



**भारतीय रिजर्व बैंक Reserve Bank of India**  
**संपदा विभाग Estate Department**  
**बंगलूरु Bengaluru**

**निविदा आमंत्रित करने की सूचना**

भारतीय रिजर्व बैंक, बंगलूरु ने बंगलूरु में सीआर और सीसीआर (कनिंघम रोड और कनिंघम क्रिसेंट रोड), कोरमंगला, ओसबोर्न रोड, आरपीसी और एनएल (आरपीसी लेआउट और नंदिनी लेआउट) में आरबीआई आवासीय क्वार्टरों में विद्युत कार्यों के लिए चार अलग-अलग वार्षिक रखरखाव अनुबंधों के लिए पात्र सूचीबद्ध विक्रेताओं से एमएसटीसी वेबसाइट के माध्यम से ई-निविदा आमंत्रित की है। विस्तृत निविदा सूचना के साथ ई-निविदा एमएसटीसी की वेबसाइट <https://www.mstcecommerce.com/eprocn> और आरबीआई की वेबसाइट पर <https://www.rbi.org.in> मेनू "निविदाओं" के तहत उपलब्ध है।

2. सभी सूचीबद्ध बोलीदाताओं को ई-टेंडरिंग प्रक्रिया में भाग लेने के लिए एमएसटीसी वेबसाइट के साथ खुद को पंजीकृत करना होगा।

3. प्रत्येक एएमसी के लिए कार्य की अनुमानित लागत **₹10,12,298/-** (मात्र दस लाख बारह हजार दो सौ अठानवे रुपये) है, हालांकि वास्तविक राशि भिन्न हो सकती है।

4. ई-टेंडरिंग प्रक्रिया का कार्यक्रम इस प्रकार है:

अ.	ई-निविदा सं.	<b>RBI/Bangalore Regional Office/Estate/62/25-26/ET/979</b>
आ.	निविदा का तरीका	ई-प्रोक्योरमेंट सिस्टम (ऑनलाइन भाग I - तकनीकी-वाणिज्यिक बोली और भाग II - मूल्य बोली के माध्यम से <a href="https://www.mstcecommerce.com/eprocn">www.mstcecommerce.com/eprocn</a> )
इ.	वह तिथि जिससे पार्टियों को डाउनलोड करने के लिए निविदा दस्तावेज उपलब्ध है	10 फरवरी, 2026; दोपहर 12.00 बजे से
ई.	बोली की तारीख शुरू करें	10 फरवरी, 2026; दोपहर 12.00 बजे से
उ.	प्री-बिड मीटिंग	17 फरवरी, 2026; दोपहर 03.00 बजे
ऊ.	निविदा जमा करने की अंतिम तिथि	24 फरवरी, 2026; सुबह 10.00 बजे तक
ऋ.	निविदा के भाग I (तकनीकी बोली) के खुलने की तिथि	24 फरवरी, 2026; सुबह 11:00 बजे

5. भाग-II अर्थात मूल्य बोली उसी दिन या बाद की तारीख में खोली जाएगी जैसा कि बैंक द्वारा सूचित किया गया है, केवल उन ठेकेदारों/बोलीदाताओं के संबंध में जो भाग-I में निर्धारित सभी मानदंडों को पूरा करते हैं। बैंक किसी भी या सभी ई-निविदाओं को स्वीकार या अस्वीकार करने का अधिकार सुरक्षित रखता है, बिना कोई कारण बताए।

**नोट:** सभी निविदाकर्ता कृपया ध्यान दें कि ई-निविदा में कोई भी संशोधन/शुद्धिपत्र, यदि भविष्य में जारी किया जाता है, तो केवल आरबीआई और एमएसटीसी वेबसाइट पर अधिसूचित किया जाएगा जैसा कि ऊपर दिया गया है और समाचार पत्र में प्रकाशित नहीं किया जाएगा।

महाप्रबंधक प्रभारी अधिकारी  
 भारतीय रिजर्व बैंक  
 बंगलूरु



**Reserve Bank of India**

**Estate Department**

**Bengaluru**

**e-Tender**

**For**

**Four Different Annual Maintenance Contracts for Electrical Works at RBI Residential Quarters at CR & CCR (Cunningham Road & Cunningham Crescent Road), Koramangala, Osborne Road, RPC & NL (RPC Layout & Nandini Layout) in Bengaluru**

