailed work orders for the qualifying works (1.4 (i) to (iv), above) indicating date of award, value of awarded work, time given for completing the work, etc. and the corresponding completion certificates indicating actual date of completion and actual value of executed similar works should be enclosed in proof of the work experience and eligibility. The details along with documentary evidence of previous experience, if any, of carrying out works for the Reserve Bank of India at any centre, should also be given.
(c)	Turnover	Audited financial statements for last three financial years i.e., 2023-24, 2024-25 and 2025-26 along with a certificate of Chartered Accountant indicating the turnover for these financial years.
(d)	Credit worthiness of the contractor and their turnover during the specified period	Copies of the Income Tax Clearance Certificates / Income Tax Assessment Orders along with the latest final accounts of the business of the contractor duly certified by a Chartered Accountant should be

		enclosed in proof of their creditworthiness and turnover for last three years.
(e)	Solvency / Banker's Certificate	The intending applicant should furnish solvency certificate issued by the respective banker for an amount equal to 100% of the estimated cost. The format for the same is given in Annexure-5 .
(f)	Details of bank accounts	Full particulars of their bank accounts, like account no. type, when opened etc., should be given.
(g)	List of Clients	The client-wise names of work(s), year(s) of execution of work(s), awarded and actual cost(s) of executed work(s), completion time stipulated in the contract(s) and actual time taken to complete the work(s), Name(s) and full contact-details of the officers / authorities / departments under whom the work(s) was / were executed should be furnished. The format for the same is given in Annexure-3 .
(h)	Client's Certificate	Client's certificate as per format at Annexure-4 from their clients for whom they have carried out "eligible works" in terms of the eligibility (pre-qualification) criteria explained in this notice. The client's certificate shall be signed by an official of the rank of Executive Engineer / Superintendent Engineer or equivalent in respect of a Government / Semi- Government Organization or a PSU and only when they are supported by adequate proof of payment received by the contractor for the work done by him. The client's certificate issued by the private organizations shall also accompany Tax Deducted at Source (TDS) certificates.
(i)	Details of office setup	Address and contact details of the office set-up. Also, the supporting documents viz., registration certificate, electricity bills, landline bills, rental agreements shall be submitted.
(j)	Details of registration and copies of registration certificate / documents for	• PAN • GST • Micro and Small Enterprises (MSE) GOI, if applicable. • Office of Labour Commissioner, if applicable.

Schedule of Tender

S No.	Item	Description
i.	e-Tender No.	RBI/Bangalore Regional Office/Estate/22/26-27/ET/011
ii.	e-Tender Id	2026_RBI_292697_1

iii.	Name and location of the work.	Computation of Peak Heat load and Providing Consultancy Services for Replacement of Central AC System at Office Building, Reserve Bank of India, Bengaluru
iv.	Name & address of tender inviting authority.	Regional Director, Reserve Bank of India, Estate Department, Post Box No. 5467, 10/3/8, Nrupathunga Road, Bengaluru - 560001 E Mail id: estatebangalore@rbi.org.in
v.	Estimated Cost	₹7.30 Lakh (Rupees Seven Lakh Thirty Thousand only) inclusive of all taxes
vi.	Earnest Money Deposit (EMD).	₹14,600/- (Rupees Fourteen Thousand Six Hundred only). The Micro and Small Enterprises (MSEs) having Udyam Registration Number (Udyog Aadhar Memorandum Number), irrespective of the category, are exempted from the requirement of submission of Earnest Money Deposit.
vii.	Last Date of submission of EMD	11:00 AM of October 19, 2026
viii.	Mode of Tender	e-Procurement System – CPP Portal (Online Part I - Techno-Commercial Bid and Part II - Price Bid through https://etenders.gov.in/eprocure/app)
ix.	Period during which Tender documents will be available in the CPP Portal	From September 29, 2026 (5:00 PM onwards) to October 19, 2026 (up to 11.00 AM)
x.	Important instructions on e-Tender	For instructions on e-Tender, please refer to the tender paper: Important instructions for intending bidders of the tender document.
xi.	Pre-bid meeting (offline).	11:00 AM on October 05, 2026 at Reserve Bank of India, Estate Department, Post Box No. 5467, 10/3/8, Nrupathunga Road, Bengaluru - 560001 Note: The participants are advised to confirm their participation through e-mail, on e-mail ID: estatebangalore@rbi.org.in a day prior to the meeting date for making necessary arrangements.
xii.	Start date and time of submission of bid (online) - Pre-Qualification (PQ)	October 07, 2026 from 10:00 AM onwards

	papers, Techno-commercial (Part I) bid and Price-bid (Part II).	
xiii.	Last date and time of submission of bid (online) - Pre-Qualification (PQ) papers, Techno-commercial (Part I) bid and Price-bid (Part II).	Up to 11.00 AM of October 19, 2026
xiv.	Date & time for opening of Techno-commercial bid (Part I).	October 22, 2026 at 10:00 AM
xv.	Date & time for opening of Price-bid (Part II) bid.	Part II (Price Bid) of the tender shall be opened on the same day or on a subsequent date which shall be intimated to the bidders.
xvi.	Validity of the tender	Three months from the date of opening of the PART- I of the Tender.
xvii.	Contact details of tender inviting authority personnel.	(i) Shri Suresh Kumar K (Assistant Manager- Electrical), Estate Department, 080 - 22180260 (ii) Shri Chandrakanta B (Assistant Manager), Estate Department, 080 – 22180588 e-mail ID: estatebangalore@rbi.org.in .

Notes:

1. The Part-II, i.e., Price-bid will be opened at a later date as intimated by the Bank in respect of only those contractors/bidders who satisfies all criteria stipulated in Part-I. The Bank reserves the right to accept or reject any or all e-Tenders without assigning any reasons thereof.
2. The applicants shall furnish the name and addresses of their recent clients for whom they have carried out similar works/supplies in the recent past, along with full details like the cost, type and capacity of the system/machine supplied, the date of the supply etc.
3. The applicants/tenderers have to submit in CPP portal before the last date of submission of part I:
 - a) Client's certificate as per format at [Annexure- 4](#) from their clients for whom they have carried out "eligible works" in terms of the eligibility (Pre-qualification) criteria explained in this notice.
 - b) Banker's certificate as per format at [Annexure - 5](#) from their banker/bankers.
4. The certificates should be addressed to Regional Director, Estate Department, Reserve Bank of India, Bengaluru and shall be submitted along with Part I of the tender.

5. The client's certificate shall be accepted only when the same is signed by an official of the rank of Executive engineer/Superintendent Engineer or equivalent in respect of a Government/Semi Government organization or a PSU and they are supported by adequate proof of payment received by the contractor for the work done by him. The client's certificate issued by the private organizations shall also accompany Tax Deducted at Source (TDS) certificates. The Bank shall have the right to independently verify these certificates.
6. The Bank shall evaluate the said reports before evaluation of price bid of the tenders. If any tenderer is not found to possess the required eligibility for participating in the tendering process at any point of time and/or his performance reports received from his clients and/or his bankers are found unsatisfactory, the Bank reserves the right to reject his offer even after opening of Part-I of the tender. The Bank is not bound to assign any reason for doing so.
7. The Bank is not bound to accept the lowest tender and reserves the right to accept either in full or in part any tender and reserves the right to reject all the tenders without assigning any reason there for.
8. Bank reserves the right to accept or reject any or all Bids without assigning any reasons and also reserves the right to relax any of the terms and conditions. No Contractor shall have any cause of action or claim against the RBI for rejection of his Bid.
9. Applicants intending to apply will have to satisfy the Bank by furnishing documentary evidence in support of their possessing required eligibility and in the event of their failure to do so, the Bank reserves the right to reject their candidature. Tenders without EMD will not be accepted under any circumstances.
10. All the tenderers may please note that any amendments / corrigendum to the e-tender, if any, issued in future will only be notified on the RBI Website and CPP Portal as given above and will not be published in the newspaper.

For full details please refer Tender document, Techno-Commercial Bid (Part I) and Price-Bid (Part II). Further corrigendum / addendum if any, will be hosted on the Bank's website <https://www.rbi.org.in/> under the link 'Tenders' and <https://etenders.gov.in/eprocure/app>. The Bank is not bound to accept the lowest tender and reserves the right to accept either full or in part of any tender. The Bank also reserves the right to reject any one or all of the tenders without assigning any reason, thereof.

Regional Director

Reserve Bank of India

Bengaluru

Important Instructions Regarding E-tender

This is an e-procurement event of RBI. The e- procurement Service Provider/Contractor is the Central Public Procurement Portal (CPPP) (<https://etenders.gov.in/eprocure/app>).

Process of E-tender: Bidder manual kit is available on home page.

Registration for new bidder:

The process involves vendor's registration with CPP portal which is free of cost.
<https://etenders.gov.in/eprocure/app?page=BiddersManualKit&service=page>

For any technical related queries please call at 24 x 7 Help Desk Number

0120-4001 002

0120-4001 005

0120-4493 395

Email Support: For any Issues or Clarifications relating to the published tenders, bidders are requested to contact the respective Tender Inviting Authority

Technical - support-eproc@nic.in

Policy Related - cppp-doe@nic.in

Contact person (RBI, Bengaluru):

1. Shri Suresh Kumar K (Assistant Manager, Tech-Electrical, Estate Department); 080-22180-260
2. Shri Chandrakanta B (Assistant Manager, Estate Department); 080-22180-588

The 'Techno-Commercial Bid' and the 'Price Bid' shall have to be submitted online at (<https://etenders.gov.in/eprocure/app>). Tenders will be opened electronically on specified date and time as given in the tender.

All entries in the tender should be entered in online Technical and Commercial Formats without any ambiguity.

DISCLAIMER

Reserve Bank of India (RBI), Estate Department, Bengaluru, has prepared this document to give background information on the Project to the interested parties. While RBI has taken due care in the preparation of the information contained herein and believe it to be in order, neither RBI nor any of its authorities or agencies nor any of their respective officers, employees, agents or advisors give any warranty or make any representations, express or implied as to the completeness or accuracy of the information contained in this document or any information which may be provided in association with it.

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Part-I
(Technical and Commercial Conditions)

Section-I
FORM OF TENDER

Place:

Date:

To
Regional Director
Reserve Bank of India
Estate Department
Bengaluru

Madam/Sir

Having examined the specifications, drawings, designs and schedule of quantities relating to the works specified in memorandum hereinafter set out and having visited and examined the site of the works specified in the said memorandum having acquired the requisite information relating thereto as affecting the tender, we hereby offer to supply and execute the works specified in the said memorandum, within the time specified in the time memorandum, at the rates mentioned in the attached schedule of quantities and in all respects with the specifications, designs, drawings and instructions in writing referred to in conditions of tender, the Articles of 'Agreement, Special Conditions, Schedule of Quantities and conditions of Contract and with such materials as are provided for by us, and in all other respects in accordance with such conditions so far as they may be applicable.

MEMORANDUM

(a)	Description of works	:	Computation of Peak Heat load and Providing Consultancy Services for Replacement of Central AC System at Office Building, Reserve Bank of India, Bengaluru
(b)	Estimated cost	:	₹7.3 lakh (Rupees Seven Lakh thirty thousand only) including GST
(c)	Earnest Money	:	₹14,600/- (Rupees Fourteen Thousand Six Hundred only). The Micro and Small Enterprises (MSEs) having Udyam Registration Number (Udyog Aadhar Memorandum Number), irrespective of the category, are exempted from the requirement of submission of Earnest Money Deposit.
(d)	Percentage to be deducted from bills	:	5% towards Retention Money deposit
(e)	Time allowed for completion of the work from the tenth date of work order	:	Stage I : 45 Days Stage II : 6 visits (days)

2. Should this tender be accepted, we hereby agree to abide by and fulfil the terms and provisions of the said Condition of Contract annexed hereto so far as they may be applicable or in default thereof to forfeit and pay to the Reserve Bank of India the amount mentioned in the said conditions.
3. Should this Tender be accepted, we hereby agree to abide by and fulfil all the Terms and Conditions of the Tender and in default thereof, to forfeit and pay to you or your successors, or assignees or nominees such sums of money as are stipulated in the conditions contained in the tender together with the written acceptance of the Contract.
4. We understand that you reserve the right to accept or reject any or all the tender either in full or in part without assigning any reason therefor.
5. The Tender is submitted in two parts. Part I contains all commercial terms and conditions and technical particulars and Part II contains only the price bid in the Bank's proforma.

Dated this _____ day of _____ 2026.

For and on behalf of M/s _____

(Signature with seal)

Name _____

Designation _____

Place _____

Date _____

(Certified true copy of the Power of Attorney of the above signatory should be enclosed).

Witnesses

(1) Signature with _____
name, address and date _____

(2) Signature with _____
name, address and date _____

Section-II- General Instructions and Special Conditions

1.0 The Reserve Bank of India, Bengaluru invites applications vide e-Tendering portal for “Computation of Peak Heat load and Providing Consultancy Services for Replacement of Central AC System at Office Building, Reserve Bank of India, Bengaluru”. The estimated cost for the work is ₹7.30 lakhs/- (incl. of GST).

1.1 The application forms can be downloaded from the CPP Portal <https://etenders.gov.in/eprocure/app>, and the ‘Tenders’ page of the Bank’s website (www.rbi.org.in), from September 29, 2026, after 05:00 PM.