**Part-I**

**Name of Tenderer:** \_\_\_\_\_

**Address:** \_\_\_\_\_

	<b>Activity</b>	<b>Date</b>
1	Date of availability of Tender in RBI Website and MSTC Portal	February 10, 2026;12:00 PM onwards
2	Due date for submission of Tender	February 24, 2026 till 10:00 AM
3	Date of opening of Tender	February 24, 2026 at 11:00 AM
4	Venue	Reserve Bank of India Estate Department, Nrupathunga Road Bengaluru

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## Table of Contents

Notice inviting e-Tender .....	3
SCHEDULE OF TENDER (SOT).....	4
Important instructions for E-Tender .....	5
Form of Tender .....	8
AGREEMENT / CONTRACT .....	10
Section I - General Instructions for Tenderers Introduction.....	17
Section II - Special Conditions for Tenderers Dismissal of Workmen / appointment.....	22
Section III - Scope of Technical work.....	28
Scope of work .....	29
Annex – B - Key Personnel proposed.....	32
Annex – C - Curriculum Vitae of Key Staffs Proposed .....	33
Annexure-E: Proforma for Performance Bank Guarantee.....	34
Annexure- F: Complaint Escalation Matrix .....	36
Annexure – G: Proforma for Undertaking / Declaration / Certificate by the Bidder regarding country sharing land border with India .....	37
Annexure-H: Proforma for Indemnifying the Employer against Contract labour Rules/regulations .....	38
Annexure-I: Proforma for Indemnifying the Employer against Patent Rights .....	39
Annexure-J: Undertaking regarding declaration of debarment by public institution(s) .....	40
Part -II (Price bid) .....	41
Annexures .....	44

## Notice inviting e-Tender

**Four Different Annual Maintenance Contracts for Electrical Works at RBI Residential Quarters at CR & CCR (Cunningham Road & Cunningham Crescent Road), Koramangala, Osborne Road, RPC & NL (RPC Layout & Nandini Layout) in Bengaluru.**

1. Online Tenders by **E-Tendering** process are invited for above work at Bank's six different residential Quarters (four AMCs) at RBI Bengaluru. The work is estimated to cost **Rs.10,12,298/-** per year for each of four different AMCs (Inclusive of GST).
2. All the Pre-Qualification papers shall be uploaded on MSTC site. Same will be downloaded after bid opening date for examination by the Bank.
3. Online tenders will be allowed to view /download to all firms from **12.00 PM onwards on February 10, 2026**
4. In the event of intending tenderer's failure to satisfy the Bank; the Bank reserves the right to refuse to participate in tendering process
5. Tender forms can be downloaded for viewing from the MSTC website <https://www.mstcecommerce.com/eproc> and the website of the RBI at <https://www.rbi.org.in>.
6. Tenderers shall submit all the information and the documents as mentioned above. After examination, if any of the tenderer is not found to possess the required eligibility, their tenders will not be accepted by the Bank for further processing.
7. Part I of the tenders will be opened online **on February 24, 2026 at 11:00 AM** in the presence of the authorized representative of the tenderers who choose to be present. Part-II (Price bid) shall be opened of the eligible tenderer on a subsequent date which will be intimated to the tenderers in advance.
8. The Bank is not bound to accept the lowest tender and reserves the right to accept either in full or in part any tender. The Bank also reserves the right to reject all the tenders without assigning any reason there for.

General Manager (O-i-C)

Bengaluru

Place:

Date:

### **SCHEDULE OF TENDER (SOT)**

Regional Director, Reserve Bank of India, Bengaluru invites e-Tender through MSTC for Four Different Annual Maintenance Contracts for Electrical Works at RBI Residential Quarters at CR & CCR (Cunningham Road & Cunningham Crescent Road), Koramangala, Osborne Road, RPC & NL (RPC Layout & Nandini Layout) in Bengaluru. The e-Tender along with the detailed tender notice is available at MSTC website <https://www.mstcecommerce.com/eprocn> and the website of the RBI at <https://www.rbi.org.in> under the menu "Tenders".

2. All empaneled bidders must register themselves with MSTC through the above referred website to participate in the e-Tendering process.