1.2 The online applications should be submitted through the e-Tendering portal, <https://etenders.gov.in/eprocure/app> not later than on October 19, 2026, at 11:00 AM. **No applications will be received after the given date of closing of online e-Tender for submission of Technical and Commercial Bid (Part-I) and Price Bid (Part-II) under any circumstances whatsoever.**

1.3 The applicant should meet the following eligibility conditions to qualify for participation:

- (ix) The intending tenderer should have minimum 5 years of experience as on August 31, 2026 in carrying out similar nature of works viz. HVAC design in Banks, Financial institutions, major hotels, or multi-storeyed buildings etc on or before September 01, 2021.
- (x) The firm should have executed successfully similar nature of works viz. “HVAC Consultancy for DSITC of Central AC Systems of 600 TR or higher rating” at office buildings / commercial premises / industrial houses / Government / Semi- Government undertakings during last five years ending August 31, 2026, and should be either of the following;
 - a. Three works each costing not less than the amount equal to 40% of the estimated cost.
 - OR
 - b. Two works each costing not less than the amount equal to 50% of the estimated cost.
 - OR
 - c. One work costing not less than the amount equal to 80% of the estimated cost.
 - and
- (xi) Have a minimum annual turnover of ₹7,00,000/- during the last 3 financial years.
 - and
- (xii) Should furnish Solvency / Banker Certificate issued by the applicant Banker as per the proforma given at [Annexure-5](#).
- (xiii) Client’s certificate as per format at [Annexure-4](#) from their clients for whom they have carried out "eligible works" in terms of the eligibility (pre-qualification) criteria explained in this notice. The client's certificate shall be signed by an official of the rank of Executive Engineer / Superintendent Engineer or equivalent in respect of a Government / Semi- Government Organization or a PSU and only when they are supported by adequate proof of payment received by the contractor for the work done by him. The client's certificate issued by the private organizations shall also accompany Tax Deducted at Source (TDS) certificates.

1.4 The Applicants' registered office shall have required supporting staff at senior and middle level and necessary drawing office facilities.

1.5 Intending applicants are required to submit their full bio-data giving details in the enclosed proforma about their organisation, experience, technical personnel in their organisation, spare capacity, competence etc, in addition to and / or including the below documents, along with their online applications;

1.6 The intending applicants should submit the following documents (to be scanned and attached in CPP portal) in respect of their eligibility. A checklist of related documents to be filled and submitted along with the application may be found as [Annexure-7](#) along with this document. The Bank reserves the right to accept any or reject all the applications without assigning any reasons therefore.

(a)	Composition of the firm	Full particulars (whether contractor is an individual, or a partnership firm, or a company etc.,) about the composition of the firm of contractors in details should be submitted along with name(s) and address (es), of the partner's copy of the Articles of Association / Power of Attorney / Attorney / another relevant document.
(b)	Work experience & Completion of similar works of specified value during the specified period	Copies of the detailed work orders for the qualifying works (1.4 (i) to (iv), above) indicating date of award, value of awarded work, time given for completing the work, etc. and the corresponding completion certificates indicating actual date of completion and actual value of executed similar works should be enclosed in proof of the work experience and eligibility. The details along with documentary evidence of previous experience, if any, of carrying out works for the Reserve Bank of India at any center, should also be given.
(c)	Turnover	Audited financial statements for last three financial years i.e., 2023-24, 2024-25 and 2025-26 along with a certificate of Chartered Accountant indicating the turnover for these financial years.
(d)	Credit worthiness of the contractor and their turnover during the specified period	Copies of the Income Tax Clearance Certificates / Income Tax Assessment Orders along with the latest final accounts of the business of the contractor duly certified by a Chartered Accountant should be enclosed in proof of their creditworthiness and turnover for last three years.
(e)	Solvency / Banker's Certificate	The intending applicant should furnish solvency certificate issued by the respective banker for an amount equal to 100% of the estimated cost. The format for the same is given in Annexure-5 .
(f)	Details of bank accounts	Full particulars of their bank accounts, like account no. type, when opened etc., should be given.
(g)	List of Clients	The client-wise names of work(s), year(s) of execution of work(s), awarded and actual cost(s) of executed work(s),

		completion time stipulated in the contract(s) and actual time taken to complete the work(s), Name(s) and full contact-details of the officers / authorities / departments under whom the work(s) was / were executed should be furnished. The format for the same is given in Annexure-3 .
(h)	Client's Certificate	Client's certificate as per format at Annexure-4 from their clients for whom they have carried out "eligible works" in terms of the eligibility (pre-qualification) criteria explained in this notice. The client's certificate shall be signed by an official of the rank of Executive Engineer / Superintendent Engineer or equivalent in respect of a Government / Semi-Government Organization or a PSU and only when they are supported by adequate proof of payment received by the contractor for the work done by him. The client's certificate issued by the private organizations shall also accompany Tax Deducted at Source (TDS) certificates.
(i)	Details of office setup	Address and contact details of the office set-up. Also, the supporting documents viz., registration certificate, electricity bills, landline bills, rental agreements shall be submitted.
(j)	Details of registration and copies of registration certificate / documents for	• PAN • GST • Micro and Small Enterprises (MSE) GOI, if applicable. • Office of Labour Commissioner, if applicable.

1.7 Only applicants who qualify as above will be eligible to participate for the work. An application submitted by a firm which is found to be not satisfying any of the above criteria will be liable for rejection.

1.8 The bidders are advised to submit the application based strictly on the General Conditions of the Contract and Technical Specifications contained in the Bank's documents, and not to stipulate any deviations. If acceptance of the terms and conditions given in the tender documents has any price implications, the same should be considered and included in the quoted price. Bids containing deviations from the terms and conditions may be rejected at the Bank's discretion. **The applicants are advised to visit the site and acquaint themselves of the site conditions before bidding.** After examination, if any of the bidder is found not to possess the required eligibility, their applications will not be accepted by the Bank for further processing.

1.9 **A pre-bid meeting of the intending applicants (off-line mode) will be held on October 05, 2026, at 11:00 AM to clarify any point / doubt raised by them in respect of the work or documents.** No separate communication will be sent for this meeting. All the intending applicants are advised to study the related document and to be present in the above meeting. All the correspondence and points / conditions / specifications requiring clarifications shall be given in writing addressed to The Regional Director, Reserve Bank of India, Bengaluru. The applicants are expected to get all the issues clarified during the above meeting and should desist from deviating from the Bank's tender conditions / specifications in their tender.

1.10 Clarifications will be uploaded as corrigendum to the application. Bidders are advised to see the corrigendum, if any before submitting their bids. Any amendments / corrigendum to the related documents, if any, issued in future will only be notified on the RBI website and CPP Portal as given above.

2.0 Submission of Bids / Applications:

2.1 The Bids shall be submitted separately online on CPP Portal in two parts, viz., "Part-I – Technical and Commercial" and "Part-II – Price Bid", respectively. The applicants shall sign with seal and date in all pages of the bid documents, fill details in the required pages, and then scan and upload in the e-tendering portal. The application shall be signed by the person(s) on behalf of the organisation having necessary Authorisation / Power of Attorney ([Annexure-1](#)) to do so. Each page of the application shall be signed (copy of Power of Attorney / Memorandum of Association shall be furnished along with the application).

2.2 No applications will be received after the given date of closing of online e-Tender for submission of Technical and Commercial Bid (Part-I) and Price Bid (Part-II) under any circumstances whatsoever.

2.3 Earnest Money Deposit (EMD):

2.3.1 Intending applicants shall remit **₹14,600/- (Rupees Fourteen thousand six hundred only) as Earnest Money Deposit (EMD)**, in the form of Demand Draft (DD) or Bank Guarantee (BG) issued by a Scheduled Bank (validity of BG at least up to validity of bid), drawn in favor of Reserve Bank of India, Bengaluru to be delivered in physical form at Estate Department, Reserve Bank of India, 10/3/8, Nrupathunga Road, Bengaluru – 560001 **OR** may be remitted through NEFT/RTGS in favour of Reserve Bank of India, Bengaluru. The account details for NEFT / RTGS transactions are as follows.

- Beneficiary Name: Reserve Bank of India, Bengaluru
- Beneficiary Account Number: 8692299
- Beneficiary IFSC: RBIS0BGPA01 ('0' is Zero at both the places)
- Remarks: HVAC Consultant

The proof of remittance with transaction number (scanned copy) shall be uploaded along with the tender. The bidders are also advised to send the proof of remittance with transaction number (scanned copy) to estatebangalore@rbi.org.in.

2.3.2 Application not accompanied by such EMD is liable to be rejected.

2.3.3 The Micro and Small Enterprises (MSEs) having Udyam Registration Number (Udyog Aadhar Memorandum Number), irrespective of the category, are exempted from the requirement of submission of Earnest Money Deposit.

2.3.4 The EMD of the bidders who do not qualify the requirements of pre-qualification criteria will be returned without interest on nonacceptance of their bid. The EMD of unsuccessful applicants in Part-II shall be released to them without any interest after the award of work.

2.3.5 The EMD of the successful applicant alone shall be held by the Bank as security till the time of final completion of the consultancy works awarded, for the proper execution and due fulfilment of the contract, and the works awarded. If the Applicant, after submission of the application, deviates from his offer or modifies the terms and conditions thereof, the EMD shall be liable to be forfeited.

2.3.6 No interest shall be paid on the EMD. Under no circumstances EMD will be accepted in the form of fixed deposit receipts or insurance guarantee or cheque or cash.

2.3.7 The EMD of the successful bidder shall be discharged on final completion of the consultancy works awarded.

2.3.8 Should the Invitation to Application be withdrawn or cancelled by the Bank, which the Bank shall have the right to do so at any time, the EMD will be discharged.

2.3.9 Should the successful Applicant fail to fulfil the conditions of the related work contract, and / or properly complete the works awarded with expected quality, and / or deviates from his offer or modifies the terms and conditions thereof, the NEFT / Demand Draft (DD) / Bank Guarantee (BG) towards EMD shall be enforced without prejudice to his being liable for any further loss or damage incurred in consequence, by the Bank.

2.3.10 The Bank Guarantee in lieu of EMD shall be renewed 2 weeks before expiry of the previous one, failing which the above Bank Guarantee shall be enforced without prejudice to the bidder / applicant being liable for any further loss or damage incurred in consequence, by the Bank.

2.4 The Bank shall evaluate the uploaded documents before processing the applications and opening of price bid of the bidders. If any bidder is not found to possess the required eligibility for participating in the process at any point of time and / or his performance reports received from his clients and / or his bankers are found unsatisfactory, the Bank reserves the right to reject his offer even after opening of Part-I of the bid / application. The Bank is not bound to assign any reason for doing so. Those who meet the eligibility criteria and technical parameters will only be qualified for opening of Part-II (Price Bid).

2.5 On receipt of intimation from the Bank of the acceptance of submitted bid, the successful applicant shall be bound to implement the contract and within fourteen days thereof. The successful applicant shall sign an agreement in accordance with the draft Articles of Agreement ([Annexure-10](#)) and the schedule of conditions, but the written acceptance by the Bank of an application will constitute a binding contract between the Reserve Bank of India and the person so bidding, whether such formal agreement is or is not subsequently executed.

2.6 Applications containing false and / or incomplete information are liable for rejection.

3.0 Part-I of the Application:

3.1 Part-I of the application shall contain the unpriced application consisting of all the documents mentioned in [Section-II](#).

3.2 Part-I of the application as submitted shall also contain the following:

- (i) Earnest Money Deposit in the form of NEFT / Demand Draft (DD) / Bank Guarantee (BG) issued by a scheduled Bank in India, as mentioned in [Section-II - Para 2.3](#) of the tender document.
- (ii) Power of Attorney / Authorization with the seal of the company / firm in the name of the person signing the application documents.
- (iii) The applicant shall also indicate whether they have the capacity to carry out the related HVAC consultancy work within the stipulated completion period.
- (iv) List of deviation, if any, in specification / conditions.

- (v) Any other technical information the applicant wishes to furnish.
- (vi) Any other information relevant to the proposed work.
- (vii) List of works / facilities etc. to be provided by the Reserve Bank of India for completion of the HVAC consultancy work.

4.0 Part-II of the Application (Price Bid):

4.1 Part-II of the application shall contain prices in Indian Rupees only with breakup of the price as per format mentioned in 'Unpriced Bill of Quantities'. The application in which prices are quoted in any other currency will not be considered.

4.2 The Bill of Quantities shall be duly filled in CPP Portal only.

4.3 This contract is neither a fixed lump sum contract nor a piece work contract but is a contract to carry out the work in respect of HVAC consultancy work to be paid for according to actual measured quantities at the rates / quantities provided in the schedule of rates (Part-II). In case of difference in the rate / amount mentioned in words and figures, the rate / amount whichever is lower shall be considered. The rates quoted shall be deemed to be for the finished work and shall be firm and binding without any escalation whatsoever till the system is handed over to the Bank.

4.4 No request for any change in rate or conditions after the opening of the Part-II of the application will be entertained.

5.0 Opening of Applications:

5.1 The Part-I of the submitted applications shall be opened **at 10:00 AM on October 22, 2026**, through on-line mode.

5.2 The Bank shall evaluate the uploaded documents before processing the applications and opening of price bid of the applications. If any bidder is not found to possess the required eligibility for participating in the bidding process at any point of time and / or his performance reports received from his clients and / or his bankers are found unsatisfactory, the Bank reserves the right to reject his offer even after opening of Part-I of the application. The Bank is not bound to assign any reason for doing so. Those who meet the eligibility criteria and technical parameters will only be qualified for opening of Part-II (Price Bid).

5.3 The Part-II (price bid) of those applicants who are found eligible after scrutiny of their Part-I of the applications, will be opened on a subsequent working day, which will be intimated to all the eligible applicants in advance.

5.4 The Bank is not bound to accept the lowest application and reserves the right to accept either in full or in part any application. The Bank also reserves the right to reject all the applications without assigning any reason there for.

6.0 The decision of the Bank in regard to selection of the HVAC Consultants shall be final. The Bank is not bound to assign any reasons therefor.

6.1 It may be noted that the Bank will not award the work "SITC of Centralized HVAC system and its allied works at Main Office Building, Bengaluru" to the same vendor providing the design parameters for the captioned work.

7.0 Terms of Payment:

The payment for the works to be executed under this Contract shall be made as follows and no variation in the mode of payment will be acceptable to the Reserve Bank of India. The payment will be made as follows:

Stage	Activities to be completed /Deliverables (for details refer scope of work)	Time for completion (stage wise)	Payment schedule (stage wise)
Stage I	a) Computation completion of heat load measure, capacity calculation of equipments, preparation of draft bill of quantity (BOQ) with technical specification, estimate and submission of draft report to the Bank. b) on submission of the final report and final bill of quantity (BOQ) with technical specification to the Bank	45 days	a) 60% of the total fees payable b) 20% of the total fees payable
Stage II	Periodical site visit and supervision of the execution of SITC of Central AC plant work and scrutiny of the drawings / documents.	6 visits (days)	20% of the total fees payable

The scope of consultant services work will be in Two (2) stages for the captioned work as specified in relevant section of bid documents. Stage I consultant services will be taken up initially. Stage II services will be availed depending upon the option going for replacement of the chiller plant, the decision on this by the Bank is final and binding on the consultant. Accordingly, the stage II consultant scope of work is optional, and the payment of professional fee will only be made for the stage wise services availed by the Bank as per payment schedule milestones.

5% of the Contract value, i.e., Retention Money @ 5% is to be recovered from each on-account bill till the total recovery amounts to 5% of the contract value. The same shall be released after 6 months from successful completion of work.

Note: All payments for the work will be made after statutory deductions as per the Bank's rules.

8.0 Insurance:

The contractor shall take insurances at his own cost to cover the following risk before commencement of the work, valid till the completion of the work, and in the joint name of 'Reserve Bank of India,

Bengaluru' and the Contractor with RBI's name being the first one. If the contractor does not provide these policies, the Bank reserves the right to take the insurance policies themselves and recover the cost thereof from the bill of the contractor or any other action.

- Professional Liability Insurance Policy equivalent to contract value.
- Workmen compensation policy for the employees of the contractor at site.
- Third party liability policy for a total of Rs 8 lakh and with a limit of Rs. 2 lakh per person per accident.

I / We hereby declare that I/we have read and understood the above instruction.

Place:

Signature and Seal of The Firm

Date:

Section-III- Safety Code

General Safety

1. First-aid appliances, including adequate supply of sterilized dressings and cotton wool, shall be maintained in a readily accessible place.
2. The injured person shall be taken to a public hospital without loss of time, in cases where the injury necessitates hospitalization.
3. Suitable and strong scaffolds should be provided for workmen for all works that cannot safely be done from ground.
4. No portable single ladder shall be over 8m in length, the width between the side rails not less than 30cm (clear) and the distance between two adjacent rungs shall not be more than 30cm. When a ladder is used, an extra labour shall be engaged for holding the ladder.
5. The excavated material shall not be placed within 1.5m of the edge of the trench or half of the depth of the trench, whichever is more. All trenches and excavations shall be provided with necessary protection of minimum height of one meter.
6. Every opening in the floor of a building or a working platform shall be provided with suitable means to prevent the fall of persons or materials by providing suitable fencing or railing whose minimum height shall be one meter.
7. No floor, roof or other part of the structure shall be as over-loaded with debris or materials as to render it unsafe.
8. Workers employed on mixing and handling material such as asphalt, cement, mortar or concrete and lime mortar shall be provided with protective footwear and rubber hand-gloves.
9. Those engaged in welding works shall be provided with welder's protective eye-shields and gloves.
10. No paint containing lead or lead products shall be used except in the form of paste or readymade paint.
11. Suitable face masks should be supplied for use by the workers when the paint is applied in the form of spray or surface having lead paint dry rubbed and scrapped.
12. Hoisting machines and tackles used in the work, including their attachments, anchorage and supports shall be in perfect condition.
13. The ropes used in hoisting or lowering material or as a means of suspension shall be of durable quality and adequate strength and free from defects.
14. The contractor shall provide all the safety gadgets to the workers for carrying out the work as per statutory norms.

Fire Safety

1. Cutting / drilling machine and other electrically operated equipment used at site shall be plugged into correctly rated electrical outlets.
2. Only ISI marked 3 pin plug and other appliances and equipment shall be used.
3. Electrical power cables / wires used shall not have any joints and shall be properly rated.
4. All electrical appliances i.e., welding, drilling, cutting machine etc. shall be safely and securely earthed to prevent leakage current while in operation.
5. Before commencing the welding work for the first time on any day, fire section shall be informed and only after the site inspection by the Fire Officers / Personnel, work shall be started.
6. Two buckets of water and sand shall be kept in an easily accessible area on the site.
7. Fire extinguishers recommended and issued by fire officers shall be kept on the site.
8. Used paint drums shall be stored in specified store only after closing them properly.
9. Personal protective equipment such as safety shoes, hand gloves, welder's mask, ear plug etc. depending upon the requirement of the work shall be provided by the contractor to the workmen to prevent occupational health hazards.
10. The safety belt shall be provided by the contractor and used by the workmen while working from height for more than 10 feet from Ground level.
11. None of the passages ways / roads / staircases at the Bank's premises shall be used for stacking / dumping any kind of materials / waste.
12. Both the staircase doors shall be normally kept closed.
13. None of the fire extinguishers shall be removed / shifted from its designated location.
14. Power supply shall be switched off from the mains when equipment is not in use.
15. Wood-shavings and saw-dust generated from the work shall be collected on daily basis, removed from site and stored at the designated place in proper manner.
16. Any debris generated from the work shall be collected on daily basis, removed from site and stored at the designated place in proper manner.
17. Battery operated emergency light / torches shall be provided by the contractor to the workmen while working beyond office hours.

Place:

Signature and Seal of The Firm

Date:

Section-IV – The Conditions Hereinafter Referred To

Interpretation Clause

1.0 In construing these Conditions, the Specifications, Schedule of Quantities and Contract Agreement, the following words shall have the meanings herein assigned to them except where the subject or context otherwise required.

(a)	“Employer”	Shall mean The Reserve Bank of India and shall include its assigns and successors.
(b)	“Contractor” (in the case of a partnership)	“Contractor” shall mean _____ and _____ trading in the name and style of _____ and having a place of business at _____ and shall include the partners for the time being of the said firm and the legal representatives of a deceased partner.
	(in the case of individual)	“Contractor” shall mean Shri. _____ trading in the name and style of _____ and shall include his heirs, successors and legal representatives.
	(in the case of Company)	“Contractor” shall mean _____ a company incorporated under _____ and having its registered office at _____ and shall include its successors and assigns.
(c)	“Site”	Shall mean the site of the contract works including any building and erections thereon and any other land (inclusively) as aforesaid allotted by the Employer for the Contractor’s use.
(d)	“This Contract”	Shall mean the Articles of Agreement, the Special Conditions, the Conditions, the Appendix Hereinbefore Referred To, the Schedule of Quantities and Specifications etc. attached hereto and duly signed.
(e)	“Notice in writing”	Or written notice shall mean a notice in written, typed or printed characters sent (unless delivered personally or otherwise proved to have been received) by registered post to the last known private or business address to have been received when in the ordinary course of post it would have been delivered.
(f)	“Act of Insolvency”	Shall mean any Act of Insolvency as defined by the Presidency Towns Insolvency Act or the Provincial Insolvency Act or any Act amending such original.

(g)	"Net Prices"	If in arriving at the contract amount, the Contractor shall have added to or deducted from the total of the items in the Tender any sum, either as a percentage or otherwise, then the net price of any item in the tender shall be the sum arrived at by adding to or deducting from the actual figure appearing in the Tender as the price of that item a similar percentage or proportion of the sum so added or deducted by the Contractor the total amount of any Prime Cost items and provisional sums of money shall be deducted from the total amount of the tender. The expression "net rates" or "net prices" when used with reference to the contract or accounts shall be held to mean rates or prices so arrived at.
(h)	"The works"	Shall mean the "Engagement of HVAC Consultants- Replacement of Central AC System at Office Building, Reserve Bank of India, Bengaluru" as provided herein.

Word importing persons include firms and corporations. Word importing the singular only also include the plural and vice-versa where the context requires.

Scope of Contract

2.0 The Contractor shall carry out and complete the said work in every respect in accordance with this Contract and with the directions of and to the satisfaction of the Employer. The Employer may in his absolute discretion and from time-to-time issue further drawings and / or written instructions, details, directions and explanations, which are hereafter collectively referred to as "Employer's Instructions" regarding:

- (a) The variation or modification of the design, quality or quantity of works or the addition or omission or substitution of any work.
- (b) Any discrepancy in the Drawings or between the Schedule of Quantities and / or Drawings and / or Specifications.
- (c) The removal from the site of any materials brought thereon by the Contractor and the substitution of any other material therefor.
- (d) The removal and / or re-execution of any works executed by the Contractor.
- (e) The dismissal from the works of any persons employed thereupon.
- (f) The opening up for inspection of any work covered up.

The Contractor shall forthwith comply with and duly execute any work comprised in such Employer's instructions, provided, always that verbal instructions, directions and explanations given to the Contractor or his representatives upon the works by the Employer shall, if involving a variation, be confirmed in writing by the Contractor within seven days, and if not dissented from in writing within a further seven days by the Employer, such shall be deemed to be Employer's instructions within the scope of the Contract.

Contractor's Duties

3.0 Contractor's duties include the following:

- a) Provide and pay for labour, materials and equipment, tools, construction equipment and machinery and other facilities and services necessary for the proper execution and completion of the specified works.
- b) Secure and pay for required permits, statutory workman's compensation insurance, fees and licenses necessary for proper execution and completion of required work.
- c) Give required notices.
- d) Promptly submit written notice to the Consultant of observed variance of this Specification from legal requirements.
- e) Enforce strict discipline and good order among employees. Do not employ persons unskilled in assigned task.

Variations to be approved by Employer

4.0 The Contractor shall submit a statement of variations giving a quantity and rates duly supported by analysis of rates, vouchers etc. The rates on scrutiny and final acceptance by the Employer shall form a supplementary tender. The Employer shall not be liable for payment of such variations until these statements are sanctioned by him.

Drawings, Schedule of Quantities & Agreement

5.0 The Contract shall be executed in triplicate and the Contractor shall be entitled to one executed copy for his use. The contractor shall prepare the line diagram, system configuration drawing and other necessary drawings and documents, if any, for carrying out the work. Before the issue of the final certificate to the Contractor, he shall forthwith return to the Employer, all Drawings and Specifications to the Bank.

Work sequence

6.0 The successful Contractor shall include all costs in the tender to complete the works in the time schedule as given by him in the work schedule table. By submitting a tender, the Contractor agrees that they have reviewed the project specifications and drawings, toured the jobsite, and will complete all work in accordance with the overall time frame as per the approved schedule. The schedule time frame starts after a notice to proceed or contract is received from the Employer. The Contractor shall provide a detailed schedule, in accordance with the time frame approved as per the work task schedule, prior to award of the project.

Contractor's use of premises

7.0 The site of the work is an occupied building. Contractor's use of premises shall be subject to following:

- a) Do not unreasonably encumber the site with materials or equipment. Staging area shall be located as directed by the Client.
- b) Assume full responsibility for protection and safekeeping of tools and products stored on or off premises.

Contractor to provide everything necessary at his cost

8.0 The Contractor shall provide at his cost, everything necessary for the proper execution of the works according to the intent and meaning of the Drawings, Schedule of Quantities and Specifications taken together whether the same may or may not be particularly shown or described therein provided that the same can reasonably be inferred therefrom, and if the Contractor finds any discrepancy in the Drawings or between the Drawings, Schedule of Quantities and Specifications, he shall immediately and in writing refer same to the Employer who shall decide which is to be followed. The Contractor shall provide all works under this specification in full accordance with Health and Safety Regulations.

No disruption to normal office functions

9.0 This project is a consultancy work in an existing building. It is essential that the Contractor gives special attention and priority to all matters concerning safety, protection from dust and loose materials, reduction of noise levels, protection from water and air infiltration into building, and maintenance of neat and orderly conditions in and around work areas inside and outside of building. Packaging, scrap materials and demolition debris shall be promptly removed from the building and site on a daily basis.

10.0 If the contract includes works, which will be disruptive during normal business operations, or would be dangerous to building occupants, said works shall be performed during hours as the Client dictates. Examples of such work include, without limitation, saw cutting of concrete, jack hammering, welding, metal cutting, pouring concrete, erecting steel or hoisting equipment over occupied portions of the building or performing tests. The Contractor shall perform such work during Client dictated hours and shall include all costs in its tender.

11.0 The Contractor shall keep noise levels below 75dB during normal building hours. When it is necessary to produce noise above this level, the Contractor shall advise the Client of such needs and times will be scheduled as directed. The Contractor shall anticipate any excessive noise generating procedures and include an allowance for it in the tender.

Authorities, Notices and Patents

14.0 The Contractor shall conform to the provisions of any Act of the Legislature relating to the works, and to the regulations and bye-laws of any authority, and of electric supply and other companies and / or authorities with whose systems, the installation is proposed to be connected and shall, before making any variations from the Drawings or Specifications that may be necessitated by so conforming, give to the Employer, written notice, specifying the variation proposed to be made and the reason for making it and apply for instructions thereon. In case the Contractor shall not receive such instructions within ten days, he shall proceed with the work conforming to the provisions, regulations or bye-laws, in question, and any variation so necessitated shall be dealt with under Section-IV- Clause 22.0 thereof.

14.1 The Contractor shall bring to the attention of the Employer, all notices required by the said Acts, regulations or bye-laws to be given to any authority and pay to such authority, or to any public office, all fees that may be properly chargeable in respect of the works and lodge the receipts with the Employer.

14.2 The Contractor shall indemnify the Employer against all claims in respect of rights, and shall defend all actions arising from claims, and shall himself pay all royalties, license fees, damages, cost and charges of all and every sort that may be legally incurred in respect thereof.

Setting out of works

15.0 The Contractor shall set out the works and shall be reasonable for the true and perfect setting out of the same and for the correctness of the positions, levels, dimensions, and alignment of all parts thereof. If at any time any error in this respect shall appear during the progress of the works within a period of one year from the completion of the works, the Contractor shall, if so required, at his own expense, rectify such error to the satisfaction of the Employer.

Materials and workmanship to conform the descriptions

16.0 All materials and workmanship shall so far as procurable be of the respective kinds described in the Schedule of Quantities and / or Specifications and in accordance with the Employer's instructions, and the Contractor shall upon the request of the Employer furnish him with all invoices, accounts receipts and other vouchers to prove that the materials comply therewith. The Contractor shall at his own cost arrange for and / or carry out any test of any materials which the Employer may require.