3. The estimated cost of the work is **₹10,12,298/-** (approx.) for each of 4 AMCs, however the actual amount may vary.

4. The schedule for the e-Tendering process is as under:

A	E-Tender No.	<b>RBI/Bangalore Regional Office/Estate/62/25-26/ET/979</b>
B	Mode of Tender	e-Procurement System (Online Part I - Techno-Commercial Bid and Part II - Price Bid through <a href="https://www.mstcecommerce.com/eprocn">www.mstcecommerce.com/eprocn</a> )
C	Date of NIT available to parties to download	February 10, 2026;12:00 PM onwards
D	Earnest Money Deposit	<b>Nil</b>
E	Start Bid Date	February 10, 2026;12:00 PM onwards
F	Date of Pre-Bid Meeting	February 17, 2026 at 03:00 PM
G	Last Date for submission of the tender	February 24, 2026 till 10:00 AM
H	Date of opening of Part I (Technical Bid) of tender	February 24, 2026 at 11:00 AM

5. The Part-II i.e., price bid will be opened on the same day or at a later date as intimated by the Bank in respect of only those contractors/bidders who satisfy 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.

**Note:** All the tenderers may please note that any amendments / corrigendum to the e-Tender, if issued in future, will only be notified on the RBI and MSTC Website as given above and will not be published in the newspaper.

Regional Director  
Bengaluru

## Important instructions for E-Tender

Bidders are requested to read the terms & conditions of this tender before submitting their online tender.

1. **A) Registration:** The process involves vendor's registration with MSTC e-procurement portal which is free of cost. Only after registration, the vendor(s) can submit his/their bids electronically. Electronic Bidding for submission of Technical Bid as well as Commercial Bid will be done over the internet. The Vendor should possess Class III signing type digital certificate. Vendors are to make their own arrangement for bidding from a P.C. connected with Internet. MSTC is not responsible for making such arrangement. (Bids will not be recorded without Digital Signature).

**SPECIAL NOTE: THE TECHNICAL BID AND THE COMMERCIAL BID HAS TO BE SUBMITTED ON-LINE AT [www.mstcecommerce.com/eprocn](http://www.mstcecommerce.com/eprocn)**

- 1). Vendors are required to register themselves online with [www.mstcecommerce.com](http://www.mstcecommerce.com) → e-Procurement → PSU/Govt depts. → Select RBI Logo → Register as Vendor -- Filling up details and creating own user id and password → Submit.
- 2). Vendors will receive a system generated mail confirming their registration in their email which has been provided during filling the registration form.

In case of any clarification, please contact RBI/MSTC, (before the scheduled time of the e- tender).

### Contact person (RBI):

Shri Ramakrishna S. T. Assistant Manager Email ID: <a href="mailto:ramakrishnast@rbi.org.in">ramakrishnast@rbi.org.in</a> Mobile: +91 9686680708	Smt Mohana Priya S Manager Email ID: <a href="mailto:smohanapriya@rbi.org.in">smohanapriya@rbi.org.in</a> Phone no: +919444913964
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### Contact Person (MSTC Ltd):

1. Shri J Damodaran, Branch Manager  
080-22287356/9841002253 ([jdmodaran@mstcindia.co.in](mailto:jdmodaran@mstcindia.co.in))
2. Raveendranath, 7676456095
3. Arnab Sarkar 9986036012  
Google hangout ID – (for text chat) - [mstceproc@gmail.com](mailto:mstceproc@gmail.com)

### System Requirement:

- i) Windows 7 or above Operating System
- ii) IE-7 and above Internet browser.
- iii) Signing type digital signature
- iv) Latest updated JRE 8 (x86 Offline) software to be downloaded and installed in the system.

To disable "Protected Mode" for DSC to appear in the signer box following settings may be applied.

Tools => Internet Options => Security => Disable protected Mode If enabled- i.e., Remove the tick from the tick box mentioning "Enable Protected Mode".

### Other Settings:

Tools => Internet Options => General => Click on Settings under "browsing history/ Delete Browsing History" =>

Temporary Internet Files => Activate “Every time I Visit the Webpage”.