Contractor's superintendence and representative on the works

17.0 The Contractor shall give all necessary personal superintendence during the execution of the works, and as long thereafter as the Employer may consider necessary. The Contractor shall also during the whole time the works are in progress, employ a competent representative who shall be constantly in attendance at the works while the men are at work. Any directions, explanations, instructions or notices given by the Employer to such representative shall be held to be given to the Contractor.

Dismissal of Workmen

18.0 The Contractor shall on the request of the Employer, immediately dismiss from the works, any person employed thereon by him who may, in the opinion of the Employer, be incompetent or misconduct himself and such persons shall not be again employed on the works, without the permission of the Employer.

Access to Works

19.0 The Employer and their respective representatives shall at all reasonable times have free access to the works and / or the workshops, factories or other places where materials are lying or from which they are being obtained and the Contractor shall give every facility to the Employer and their representatives necessary for inspection and examination and test of the materials and workmanship. No person not authorized by the Employer except the representatives of public authorities shall be allowed on the works at any time.

Assistant Manager (Tech.) / Manager (Tech.) / Bank's Engineer

20.0 The term "Assistant Manager (Tech.) / Manager (Tech.) / Bank's Engineer" shall mean the person appointed and paid by the Employer to inspect the works, the Contractor shall afford the Assistant Manager / Manager / Bank's Engineer, every facility and assistance for inspecting the works and materials and for checking and measuring time and materials. The Assistant Manager (Tech.) / Manager (Tech.) / Bank's Engineer shall have power to set out works or to revoke, alter, enlarge or relax any requirements of the Contract or to sanction any work, additions, alterations, deviations or omissions or any extra work whatever, except in so far as such authority may be specially conferred by a written order with the prior concurrence in writing of the Employer.

The Assistant Manager (Tech.) / Manager (Tech.) / Bank's Engineer or any representative of the Employer shall have power to give notice to the Contractor or to his representative of non-approval of any work or materials and such work shall be suspended or the use of such materials shall be discontinued by the Assistant Manager / Manager / Bank's Engineer (Tech.) but such examination shall not in any way exonerate the Contractor from the obligation to remedy any defects which may be found to exist at any stage of the works or after the same is completed.

Assignments and Sub-letting

21.0 The whole of the works included in the Contract shall be executed by the Contractor and the Contractor shall not directly or indirectly transfer, assign or under-let the Contract or any part share thereof or any interest therein without the prior written consent of the Employer, and no undertaking shall relieve the Contractor from the full and entire responsibility of the Contract or from active superintendence of the works during their progress.

22.0 No alteration, omission or variation shall vitiate this Contract but in case the Employer thinks proper at any time during the progress of the works to make any alterations in or additions to or omissions from the works or any alteration in the kind or quality of the materials to be used therein and shall give notice thereof in writing under his hand to the Contractor, the Contractor shall alter, add to or omit from, as the case may be, in accordance with such notice but the Contractor shall not do any work extra to or make any alterations or additions to or omissions from the works or any deviation from any of the provisions of the Contract, Stipulation, Specifications or Contract Drawings without the previous consent in writing of the Employer and the value of such extras, alterations, additions or omissions shall in all cases be determined with the prior approval in writing of the Employer in accordance with the provisions of Section-IV - Clause 14 hereof, and the same shall be added to or deducted from the Contract Amount, as the case may be, accordingly.

Schedule of Quantities

23.0 The Schedule of Quantities, unless otherwise stated, shall be deemed to have been prepared in accordance with the Standard Method of Measurement. Any error in description or in quantity or in omission of items from the Schedule of Quantities shall not vitiate this contract but shall be rectified and the value thereof as ascertained under Section-IV - Clause 22 hereof, shall be added to, or deducted from, the Contract Amount (as the case may be) provided that no rectification of errors, if any, shall be allowed in the Contractor's Schedule of Rates.

Sufficiency of Schedule of Quantities

24.0 The Contractor shall be deemed to have satisfied himself before tendering as to the correctness and sufficiency of his tender for the works and of the prices stated in the Schedule of Quantities and / or the Schedule of Rates and Prices which rates and prices shall cover all his obligations under the Contract, and all matters and things necessary for the proper completion of the works.

Measurement of Works

25.0 The Assistant Manager (Tech.) / Manager (Tech.) / Bank's Engineer may from time to time intimate to the Contractor and the Employer that he requires the works to be measured, and the Contractor shall forthwith attend or send a qualified Agent to assist the Assistant Manager (Tech.) / Manager (Tech.) / Bank's Engineer in taking such measurements and calculations and to furnish all particulars or to give all assistance required by any of them. Should the Contractor not attend or neglect or omit to send such Agent, then the measurement taken by the Assistant Manager (Tech.) / Manager (Tech.) / Bank's Engineer shall be taken to be correct measurements of the works. Such

measurements shall be taken in accordance with the Mode of Measurement detailed in the Specifications. The Contractor or his Agent may at the time of measurement take such notes and measurements as he may require. All authorized extra works, omissions and all variations made with the prior approval in writing of the Employer shall be included in such measurements.

Prices for extra etc. ascertainment of

26.0 The Contractor may, when authorized by Employer, add to, omit from, or vary the works shown upon the drawings, or described in the Specification, or included in the Schedule of Quantities, but the Contractor shall make no addition, omission or variation without such authorization or direction. A verbal authority or direction by the Employer shall, if confirmed by him in writing within seven days, be deemed to have been given in writing. No claim for any extra shall be allowed unless it shall have been executed under provisions of Section-IV - Clause 22 hereof with the concurrence of the Employer as herein mentioned. Any such extra is herein referred to as authorized extra and shall be made in accordance with the following provisions.

(a)	(i)	The net rates or prices in the original tender shall determine the valuation of the extra work where such extra work is of similar character and executed under similar conditions as the work priced therein.
	(ii)	Rates for all items, wherever possible, should be derived out of the rates given in the Priced Schedule of Quantities.
(b)	The net prices of the original tender shall determine the value of the items omitted, provided if omissions vary the conditions under which any remaining items of works are carried out, the prices for the same shall be valued under sub-clause (c) hereof.	
(c)	Where the extra works are not of similar character and / or executed under similar conditions as aforesaid or where the omissions vary the conditions under which any remaining items of works are carried out or if the amount of any omission or additions relative to the amount of the whole of the Contract works or to any part thereof shall be such that in the opinion of the Employer the net rate or price contained in the Priced Schedule of Quantities or tender or for any item of the works involves loss or expense beyond that reasonably contemplated by the Contractor or is by reason of such omission or addition rendered unreasonable or inapplicable, the Employer shall fix such other rate or price as in the circumstances he shall think reasonable and proper.	
(d)	Where extra work cannot be properly measured or valued, the Contractor shall be allowed day work prices at the net rates in accordance with the local day work rates and wages for the district, provided that in either case vouchers specifying the daily time and materials employed, be delivered for verification to the Employer at or before the end of the week following that in which the work has been executed.	
The measurement and valuation in respect of the Contract shall be completed within the “Period of Final Measurement” stated in the Section-V- “Appendix Hereinbefore Referred To”, or if not stated, then defined in <u>Section-IV</u> hereof.		

Unfixed materials when considered to be the property of the Employer

27.0 Where in any Certificate (of which the Contractor has received payment) the Employer has included the value of any unfixed materials intended for and / or placed on or adjacent to the works,

such materials shall become the property of the Employer and they shall not be removed except for use upon the works, without the written authority of the Employer. The Contractor shall be liable for any loss of or damage to such materials.

Removal of improper work

28.0 The Employer shall, during the progress of the works, have power to order in writing from time to time the removal from the works within such reasonable time or times, as may be specified in the order, of any materials which in the opinion of the Employer are not in accordance with the Specifications or the instructions of the Employer, the substitution of proper materials, and the removal and proper re-execution of any work executed with materials or workmanship not in accordance with the Drawings and Specifications or instruction, and the Contractor shall forthwith carry out such order at his own cost. In case of default on the part of the Contractor to carry out such order, the Employer shall have the power to employ and pay the other persons to carry out the same, and all expenses consequent thereon, or incidental thereto shall be borne by the Contractor, or may be deducted by the Employer from any payment due, or that may become due, to the Contractor.

Certificate of Virtual Completion

29.0 The works shall not be considered as completed until the Employer has certified in writing that they have been virtually completed.

Nominated Sub-Contractor

30.0 All Specialists, Merchants, Tradesman and others executing any work of supplying and fixing any goods, for which prime cost prices or provisional sums are included in the Schedule of Quantities and / or Specifications, who may be nominated or selected by the Employer are hereby declared to be Sub-Contractors employed by the Contractor and are herein referred to as nominated Sub-Contractors.

No nominated Sub-Contractors shall be employed on or in connection with the works against whom the Contractor shall make reasonable objection or (save where the Employer and Contractor shall otherwise agree) who will not enter into Contract providing;

a) That the nominated Sub-Contractors shall indemnify the Contractor against the obligation in respect of the Sub-Contractor as the Contractor is under in respect of this Contract.

b) That the nominated Sub-Contractor shall indemnify the Contractor against claims in respect of any negligence by the Sub-Contractor, his servants or agents or any misuse by him or them of any scaffolding or other plant, the property of the Contractor or under any Workmen's Compensation Act in force.

c) Payment shall be made to the nominated Sub-Contractor within fourteen days provided that all nominated Sub-Contractor's accounts included in previous Certificates have been duly discharged, in default whereof, the Employer may pay the same and deduct the amount thereof from any sums due to the Contractor. The exercise of this power shall not create privity of contract as between Employer and Sub-Contractor.

Other persons employed by Employer

31.0 The Employer reserves the right to use the premises and any portions of the site for the execution of any work not included in this Contract, which it may desire to have carried out by other persons, and the Contractor shall allow all reasonable facilities for the execution of such work but shall not be

required to provide any plant or materials for the execution of such work. Such work shall be carried out in such manner as not to impede the progress of the works included in the Contract and the Contractor shall not be responsible for any damage or delay which may happen to or occasioned by such work.

32.0 Insurance in respect of damage to person and property

32.1 The Contractor shall be reasonable for all injury to persons, animals or things, and for all structural and decorative damage to property which may arise from the operation or neglect of himself or of any nominated Sub-Contractor or any employee or either, whether such injury or damage arises from carelessness, accident or any other cause whatever, in any way connected with the carrying out of this Contract. This liability under this clause shall be held to include inter alia, any damage to buildings, whether immediately adjacent or otherwise, and any damage to roads, streets, footpaths, bridges or ways as well as all damage caused to the buildings and other structures and works forming the subject matter of this Contract. The contractor shall also be responsible for any damage caused to the buildings and other structures and works forming the subject matter of this Contract by frost, rain, wind or other inclemency of weather. The Contractor shall indemnify and keep indemnified the Employer and hold him harmless in respect of all and any loss and expenses arising from any such injury or damage to persons or property as aforesaid and also against any claim made in respect of injury or damage, whether under any Statute or otherwise and also in respect of any award of compensation or damages consequent upon such claim.

32.2 The Contractor shall reinstate all damage of every sort mentioned in this Clause, so as to do delivery of the whole of the Contract works complete and perfect in every respect and so as to make good or otherwise satisfy all claims for damage to the property of third parties. The Contractor shall also indemnify and keep indemnified the Employer against all claims which may be made against the Employer by any person/ member of the public or other third party in respect of anything which may arise in respect of the works or in consequence thereof and **shall at his own expense arrange to effect and maintain, until the completion of the Contract, with an Insurance company approved by the employer a policy of Insurance in the joint names of the Employer and the Contractor (the name of the former being placed first in the policy) against such risks and deposit such Policy or Policies with the Employer before commencement of the work.** The minimum limit of coverage under the policy shall be as defined elsewhere under General instructions to the tenderer.

32.3 The Contractor shall also similarly indemnify the Employer against all claims which may be made upon the Employer whether under the **Workmen Compensation Act** or any other statute in force during the currency of this contract and also during CAMC period or at Common Law in respect of any employee of the Contractor or any Sub-Contractor and **shall at his own expenses effect and maintain, until the completion of the Contract, with an Insurance company approved by the employer a policy of Insurance in the joint names of the Employer and the Contractor (the name of the former being placed first in the policy) against such risks and deposit such Policy or Policies with the Employer from time to time during the currency of the Contract.**

32.4 In default of the contractor ensuring as provided above, the employer may so ensure and may deduct the premiums paid from any money due or which may become due to the contractor. The Contractor shall be responsible for any liability which may be excluded from the Insurance Policies above referred to and also for all other damages to any person, animal or property arising out of and incidental to the negligent or defective carrying out of this Contract, whatever may be the reasons due to which the damage shall have been caused. He shall also indemnify and keep indemnified the

Employer in respect of all and any costs, charges or expenses arising out of any claim or proceedings relating to the works and also in respect of any award of compensation or damages, arising therefrom.

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

32.6 The contractor, in case of re-building or reinstatement after damage shall be entitled to such extension of time for completion as the Employer may deem fit, but shall, however, not be entitled to reimbursement by the employer of any shortfall or deficiency in the amount finally paid by the insurer in settlement of any claim arising as set out herein.

32.7 Without prejudice to his liability under this clause, the contractor shall also cause all nominated sub-contractors to effect, for their respective portions of works similar policies of insurance in accordance with the provisions of this clause and shall produce or cause to produce to the employer such policies. The contractor shall not permit a nominated sub-contractor to commence work at site unless said insurance policies are submitted. In the event of failure, of the sub-contractor to take out such policy or policies of insurance before commencing the works at site, the contractor shall be responsible for any claim or damage attributable to the said sub-contractor.

Date of Commencement and Completion

33.0 The Contractor shall be allowed admittance to the site on the “Date of Commencement” stated in the Section-V- “Appendix Hereinbefore Referred To” or such later date as may be specified by the Employer and he shall thereupon and forthwith being the works and shall regularly proceed with and complete the same (except such painting or other decorative work as the Employer may desire to delay) on or before the “Date of Completion” stated in the Section-V- “Appendix Hereinbefore Referred To”, subject nevertheless to the provisions for extension of time hereinafter contained.

Damages for Non-completion

34.0 If the Contractor fails to complete the works by the date stated in the Section-V- “Appendix Hereinbefore Referred To”, or within any extended time under Section-IV - Clause 35.0 hereof and the Employer certifies in writing that in his opinion the same ought reasonably to have been completed, the Contractor shall pay the Employer the sum named in the Section-V - “Appendix Hereinbefore Referred To” as “Liquidated Damages” for the period during which the said works shall so remain incomplete.

Delay and Extension of Time

35.0 If in the opinion of the Employer, the works be delayed (a) by force majeure or (b) by reason of any exceptionally inclement weather or (c) by reason of proceedings taken or threatened by or dispute with adjoining or neighbouring owners or public authorities arising otherwise than through the Contractor’s own default or (d) by the works or delays of other Contractors or Tradesmen engaged or nominated by the Employer and not referred to in the Schedule of Quantities, and / or Specification or (e) by reason of Employer’s instructions as per Section-IV - Clause 36.0 hereof or (f) by reason of

civil commotion, local combination of workmen or strike or lock-out affecting any of the building trades or (g) in consequence of the Contractor not having received in due time, necessary instructions from the Employer for which he shall have specifically applied in writing or (h) from other causes which the Employer may certify as beyond the control of Contractor or (i) in the event the value of the work exceeds the value of the Priced Schedule of Quantities owing to variation, make a fair and reasonable extension of time for completion of the Contract works, in case of such strike or lock-out the Contractor shall nevertheless constantly use his endeavours to prevent delay and shall do all that may reasonably be required to the satisfaction of the Employer to proceed with work.

Failure by Contractor to comply with Employer's instructions

36.0 If the Contractor after receipt of written notice from the Employer requiring compliance within ten days fails to comply with such further drawings and the Employer may employ and pay other persons to execute any such work whatsoever that may be necessary to give effect thereto, and all costs incurred in connection therewith shall be recoverable from the Contractor by the Employer or may be deducted by him from any moneys due to the Contractor.

Termination of Contract by the Employer

37.0 If the Contractor being an individual or a firm commits any "act of insolvency", or shall be adjudged an insolvent or being an Incorporated Company shall have an order for compulsory winding up made against it or pass an effective resolution for winding up voluntarily or subject to the supervision of the Court and the Official Assignee of the Liquidator, in such acts of insolvency or winding up, as the case may be, shall be unable, within seven days after notice to him requiring him to do so, to show the reasonable satisfaction of the Employer that he is able to carry out and fulfil the Contract and to give security therefor, if so required by the Employer,

Or if the Contractor (whether an individual, firm or Incorporated Company) shall suffer execution or other process of Court attaching property to be issued against the Contractor,

Or shall suffer any payment under this Contract to be attached by or on behalf of any of the creditors of the Contractor,

Or shall assign or sublet this Contract without the consent in writing of the Employer first had obtained,

Or shall charge or encumber this Contract or any payments due or which may become due to the Contractor hereunder,

Or if the Employer determine that the Contractor;

- (i) has abandoned the Contract, or
- (ii) has failed to commence the works, or has without any lawful excuse under those Conditions suspended the progress of the works for 14 days after receiving from the Employer notice to proceed, or
- (iii) has failed to proceed with the works with such due diligence and failed to make such due progress as would enable the works to be completed within the time agreed upon, or
- (iv) has failed to remove materials from the site or to pull down, and replace work for seven days after receiving written notice that the said materials or work were condemned and rejected by the Employer under these Conditions or
- (v) has neglected or failed persistently to observe and perform all or any of the acts, matters or things by this Contract to be observed and performed by the Contractor for seven days after

written notice shall have been given to the Contractor requiring the Contractor to observe or perform the same.

Then and in any of the said cases, the Employer may notwithstanding any previous waiver, after giving seven days' notice in writing to the Contractor, determine the Contract and liabilities of the Contractor, the whole of which shall continue in force fully as if the Contract had not been so determined, and as if the works subsequently executed had been executed by or on behalf of the Contractor and further, the Employer by his agents or servants may enter upon and take possession of the works and all plant, tools, scaffoldings, machinery and materials lying upon the premises or the adjoining lands or roads, and use the same as his own property or may employ the same by means of his servants and workmen in carrying on and completing the works or by employing any other Contractor or other person or persons to complete the works, and the Contractor or other person or persons employed for completing and finishing or using the materials and plant for the works. When the works shall be completed or as soon thereafter as convenient, the Employer shall give a notice in writing to the Contractor to remove his surplus materials and plant, and should the Contractor fail to do so within a period of twenty days after receipt thereof by him, the Employer may sell the same by public auction, and give credit to the Contractor for the net amount realized. The Employer shall thereafter ascertain in writing under his hand what (if anything) shall be due or payable to, or by the Employer, for the value of the said plant and materials so taken possession of by the Employer and the expense or loss which the Employer shall have been put to in procuring the works to be completed, and the amount, if any, owing to the Contractor and the amount which shall thereupon be paid by the Employer to the Contractor or by the Contractor to the Employer, as the case may be, and the decision of the Employer shall be final and conclusive between the parties.

Termination of Contract by Contractor

38.0 If payment of the amount payable by the Employer shall be in arrears and unpaid for thirty days after notice in writing requiring payment of the amount as aforesaid shall have been given by the Contractor to the Employer or if the Employer shall repudiate the Contract, or if the works be stopped for three months under the order of the Employer or by any injunction or other order of any Court of Law, then and in any of the said cases, the Contractor shall be at liberty to determine the Contract by notice in writing to the Employer and he shall be entitled to recover from the Employer, payment for all works executed and for any loss he may sustain upon any plant or materials supplied or purchased or prepared for the purpose of the Contract.

In arriving at the amount of such payment, the net rates contained in the Contractor's original Tender shall be followed, or where the same may not apply, valuation shall be made in accordance with Section-IV - Clause 39.0 hereof.

Certificates and Payments

39.0 The Contractor shall be paid by the Employer from time to time by instalments under Interim Certificate to the Contractor on account of the works executed, work to the approximate value named in the Section-V- "Appendix Hereinbefore Referred To" as "Value of work for Interim Certificates" (or less at the reasonable discretion of the Employer) has been executed in accordance with this Contract, after which time the instalments shall be up to the full value of work, subsequently so executed and fixed in the building. The Employer may, at his discretion, include in the Interim Certificate such amount as he may consider proper on account of materials delivered upon the site by the Contractor for use in the works. And when the works have been virtually completed and the Employer shall have certified in writing that they have been completed, the Contractor shall be entitled

to the payment of the Final Balance in accordance with the Final certificate to be issued in writing by the Employer.

39.1 The Employer shall have power to withhold any Certificate if the works or any parts thereof are not being carried out to his satisfaction.

39.2 The Employer may by any Certificate make any correction in any previous certificate which shall have been issued by him.

39.3 No certificate or payment shall be issued if the Contractor fails to insure the works and keep them insured till the issue of the Virtual Completion Certificate.

39.4 Payments shall be made within the period named in the Section-V- "Appendix Hereinbefore Referred To" as "Period for Honouring Certificates" after such Certificates have been delivered to the Employer.

Delayed Payment

40.0 Any amounts payable by the Employer to the Contractor if not paid within the "Period for honouring Certificates" named in the Section-V- "Appendix Hereinbefore Referred To", carry interest at the rate named in the Section-V- "Appendix Hereinbefore Referred To", as the "Rate of interest for delayed payment" from the date upon which such sum ought to have been paid by the Employer until the payment.

Matters to be finally determined by Employer

41.0 The Employer decision, opinion, direction, Certificate (except for payment), with respect to all or any of the matter shall be final and conclusive and binding on the parties hereto and shall be without appeal. Any other decision, opinion, direction, Certificate or valuation of the Employer or any refusal of the Employer to give any of the same shall be subject to the right of arbitration and review under Section-IV – Clause 42.0 hereof in the same way in all respects (including the provision as to opening the reference) as if it were a decision of the Employer.

Settlement of dispute by arbitration

42.0 In case of any dispute or difference arising out of or in connection with or in carrying out of the work (whether during the progress of the work or after completion and whether before or after the determination, abandonment or breach of contract) except as to any of the excepted matters provided hereunder the parties hereto, shall first endeavour to settle such disputes or differences amicably. If both the parties fail to reach such amicable settlement, all the disputes or differences shall be finally settled by arbitrators as provided herein.

In case of failure of such amicable settlement by the parties, then either party may within 28 days of such a failure give a written notice to the other party requiring that all matters in dispute or difference be arbitrated upon. Such written notice shall specify the matters which are in dispute or differences of which such written notice has been given and no other matter shall be referred to the arbitration of a single arbitrator to be appointed by both the parties or in case of disagreement as to the appointment of a single arbitrator, the appointment of two arbitrators (one to be appointed by each party) and an umpire to be appointed by the arbitrators. The provisions of Arbitration and Conciliation Act, 1996 or any statutory modification or re-enactment thereof and rules framed thereunder from time to time shall apply to such arbitrations.

In the event of the Arbitrator or any one of the Arbitrators, as the case may be, dying, neglecting, refusing to act or resigning or being unable to act for any reason or the award being set-aside by the Court for any reason it shall be lawful for the parties to appoint another Arbitrator in the manner provided herein above.

The venue of arbitration shall be Bengaluru, India.

The Arbitrator or Arbitrators appointed under this Schedule shall hold the arbitration proceeding jointly and shall have the power to extend the time to make the award with the consent of the parties.

Pending reference to arbitration and award thereon, the parties shall make all endeavour to complete the work in all respects as herein contracted and all disputes, if any, will finally be settled in the arbitration.

Upon every or any such references to the arbitration, as provided herein the cost of and incidental to the reference and award respectively shall be, at the discretion of the Arbitrator or Arbitrators or the Umpire, as the case may be, who may determine the amount thereof.

The Arbitrator, Arbitrators or Umpire, as the case may be, shall give reasoned award in respect of each item of dispute which shall be final and binding on both the parties. It is agreed that the Contractor shall not delay the carrying out of the work by reason of any such matter, question or dispute being referred to arbitration, but shall proceed with the work with all due diligence and shall, until the decision of the Arbitrators, as the case may be, is given, abide by the terms and conditions of the contract herein, as also instructions with regard to the actual carrying out of the work herein contracted and no award shall relieve the Contractor of his obligations to adhere strictly to the terms and conditions of the contract herein as also instructions with regard to the actual carrying out of the work. The Bank and the Contractor hereby also agree that arbitration under this schedule shall be a condition precedent to any right of action, under the Contract.

In case during the arbitration proceedings, the parties mutually settle, compromise or compound their dispute or difference, the reference to arbitration and the appointment of the Arbitrator or Arbitrators, or Umpire, as the case may be, shall be deemed to have been revoked and the arbitration proceedings shall stand withdrawn or terminated with effect from the date on which the parties file a joint memorandum of settlement thereof with the Arbitrator or Arbitrators or the Umpire, as the case may be.

For the purpose of this clause, the expression “exempted matters” shall mean and refer to all or any of the matters under Scope of work, Contract price, Delivery Schedule and Final Acceptance certificate.

Right of technical scrutiny of final bill

43.0 The Employer shall have a right to cause a technical examination of the works and the final bill of the Contractor including all supporting vouchers, abstracts etc. to be made at the time of payment of the final bill. If as a result of this examination or otherwise, any sum is found to have been overpaid or over-certified, it shall be lawful for the Employer to recover the sum.

Employer entitled to recover compensation paid to workmen

44.0 If, for any reason, the Employer is obliged, by virtue of the provision of the Workmen's Compensation Act, 1923, or any statutory modifications or re-enactment thereof to pay compensation to a workman employed by the Contractor in execution of the works, the Employer shall be entitled to recover from the Contractor the amount of compensation so paid, and without prejudice to rights of

the Employer under the said Act. The Employer shall be at liberty to recover such amount or any part thereof by deducting it from the security deposit or from any sum due by the Employer to the Contractor under this Contract or otherwise. The Employer shall not be bound to contest any claim made against it under the said Act, except on the written request of the Contractor and upon his giving to the Employer full security to the satisfaction of the Employer for all costs for which the Employer might become liable in consequence of contesting such claim.

Abandonment of Works

45.0 At any time after acceptance of the tender, the Employer shall, for any reasons whatsoever, not require the whole or any part of the works to be carried out, the Employer shall give notice in writing to the Contractor who shall have no claim to any payment of compensation or otherwise whatsoever on account of any profit or advantage which he might have derived from the execution of the whole works.

Return of surplus materials

46.0 Notwithstanding anything contained to the contrary in any or all the Clauses of this Contract, where any material for the execution of the Contract is procured with the assistance of the Employer by purchases made under orders or permits or licenses issued by Government, the Contractor shall hold the said materials economically and solely for the purpose of the Contract and not dispose of them without the prior written permission of the Employer and return it to the Employer, if required by the Employer, at the price to be determined by the Employer having due regard to the condition of the materials, the price to be determined not to exceed the purchase price thereof inclusive of sales tax, octroi and other such levies paid by the Contractor in respect thereof. In the event of breach of the aforesaid condition, the Contractor shall, in addition to being liable to action for contravention of the terms of licenses or permits and / or criminal breach of trust, be liable to the Employer for all payments, advantages or profits resulting, or which in the usual courses would have resulted to him, by reason of such breach.

Right of Employer to terminate Contract in the event of death of Contractor, if individual

47.0 Without prejudice to any of the rights or remedies under this Contract, if the Contractor, being an individual, dies, the Employer shall have the option of terminating the Contract without incurring any liability for such termination.

Accident Reports

48.0 In the event of accidents of any kind, the Contractor shall furnish the Client with copies of all accident reports, the reports shall be sent without delay and at the same time that they are forwarded to any other parties.

Non-disclosure Clause

49.0 A The Contractor shall not disclose directly or indirectly any information, materials and details of the Bank's infrastructure/systems/equipment etc., which may come to the possession or knowledge of the Contractor during the course of discharging its contractual obligations in connection with this agreement, to any third party and shall at all times hold the same in strictest confidence. The Contractor shall treat the details of the contract as private and confidential, except to the extent necessary to carry out the obligations under it or to comply with applicable laws. The Contractor shall not publish, permit to be published, or disclose any particulars of the works in any trade or technical paper or elsewhere without the previous written consent of the Employer. The Contractor shall

indemnify the Employer for any loss suffered by the Employer as a result of disclosure of any confidential information. Failure to observe the above shall be treated as breach of contract on the part of the Contractor and the Employer shall be entitled to claim damages and pursue legal remedies.

Intellectual Property Rights:

49.0 B All rights pertaining to any intellectual property generated/ created/ invented in the due course of the project, shall vest with the Bank.

In this sub-clause, “Infringement” means an infringement (or allegation of infringement) of any patent, registered design, copyright, trademark, trade name, trade secret or other intellectual or industrial property right relating to the consultancy and “claim” means a claim (or proceedings pursuing the claim) alleging an infringement. The consultant shall indemnify at its own cost and expenses and hold the Bank harmless against and from any other claim which arises out of or in relation to the design, layout, drawings, details provided in the project report, etc.,

All the designs, drawings, documents, photographs and video recordings and software prepared by the Consultant for the project shall be the Bank’s property and the Bank shall have the exclusive Intellectual Property Rights of such designs, drawings, documents, photographs and video recordings and software. Consultant shall not use or allow anyone to use these drawings, designs, documents, photographs and video recordings and software without the prior permission of the Bank shall constitute violation of Intellectual Property Rights.

Other Miscellaneous Requirements:

49.0C The Consultant shall always depute a qualified and experienced supervisor/technician/engineer during execution of the work. No work shall be carried out at site in unsupervised manner.

The Consultant shall submit the names and personal details of site in-charge/ supervisor and his authorized representative along with their role, responsibilities, and authority (about supervision, quality control, documentation, measurements, signing measurement book, correspondence, receiving instructions from bank etc.) within 14 days from the date of issue of work order in the approved format.

The Consultant shall ensure that all the workers/supervisors shall carry valid identity proof at the time of entering the Bank’s premises. Further, the consultant shall submit valid latest police verification reports in respect of the manpower being deployed for carrying out the captioned work.

The Consultant is required to plan and organize manpower and resources in a manner that the entire work is completed within the stipulated period.

Sexual Harassment of Women at Workplace

50.0 The contractor shall be solely responsible for full compliance with the provisions of “the Sexual Harassment of women at work place (Prevention, Prohibition and Redressal) Act, 2013”. In case of any complaint of sexual harassment against its employee within the premises of the Bank, the complaint will be filed before the Internal Complaints Committee constituted by the contractor/Agency and the contractor.

50.1 Any complaint of sexual harassment from any aggrieved employee of the Service Provider against any employee of the Bank or any employee of any other firm working in the Bank shall be taken cognizance of by the Regional Complaints Committee constituted by the Bank.

50.2 The contractor shall be responsible for any monetary compensation that may need to be paid in case the incident involves the employees of the contractor, for instance any monetary relief to Bank’s employee or other firm’s employee, if sexual violence by the employee of the contractor is proved.

50.3 The contractor shall be responsible for educating its employees about prevention of sexual harassment at work place and related issues.

50.4 The contractor shall provide a complete and updated list of its employees who are deployed within the Bank’s premises.

Marginal Notes

51.0 The notes in the box and in the catch lines hereto and in the Annex’s hereto are meant only for convenience of reference and shall not in any way be taken into account in the interpretation of these presents and the Annex’s hereto.

Section-V – Appendix Hereinbefore Referred To

1.	Bid Validity	90 days from opening of Part-I of E-tender
2.	EMD	Rs. 14,600/-
3.	Period of Final Measurement	40 days from the date of final completion.
4.	Date of Commencement	10th day from the date of letter of award of work.
5.	Date of Completion	Date of Virtual Completion Certificate
6.	Completion Period	Stage I : 45 days Stage II : 6 visits (days)
7.	Insurance policies	As per Clause No. 8.0 of Section-II of the tender
8.	Liquidated Damages at the rate of	0.25% of the contract value per week, subject to a maximum of 10% of the contract value of the delayed period.
9.	Value of Works for Interim Certificates	As per Section-II, Para 7.0 of Part-I.
10.	Period for Honouring interim Certificates	1 month.
11.	Rate of Interest for Delayed Payments	3% per annum.

Section-VI- Technical Specification & Scope of Work

The Bank's Main Office Building (MOB) at Bengaluru consists of basement, ground floor and 4 upper storeys. The carpet area for each individual floor is approx. 17,000 sq. feet on an average. The existing Centralized AC plant is installed at the Basement.

1. General Scope of work

The scope of work shall include the following:

1.1. Scope of work covers survey for proposed system (i.e., for latest technology, environment friendly central chiller units, condensate and chilled water pumps, valves & pipeline, cooling towers etc.) & designing of the said HVAC system with BMS required to be provided in the said scheme after measuring the heat load separately for all the seasons in which, the specified conditions are to be maintained for the Main office building, Bengaluru.

1.2. The equipment's selection and design shall be made based on the above heat load calculations.

1.3. Preparation of detailed Bill of Quantity (BOQ) with technical specification, estimate for the proposed Centralized Air Conditioning System / HVAC system.

1.4. Providing necessary data for design specifications, capacity for the proposed HVAC system.

1.5. Submission of three copies of reports for heat load calculation, capacity calculation of equipment's etc.

1.6. The HVAC Consultant shall supervise the execution work of DSITC of Central AC Plant work and verify the drawings/documents submitted by the HVAC firm.

1.7. During execution of the related capital work, the successful bidder / consultant shall visit the site when necessary, during design stage and execution stages of work. Also, the consultant shall provide suggestions / remarks on the work when services are requested from the Bank's side for the work.

1.8. The successful bidder / consultant shall work in coordination with the Bank's engineer / other related consultancy providers / contractors as part of the design and / or execution stage of the consultancy work, and the related capital work.

1.9. The details of the existing central AC system and its components at the Bank's Office Building, Bengaluru are as mentioned in [Annexure-2](#) attached at the end of this application form.

1.10 The scope of work encompasses a comprehensive assessment of the cooling requirements for the designated facility, which includes but is not limited to:

- Conducting a thorough site survey to gather essential data regarding the building's structure, layout, and occupancy patterns.
- Analysing architectural drawings, floor plans, and relevant documentation to identify key parameters influencing the heat load.
- Assessing the thermal characteristics of the building envelope, including insulation levels, fenestration types, and orientation.
- Evaluating internal heat gains from occupants, lighting systems, and equipment to determine sensible and latent heat loads.

- Considering outdoor climate data to account for seasonal variations and ambient conditions affecting cooling demands.
- Factoring in specific requirements for critical areas, such as server rooms / switch room or specialized equipment spaces.
- Collaborating with stakeholders to understand operational schedules, occupancy patterns, and any unique cooling needs.
- Identifying potential energy-saving opportunities and recommending strategies for optimizing the performance of the centralized water-cooled AC plant.
- Providing detailed documentation of the heat load calculation methodology, assumptions, and results for transparency and review.
- Delivering actionable insights and recommendations to inform the design and sizing of the AC plant system, ensuring optimal performance and energy efficiency.
- The scope of the heat load computation shall also include floor-wise CFM calculations for determining the required AHU capacity.
- In case any revision or correction is required in the capacity of the existing AHUs based on the design calculations, the same shall be identified and incorporated in the tender scope, including the necessary capacity augmentation/replacement, wherever required.
- The design calculations shall be carried out considering the entire HVAC system as an integrated system, including chillers, chilled-water/condenser- water pumps, cooling towers, AHUs, and all associated equipment and systems, to ensure that the overall system capacity is adequate to meet the calculated heat load.

2. Standards/ Guidelines to be followed for the work:

The works shall be executed as per ISHRAE standards and other statutory guidelines issued by Central, State / Local governments, Indian Standards amended up to date as mentioned below:

a. Bureau of Indian Standards (BIS):

- IS 15211:2016: This standard specifies the requirements for energy performance of buildings, including methods for energy estimation and calculation procedures.
- IS 8142:1976: This standard provides guidelines for the design and installation of air conditioning systems in buildings.

b. ASHRAE Indian Chapters:

The Indian chapter of the American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) offers resources, seminars, and workshops on HVAC design and energy efficiency, which align with international standards.

c. Energy Conservation Building Code (ECBC):

ECBC 2017: This code provides guidelines and requirements for the design and construction of energy-efficient buildings, including provisions for HVAC systems and heat load calculations.

d. National Building Code of India (NBC):

Part 8: This part of the NBC covers the requirements for HVAC systems in buildings, including ventilation, air conditioning, and heat load calculations.

e. Central Public Works Department (CPWD) Guidelines: CPWD guidelines for HVAC design and installation often incorporate relevant Indian standards and best practices for heat load calculations.

Note- The Bank's Office Building drawings and relevant data will be provided to the successful bidder.

3. Heat Load Calculation Methodology:

The heat load calculation methodology outlines the approach and techniques used to estimate the cooling requirements of the facility. It includes:

- Selection of calculation methods: Choosing appropriate methodologies for calculating sensible and latent heat loads based on the specific characteristics of the facility and the available data. This may involve using simplified calculation methods for preliminary assessments and more detailed simulations for complex or specialized applications.
- Sensible heat load estimation: Quantifying the sensible heat gain from sources such as occupants, lighting, equipment, and solar radiation using established engineering formulas and empirical correlations. This includes accounting for factors such as heat conduction, convection, and radiation to accurately predict the heat input to the space.
- Latent heat load determination: Assessing the latent heat gain resulting from moisture infiltration, occupant respiration, and other sources of humidity within the space. This involves calculating the moisture content of the air using psychrometric charts or software tools and estimating the latent heat load based on the moisture removal requirements.
- Incorporation of diversity and safety factors: Applying appropriate diversity and safety factors to account for uncertainties, variations, and peak load conditions. This includes considering factors such as simultaneous occupancy, equipment operation, and climate fluctuations to ensure that the cooling system is adequately sized to meet the anticipated demand under all operating conditions.
- Documentation and reporting: Documenting the heat load calculation methodology, assumptions, and results in a clear and transparent manner. This includes providing detailed calculations, data sources, and references to support the findings and recommendations and facilitate review and verification by stakeholders and regulatory authorities.

4. Reporting Requirements:

The reporting requirements specify the format, content, and deliverables of the heat load calculation report. This includes:

- Detailed calculations: Providing a comprehensive breakdown of the heat load calculations, including sensible and latent heat gains from various sources, peak load estimates, and diversity factors applied. This includes documenting the equations, formulas, and methodologies used to derive the results.
- Assumptions and inputs: Documenting the key assumptions, parameters, and inputs used in the heat load calculation process. This includes specifying occupancy rates, equipment loads, environmental conditions, and other factors influencing the heat load.
- Sensitivity analysis: Presenting the results of sensitivity analysis to assess the impact of variations in key assumptions and parameters on the heat load calculations. This includes

identifying the most critical variables and their implications for system design and performance.

- **Recommendations:** Providing actionable recommendations for the design and sizing of the centralized water-cooled AC plant system based on the heat load calculations. This includes specifying the capacity, configuration, and control strategies for the cooling equipment to meet the anticipated demand.
- **Quality assurance:** Documenting the quality assurance measures taken to ensure the accuracy, reliability, and validity of the heat load calculation results. This includes describing the validation procedures, data verification checks, and peer review processes employed.
- **Compliance and certification:** Ensuring that the heat load calculation report complies with relevant industry standards, codes, and regulations. This includes certifying the accuracy and completeness of the report and providing any necessary documentation for regulatory approval or certification.

I / We hereby declare that I/we have read and understood the above.

Place:

Signature and Seal of The Firm

Date:

Unpriced Bill of Quantities

Sr. No.	Description	Qty.	Unit	Rate	Amount
1	Charges for computation of peak Heat Load, electrical load, designing of Centralized Air conditioning plant at Bank's Main Office Building (Basement + ground + 4-storeyed building having an approx. 17,000 sq. feet carpet area for each floor), to ascertain the actual capacity of latest technology, environment friendly central chiller units, condensate and chilled water pumps, valves, cooling towers & pipeline etc. and to explore the compatibility of existing cooling towers, including submission of three copies of reports for heat load calculation and capacity calculation of the above equipment and preparation of bill of quantity (BoQ) with technical specification, estimate for the new Centralized Air Conditioning System and as per scope of work mentioned in Part-I of quotation all complete and as directed by Bank's Engineer. Detailed Scope of work to be referred in the Part-I of the tender document. (Rate inclusive of all except GST)	1	No.		
2	Applicable CGST on item Sl. No. 1				
3	Applicable SGST on item Sl. No. 1				
4	Total of sl. no. 1 to 3 (inclusive of all) in Rs.				

Note:

1. Rates are to be quoted only in the online price bid, Due to the limitation of 1000 characters, complete description could not be accommodated, and description given thereof is brief. Before quoting rates online, all the contractors must read the complete details of each item given in the Unpriced Bill of Quantities given in part-II of the application document. For execution and rate purpose, the details given in Bill of Quantities in part-II of the application document will be implemented.
2. The bidders are advised to quote only base rate for items in Part-II, i.e., the rates for the items in Part-II should be quoted exclusive of GST. However, all the items in the price bid will be subjected to GST @ applicable rates, and the entire value (i.e., the base rate quoted by the successful bidder for items referred at serial numbers of price bid plus applicable GST thereon)

will be taken as the total contract value of the work. No change in quoted rates will be accepted.

3. The price bid format given above is only for illustrative purpose. Bidders are requested not to upload price bid along with part-I application documents. Price should be submitted online, only through CPP portal. Submission of price bid along with Part-I application documents will lead to disqualification of tender.
4. The price being quoted by the bidder shall be inclusive of travel and lodging expenses, if any.

Place:

Signature and Seal of The Contractor

Date:

FORMAT FOR POWER OF ATTORNEY FOR AUTHORIZED SIGNATORY

(On Non-Judicial Stamp Paper of appropriate value)

To,

The Regional Director
Estate Department
Reserve Bank of India
Bengaluru

Sir/Madam,

Name of Work: **Computation of Peak Heat load and Providing Consultancy Services for Replacement of Central AC System at Main Office Building, Reserve Bank of India, Bengaluru**

We (name of the bidder and address of their registered office) do hereby constitute, appoint, and authorize Mr. / Ms.
..... (name and residential address of Power of Attorney holder) who is presently employed with us and holding the position of as our attorney, to do in our name and on our behalf, all such acts, deeds, and things necessary in connection with or incidental to our bid for the captioned Project, including signing and submission of all documents and providing information / responses to the Reserve Bank of India (RBI), representing us in all matters before RBI, and generally dealing with RBI in all matters in connection with our proposal for the said Project.

We hereby agree to ratify all acts, deeds and things lawfully done by our said attorney pursuant to this Power of Attorney and that all acts, deeds and things done by our aforesaid attorney shall and shall always be deemed to have been done by us.

Signature of Mr. / Ms. is attested below:

Signature(s) of the Bidder:

Name(s), Stamp / Seal of the Bidder:

Note: Power of Attorney should be properly stamped, and notarized Power of Attorney furnished by Contractor shall be irrevocable.

DETAILS OF EXISTING CENTRAL AC SYSTEM AT THE BANK'S OFFICE BUILDING.**RESERVE BANK OF INDIA, BENGALURU**

Sl. No.	Capacity of AC Plant	No. of Units	Year of Installation	Make	Type (Centrifugal / Reciprocating / Screw)	Refrigerant used in chiller unit	Remarks
1	180 TR	3	2009	Kirloskar	Screw compressor (McQuay make)	R22	Caters to the Ground + 4 floors of MOB (through AHUs).

Sl. No.	Equipment	Quantity	Location	Make	Rating
1	Cooling tower	3	Terrace Area	Advance	5.5 kW / 7.5 HP
2	Chiller Pump	4	Basement Area	ABB	15 kW / 20 HP
3	Condenser Pump	4	Basement Area	ABB	18.5 kW / 25 HP
4	AHU - 1	1	Ground Floor	-	Not Operational
5	AHU - 2	1	Ground Floor	-	27200 CFM
6	AHU - 3	1	Ground Floor	-	27200 CFM
7	AHU - 4	1	Ground Floor	-	20400 CFM
8	AHU - 5	1	First Floor	-	13600 CFM
9	AHU - 6	1	First Floor	-	27200 CFM
10	AHU - 7	1	First Floor	-	Not Operational
11	AHU - 8	1	First Floor	-	20400 CFM

12	AHU - 9	1	Second Floor	-	13600 CFM
13	AHU - 10	1	Second Floor	-	27200 CFM
14	AHU - 11	1	Second Floor	-	18200 CFM
15	AHU - 12	1	Second Floor	-	20400 CFM
16	AHU - 13	1	Third Floor	-	13600 CFM
17	AHU - 14	1	Third Floor	-	27200 CFM
18	AHU - 15	1	Third Floor	-	20400 CFM
19	AHU - 16	1	Third Floor	-	20400 CFM
20	AHU - 17	1	Fourth Floor	-	13600 CFM
21	AHU - 18	1	Fourth Floor	-	20500 CFM
22	AHU - 19	1	Ground Floor	-	4400 CFM
23	AHU - 20	1	Ground Floor	-	4400 CFM

Place:

Signature and Seal of The Firm

Date:

PROFORMA FOR LIST OF CLIENTS

(For whom works of similar scope, each qualifying minimum eligibility criteria, have been completed in the last 5 years.)

Sl. No.	Details	Client no. 1	Client no. 2	Client no. 3
1	Name, address, fax and telephone nos.			
2	Project name, location and address.			
3	Brief details of the work.			
4	Value of work as completed.			
5	Date of award of contract.			
6	Date of completion of work.			
7	Whether the work was carried out under architect / consultant, if so, details.			

Note: Add more columns in case of more than 3 clients.

Place:

Signature and Seal of The Firm

Date:

PROFORMA FOR CLIENT'S CERTIFICATE REGARDING PERFORMANCE OF CONTRACTOR

Name and Address of the Client:

Details of Works executed by M/s (Name of the Contractor).

1. Name of work with brief particulars:
2. Agreement no. and date:
3. Agreement amount:
4. Date of commencement of work:
5. Stipulated date of completion:
6. Actual date of completion:
7. Details of compensation levied for delay (indicate amount), if any:
8. Gross amount of the work completed and paid:
9. Name and address of the authority under whom works were executed:
10. Whether the contractor employed qualified Engineer / Overseer during execution of work?
11. (a) Quality of work (indicate grading):
(Outstanding / Very Good / Good / Satisfactory / Poor)
- (b) Amount of work paid on reduced rates, if any:
12. (a) Did the contractor go for arbitration?
- (b) If yes, total amount of claim:
- (c) Total amount awarded:
13. Comments on capabilities of the contractor:
 - (a) Technical Proficiency:
(Outstanding / Very Good / Good / Satisfactory / Poor)
 - (b) Financial Soundness:
(Outstanding / Very Good / Good / Satisfactory / Poor)
 - (c) Mobilization of adequate T & P:
(Outstanding / Very Good / Good / Satisfactory / Poor)
 - (d) Mobilization of manpower:
(Outstanding / Very Good / Good / Satisfactory / Poor)

(e) General behaviour:

(Outstanding / Very Good / Good / Satisfactory / Poor)

Place:

Signature of Reporting Officer with Office Seal
(Officer of rank of Executive Engineer or equivalent.)

Date:

Note: All columns shall be filled in, properly 'counter signed'.

PROFORMA FOR BANKERS' CERTIFICATE FROM A SCHEDULED BANK

1. Composition of the firm:
(Whether Partnership / Private Limited / Proprietorship / Public Limited.)
2. Name of the Proprietor / Partners / Directors of the firm:
3. Turnover of the firm for the last 3 years (year wise):
4. Credit facility / Overdraft facility enjoyed by the firm:
5. Dealings:
6. The period from which the firm has been banking with your bank:
7. Any other remarks:

You may also kindly forward your opinion whether the above firm is considered financially sound to be entrusted with the contract for works estimated to cost **₹7,30,000/-**.

Place:

Authorized Bank Official 's Signature
with Bank's Seal

Date:

Note:

1. Bankers' certificates shall be on letter head of the Bank, sealed in cover, addressed to enlistment authority.
2. In case of partnership firm, certificate to include names of all partners as recorded with the Bank.

[illegible][illegible]

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[illegible]

Door No.:										Street:														
Location:										District:														
City:										State:								PIN:						

[illegible][illegible]

7. Name of the Bank:

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8. Bank (Branch) Postal Address:

9. RTGS* / NEFT / MICR- Code of the Branch:**

RTGS:																						
NEFT:																						
MICR:																						

RTGS* - "Real Time Gross Settlement", NEFT** - "National Electronic Fund Transfer". MICR- Magnetic Ink Recognition Character. The "IFSC" Codes are unique numbers of each Branch – "Indian Financial Services Code". For some Branches both the codes are the same and some Banks, may maintain one Code No. for RTGS and another Code No. for NEFT. Hence, please fill-up both the rows, even if it is the same.

10. Nature of the Account:

(Tick whichever is applicable & put 'x' mark for the balance two accounts)

Savings Bank Account:		Cash Credit Account:		Current Account:	
------------------------------	--	-----------------------------	--	-------------------------	--

11. Bank Account Number of the Supplier: ©

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© Fill up from the 1st columns. For the balance left out blank columns, please mention 'x' mark.

We hereby declare that the particulars given above are correct and complete. If the transaction is delayed for reasons of incomplete or incorrect information, we would not hold MDL responsible.

Date:

Supplier's Seal:

Authorized Signature of the Supplier:

Certified that the particulars as per Serial Numbers 2, 7 to 11 are correct as per our records.

Date:

Bank's Stamp:

Authorized Signature of the Officer of the Bank:

CHECKLIST OF DOCUMENTS

(To be filled and submitted along with the application for HVAC Consultant)

Sl. No.	Document	Submitted (✓)	Not submitted (X)
1	Formal letter requesting empanelment on official letterhead of the applicant.		
2	Duly filled in & signed Application Form		
3	Relevant HVAC Consultant certification issued by relevant govt. bodies / recognized bodies / authorities, as per relevant rules and standards.		
4	EMD of ₹14,600/- (Rupees Fourteen thousand six hundred only) as mentioned in the tender document.		
5	Work experience of min. 5 years: work orders and completion certificates for works carried out before August 31, 2026. Note: As on August 31, 2026, the applicant should have a minimum of 5 years of experience executing the similar works as indicated in the tender document (i.e., the first work order should be on or before September 01, 2021).		
6	Work experience of during last 5 years: work orders and completion certificates for works carried during last 5 years ending August 31, 2026. Three works each costing not less than the amount equal to 40% of the estimated cost. OR Two works each costing not less than the amount equal to 50% of the estimated cost. OR One work costing not less than the amount equal to 80% of the estimated cost.		
4	Copy of PAN Card.		
8	Copy of GST Registration Certificate.		
9	Copy of MSE / MSME Registration Certificate, if any		

10	Copy of Labour License, if applicable.		
44	Copies of the Audited Final Accounts for last 3 financial years and a certificate issued by Chartered Accountant indicating the turnover for last three years.		
	a. FY 2023-24		
	b. FY 2024-25		
	c. FY 2025-26		
12	List of Clients as per format in annexure-3 of the application document.		
13	Client's Certificate from two (2) different clients in official cover of the client, as per format in annexure-4 of the application document. Each certificate must accompany copy of TDS / document as a proof of payment.		
14	Solvency / Banker's Certificate		
15	Details of office setup, address, contact details, and proof / supporting documents as mentioned in the application document.		
16	Other relevant certificates, (If submitted please mention the name of the certificate(s) in this list after adding suitable no. of rows at the end).		

Place:

Signature and Seal of The Firm

Date:

**PROFORMA FOR INDEMNIFYING THE EMPLOYER AGAINST NON-COMPLIANCE TO
CONTRACT LABOUR RULES / REGULATIONS**

(On Non-Judicial Stamp Paper of appropriate value)

To,

The Regional Director
Estate Department
Reserve Bank of India
Bengaluru.

Sir/Madam,

Name of Work: **Computation of Peak Heat load and Providing Consultancy Services for Replacement of Central AC System at Main Office Building, Reserve Bank of India, Bengaluru**

We, M/s (name of the Contractor), hereby undertake that we shall comply with all the statutory rules / regulations with regard to the employment of contract labour and their payment.

We also hereby fully indemnify and keep indemnified the Employer, i.e., The Reserve Bank of India, against payments to be made to the contract labour and for the observance of the laws in this regard without prejudice to our right to claim indemnity from our sub- contractors.

Yours faithfully,

For M/s

(.....)

Authorized Signatory

(Name and Address of the Contractor with Sign and Seal)

Place:

Date:

PROFORMA OF BANK GUARANTEE FOR EARNEST MONEY DEPOSIT / BID SECURITY

(On Non-Judicial Stamp Paper of appropriate value)

To,

The Regional Director
Estate Department
Reserve Bank of India
Bengaluru.

Madam/Sir,

Name of Work: **Computation of Peak Heat load and Providing Consultancy Services for Replacement of Central AC System at Main Office Building, Reserve Bank of India, Bengaluru**

Ref: **NIT / Advt. No.**....., **dated**.....

WHEREAS

The Reserve Bank of India, Bengaluru having its Central Office at Shahid Bhagat Singh Road, Mumbai (hereinafter called the 'RBI') has invited tenders for the captioned work (hereinafter called "the said application") on the terms and conditions mentioned in the said application documents.

It is one of the terms of invitation of tenders that the tenderer shall furnish a Bank Guarantee for a sum of ₹ (Rupees only) as Earnest Money Deposit (EMD).

M/s (Name of the bidder and address of their registered office), (hereinafter called as "the Tenderer / Bidder"), who are our Clients / Constituents, intend to submit their Application / Bid for the said work, and have requested us to furnish Bank Guarantee to RBI in respect of the said sum of ₹ (Rupees only) in respect of EMD.

NOW THIS GUARANTEE WITNESSETH

1.0 We, (Name of the Bank), do hereby agree with and undertake to RBI, their Successors, assigns that in the event of the RBI coming to the conclusion that the Tenderer have not performed their obligations under the said conditions of the application or have committed a breach thereof, which conclusion shall be binding on us as well as the said Tenderer; we shall on demand by the RBI, pay without demur to the RBI, a sum of ₹ (Rupees only) or any lower amount that may be demanded by the RBI. Our guarantee shall be treated as equivalent to the Earnest Money Deposit for the due performance of the obligations of the Tenderer under the said Conditions, provided, however, that our liability against such sum shall not exceed the sum of ₹ (Rupees only).

2.0 We also agree to undertake to and confirm that the sum not exceeding ₹ (Rupees only) as aforesaid shall be paid by us without any demur or protest, merely on demand from the RBI on receipt of a notice in writing stating that the amount is due to them and we shall not ask for any further proof or evidence and the notice from the RBI shall be conclusive and binding on us and shall not be questioned by us in any respect or manner whatsoever. We undertake to pay the amount claimed by the RBI within a period of one week from the date of receipt of the notice as aforesaid.

3.0 We confirm that our obligation to the RBI under this guarantee shall be independent of the agreement or agreements or other understandings between the RBI and the Tenderer.

4.0 This guarantee shall not be revoked by us without prior consent in writing of the RBI.

We hereby further agree that-

a) Any forbearance or commission on the part of the RBI in enforcing the conditions of the said agreement or in compliance with any of the terms and conditions stipulated in the said application and / or hereunder or granting of any time or showing of any indulgence by the RBI to the Tenderer or any other matters in connection therewith, shall not discharge us in any way and our obligation under this guarantee. This guarantee shall be discharged only by the performance by the Tenderers of their obligations and in the event of their failure to do so, by payment by us of the sum not exceeding ₹ (Rupees only).

b) Our liability under these presents shall not exceed the sum of ₹ (Rupees only).

c) Our liability under this agreement shall not be affected by any infirmity or irregularity on the part of our said Clients / Constituents in bidding for the said work or their obligations there under or by dissolution or change in the constitution of our said constituents.

d) This guarantee shall remain in force up to (..... months from the last date of receipt of application) provided that if so desired by the RBI, this guarantee shall be renewed for a further period as may be indicated by them on the same terms and conditions as contained herein.

e) Our liability under these presents will terminate unless these presents are renewed as provided hereinabove on the or on the day when our said constituents comply with their obligations, as to which a certificate in writing by the RBI alone is the conclusive proof whichever date is later. Unless a claim or suit or action is filed against us within or any extended period, all the rights of the RBI against us under this guarantee shall be forfeited and we shall be released and discharged from all our obligations and liabilities hereunder.

Yours faithfully,

For and on behalf of

_____ Bank.

Authorized Bank Official 's Signature (with
Seal)

Name:

Designation:

Place:

Date:

Stamp / Seal of the Bank:

Signed, sealed and delivered for and on behalf of the Bank by the above named, in the presence of:

Witness

(1) Signature with

Name, Address and Date

(2) Signature with

Name, Address and Date

Note: This guarantee will require stamp duty as applicable in the state where it is executed, and shall be signed by the official whose signature and authority shall be verified

Draft Articles of Agreement

(On Non-Judicial Stamp Paper of appropriate value)

ARTICLES OF AGREEMENT made on the _____ day of _____ between the Reserve Bank of India, Bengaluru, having its Central Office at Shahid Bhagat Singh Marg, Fort, Mumbai - 400001 (hereinafter called "the Employer") of one part and _____ (hereinafter called "the Contractor") of another part.

WHEREAS the Employer is desirous of carrying out the work of '**Computation of Peak Heat load and Providing Consultancy Services for Replacement of Central AC System at Office Building, Reserve Bank of India, Bengaluru**'. And has caused specifications and schedule of quantities describing the works to be done.

AND WHEREAS the said Specifications and the Schedule of Quantities have been signed by or on behalf of the parties hereto.

AND WHEREAS the Contractor has agreed to execute upon and subject to the conditions set forth herein and to the conditions set forth in the Special Conditions and in the Schedule of Quantities and Conditions of Contract (all of which are collectively hereinafter referred to as "the said Conditions") the works shown upon the said drawings and / or described in the said Specifications and included in the Schedule of Quantities at the respective rates therein set forth amounting to the sum as therein arrived at or such other sum as shall become payable there under (hereinafter referred to as "said Contract Amount").

NOW IT IS HEREBY AGREED AS FOLLOWS

1.0 In consideration of the said Contract Amount to be paid at the times and in the manner set forth in the said Conditions, the Contractor shall upon and subject to the said Conditions execute and complete the work described in the said Specifications and the Schedule of Quantities.

2.0 The Employer shall pay the Contractor the said Contract Amount or such other sum as shall become payable at the times and in the manner specified in the said Conditions.

3.0 The term "Architect" in the said conditions shall mean CGM-In-Charge, Premises Department, Reserve Bank of India, Mumbai, for the purpose of this contract.

4.0 The Reserve Bank of India shall administer and directly arrange for supervision of works, certification of bills, making payments and implementation of various terms, conditions and stipulations of the contract.

5.0 The said Conditions, Appendix and various schedules thereto and any correspondence exchanged between the Bank and the firm from the date of opening Part-I of the application till the date of letter of acceptance of their application shall be read and construed as forming part of this Agreement and the parties hereto shall respectively abide by, submit themselves to the said Conditions and perform the agreements on their part respectively in the said Conditions contained.

6.0 The plans, agreement and documents mentioned herein shall form the basis of this Contract.

7.0 This contract is neither a fixed lump sum contract nor a piece work contract but is a contract to carry out the work in respect of '**Computation of Peak Heat load and Providing Consultancy**

Services for Replacement of Central AC System at Office Building, Reserve Bank of India, Bengaluru, subject only to the Price Variation Clause as specified elsewhere, to be paid for at the rates / amounts contained in the Schedule of Rates and Probable Quantities or as provided in the said Conditions.

8.0 The Contractor shall afford every reasonable facility for carrying out of all works relating to civil works, electrical installations and fittings, telephone, air conditioning and any other ancillary works in the manner laid down in the said Conditions and shall make good any damages done to walls, floors etc. after the completion of such works.

9.0 The Employer reserves to itself the right of altering the nature of the work by adding to or omitting any items of work or having portions of the same carried out without prejudice to this contract.

10.0 Time shall be considered as the essence of this contract and the Contractor hereby agrees to commence the work soon after the site is handed over to him or from tenth day of date of issue of formal work order as provided for in the said Conditions, whichever is later, and to complete the entire work within **as per Clause 7.0 of Section II of tender**, subject nevertheless to the extension of time in writing by such form (i.e. by way of a deed of agreement or by exchange of letters/emails) as may be mutually decided by the parties.

11.0 The **Earnest Money deposit (EMD) (if applicable)** (NEFT / Demand Draft (DD) / Bank Guarantee (BG)) submitted during bidding stage of the successful applicant alone shall be held by the Bank as security till the time of final completion of the consultancy works awarded, for the proper execution and due fulfilment of the contract, and the works awarded, and shall be discharged on final completion of the consultancy works awarded. Should the successful Applicant fail to fulfil the conditions of the related work contract, and / or properly complete the works awarded with expected quality, and / or deviates from his offer or modifies the terms and conditions thereof, the NEFT / Demand Draft (DD) / Bank Guarantee (BG) towards EMD shall be enforced without prejudice to his being liable for any further loss or damage incurred in consequence, by the Bank. Also, the BG for EMD shall be renewed 2 weeks before expiry of the previous one, failing which the above Bank Guarantee shall be enforced without prejudice to the bidder / applicant being liable for any further loss or damage incurred in consequence, by the Bank. No interest shall be paid on the EMD. Under no circumstances EMD will be accepted in the form of fixed deposit receipts or insurance guarantee or cheque or cash.

12.0 All payments by the Employer under this Contract will be made only at Bengaluru.

13.0 All disputes arising out of or in any way connected with this Agreement shall be deemed to have arisen at Bengaluru and only Courts in Bengaluru shall have jurisdiction to determine the same.

14.0 That the several parts of this Contract have been read by the Contractor and fully understood by the Contractor. The Contractor shall not be entitled for the payment for the quantities beyond the tendered quantities unless ordered for by specific written instructions from the Bank's Engineer(s).

15.0 The Contractor shall not disclose directly or indirectly any information, materials and details of the Bank's infrastructure / systems / equipment etc., which may come to the possession or knowledge of the Contractor during the course of discharging its contractual obligations in connection with this agreement, to any third party and shall at all times hold the same in strictest confidence. The Contractor shall treat the details of the contract as private and confidential, except to the extent necessary to carry out the obligations under it or to comply with applicable laws. The Contractor shall not publish, permit to be published, or disclose any particulars of the works in any trade or technical

paper or elsewhere without the previous written consent of the Employer. The Contractor shall indemnify the Employer for any loss suffered by the Employer as a result of disclosure of any confidential information. Failure to observe the above shall be treated as breach of contract on the part of the Contractor and the Employer shall be entitled to claim damages and pursue legal remedies.

15.1 The Contractor shall take all appropriate actions with respect to its employees to ensure that the obligations of non-disclosure of confidential information under this agreement are fully satisfied.

15.2 The Contractor's obligations with respect to non-disclosure and confidentiality will survive the expiry or termination of this agreement for whatever reason.

16.0 The contractor shall comply with the provisions of Prevention of Sexual Harassment at workplaces Act.

16.1 The firm shall be solely responsible in case of any complaint of sexual harassment against its employee within the premises of the Bank. The complaint will be filed before the Regional Committee constituted by the Reserve Bank of India and Bank shall ensure appropriate action under the said Act in respect of the complaint.

16.2 Any complaint of sexual harassment from any aggrieved employee of the firm against any employee of the Bank shall be taken cognizance of by the Regional Complaint Committee constituted by the Bank.

16.3 The firm shall be responsible for any monetary compensation that may need to be paid in case the incident involves the employees of the firm, for instance any monetary relief to Bank's employees, if sexual violence by the employee of the firm is proved.

16.4 The firm shall be responsible for educating its employees about prevention of sexual harassment at work place and related issues.

16.5 The firm shall provide a complete and updated list of its employees who are deployed within the Bank's premises.

IN WITNESS WHEREOF the Employer and the Contractor have set their respective hands to these presents the day and year first hereinabove written.

If the contractor is a partnership or an individual.

IN WITNESS WHEREOF the Employer has set its hands to these presents through its duly authorized official and the Contractor has caused its common seal to be affixed hereunto and has caused these presents to be executed on its behalf, the day and year first hereinabove written.

If the contractor is a company.

Signature clause

SIGNED AND DELIVERED by the Reserve Bank of India by the hand of

Shri. _____

(Name and Designation)

In the presence of

(1) _____

(2) _____

(Witnesses)

Signature clause

SIGNED AND DELIVERED by

If the party is partnership firm or an individual should be signed by all or on behalf of all the partners.

In the presence of

(1) _____

(2) _____

(Witnesses)

The COMMON SEAL OF _____

Was hereunto affixed pursuant to resolutions passed by its Board of Directors at the meeting held on _____ in the presence of

(1) _____

(2) _____

Directors, who have signed these presents in token thereof in the presence of

If the Contractor signs under common seal, the signature clause should tally with the sealing clause in the Articles of Association.

(1) _____

(2) _____

SIGNED AND DELIVERED by the Contractor by the hand of Shri. _____ and duly constituted attorney.

If the Contractor is signing by the hand of power of attorney, whether a company or an individual.

PROFORMA OF UNDERTAKING FOR SITE VISIT BY CONTRACTOR

(Regarding site visit by the tenderer to understand the work)

To,
The Regional Director
Estate Department
Reserve Bank of India
Bengaluru.

Madam/Sir,

Name of Work: **Computation of Peak Heat load and Providing Consultancy Services for Replacement of Central AC System at Main Office Building, Reserve Bank of India, Bengaluru**

We,, the tenderer for the above work, hereby confirm that, we have visited the site and understood the proper details of the existing Central AC System at the premises, and, the scope of work for the proposed new Chiller plant.

Yours faithfully,

(.....)
Authorized Signatory

(Name and Address of the Company with Company Seal)

Place:

Date:



भारतीय रिज़र्व बैंक, बेंगलुरु
Reserve Bank of India, Bengaluru

Computation of Peak Heat load and Providing Consultancy Services for Replacement of Central AC System at Office Building, Reserve Bank of India, Bengaluru

Name of the firm:	
Address:	
E-mail ID:	
Contact no.:	

Part - II (Price Bid)

	ACTIVITY	DATE
1	Date of availability of Tender in RBI Website and Central Public Procurement Portal (CPPP)	September 29, 2026 from 05:00 PM onwards
2	Bid Start Date	October 07, 2026 from 10:00 AM onwards
3	Due date for submission of Tender	October 19, 2026 till 11:00 AM
4	Date of opening of Tender	October 22, 2026 at 10:00 AM

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भारतीय रिज़र्व बैंक, बेंगलुरु
Reserve Bank of India, Bengaluru

Computation of Peak Heat load and Providing Consultancy Services for Replacement of Central AC System at Office Building, Reserve Bank of India, Bengaluru

Part-II

Price Bid

Sr. No.	Description	Qty.	Unit	Rate	Amount
1	Charges for computation of peak Heat Load, electrical load, designing of Centralized Air conditioning plant at Bank's Main Office Building (Basement + ground + 4-storeyed building having an approx. 17,000 sq. feet carpet area for each floor), to ascertain the actual capacity of latest technology, environment friendly central chiller units, condensate and chilled water pumps, valves, cooling towers & pipeline etc. and to explore the compatibility of existing cooling towers, including submission of three copies of reports for heat load calculation and capacity calculation of the above equipment and preparation of bill of quantity (BoQ) with technical specification, estimate for the new Centralized Air Conditioning System and as per scope of work mentioned in Part-I of quotation all complete and as directed by Bank's Engineer. Detailed Scope of work to be referred in the Part-I of the tender document. (Rate inclusive of all except GST)	1	No.	Rate to be quoted in Price Bid (Part – II) sheet separately on CPP Portal	Rate to be quoted in Price Bid (Part – II) sheet separately on CPP Portal
2	Applicable CGST on item Sl. No. 1				
3	Applicable SGST on item Sl. No. 1				
4	Total of sl. no. 1 to 3 (inclusive of all) in Rs.				

Note:

1. Rates are to be quoted only in the online price bid. Due to the limitation of 1000 characters, complete description could not be accommodated, and description given thereof is brief. Before quoting rates online, all the contractors must read the complete details of each item given in the Unpriced Bill of Quantities given in Part-II of the application document. For execution and rate purpose, the details given in Bill of Quantities in Part-II of the application document will be implemented.
2. The bidders are advised to quote only base rate for items in Part-II, i.e., the rates for the items in Part-II should be quoted exclusive of GST. However, all the items in the price bid will be subjected to GST @ applicable rates, and the entire value (i.e., the base rate quoted by the successful bidder for items referred at serial numbers of price bid plus applicable GST thereon) will be taken as the total contract value of the work. No change in quoted rates will be accepted.
3. The price bid format given above is only for illustrative purpose. Bidders are requested not to upload price bid along with part-I application documents. Price should be submitted online, only through CPP portal. Submission of price bid along with Part-I application documents will lead to disqualification of tender.
4. The price being quoted by the bidder shall be inclusive of travel and lodging expenses, if any.