To enable ALL active X controls and disable ‘use pop up blocker’ under Tools Internet Options→ custom level  
(Please run IE settings from the page [www.mstcecommerce.com](http://www.mstcecommerce.com) once)

2. The Techno-commercial Bid and the Price Bid shall have to be submitted online at [www.mstcecommerce.com/eprocn](http://www.mstcecommerce.com/eprocn). Tenders will be opened electronically on specified date and time as given in the Tender.
3. All entries in the tender should be entered in online Technical & Commercial Formats without any ambiguity.

**Special Note towards Transaction fee :**

The vendors shall pay the transaction fee using “**Transaction Fee Payment**” Link under “**My Menu**” in the vendor login. The vendors have to select the particular tender from the event dropdown box. The vendor shall have the facility of making the payment either through NEFT or Online Payment. On selecting NEFT, the vendor shall generate a challan by filling up a form. The vendor shall remit the transaction fee amount as per the details printed on the challan without making change in the same. On selecting Online Payment, the vendor shall have the provision of making payment using its Credit/ Debit Card/ Net Banking. Once the payment gets credited to MSTC’s designated bank account, the transaction fee shall be auto authorized, and the vendor shall be receiving a system generated mail.

**Transaction fee is non-refundable.**

A vendor will not have the access to online e-tender without making the payment towards transaction fee.

**NOTE:** Bidders are advised to remit the transaction fee well in advance before the closing time of the event to give themselves sufficient time to submit the bid.

4. Information about tenders /corrigendum uploaded shall be sent by email only during the process till finalization of tender. Hence the vendors are required to ensure that their corporate email I.D. provided is valid and updated at the time of registration of vendor with MSTC. Vendors are also requested to ensure validity of their DSC (Digital Signature Certificate).
5. E-tender cannot be accessed after the due date and time mentioned in Notice Inviting Tender (NIT).

**Bidding in e-tender:**

- a) The process involves Electronic Bidding for submission of Technical and Commercial Bid.  
The vendor(s) who have submitted transaction fee can only submit their Technical Bid and Commercial Bid through internet in MSTC website: [www.mstcecommerce.com](http://www.mstcecommerce.com) → eprocurement →PSU/Govt depts → Login under RBI → My menu → Auction Floor Manager → Live event → Selection of the live event
- b) After filling the Technical Bid, vendor should click ‘save’ for recording their Technical bid. Once the same is done, the Commercial Bid link becomes active and the same has to filled up and then vendor should click on “save” to record their Commercial bid. Then once both the Technical bid & Commercial bid has been saved, the vendor can click on the “Final submission” button to register their bid.
- c) Vendors are instructed to use *Attach Doc button* to upload documents. Multiple documents can be

uploaded.

- d) In all cases, vendor should use their own ID and Password along with Digital Signature at the time of submission of their bid.
  - e) During the entire e-tender process, the vendors will remain completely anonymous to one another and also to everybody else.
  - f) The e-tender floor shall remain open from the pre-announced date & time and for as much duration as mentioned above.
  - g) All electronic bids submitted during the e-tender process shall be legally binding on the vendor. Any bid will be considered as the valid bid offered by that vendor and acceptance of the same by the Bank will form a binding contract between the Bank and the Vendor for execution of supply.
  - h) It is mandatory that all the bids are submitted with digital signature certificate otherwise the same will not be accepted by the system.
  - i) RBI reserves the right to cancel or reject or accept or withdraw or extend the tender in full or part as the case may be without assigning any reason thereof.
  - j) **No deviation of the terms and conditions of the tender document is acceptable.** Submission of bid in the e-tender floor by any vendor confirms his acceptance of terms & conditions for the tender.
6. Any order resulting from this tender shall be governed by the terms and conditions mentioned therein.
7. No deviation to the technical and commercial terms & conditions are allowed.

**RBI, Bengaluru has the right to cancel this e-tender or extend the due date of receipt of bid(s) without assigning any reason thereof.**

8. Vendors are requested to read the vendor guide and see the video in the page [www.mstcecommerce.com/eprocn](http://www.mstcecommerce.com/eprocn) to familiarize them with the system before bidding.



## Form of Tender

Date:     /     /

To,  
Regional Director  
Reserve Bank of India  
Estate department  
Bengaluru.

Place:

Dear Sir,

**Sub: Four Different Annual Maintenance Contracts for Electrical Works at RBI Residential Quarters at CR & CCR (Cunningham Road & Cunningham Crescent Road), Koramangala, Osborne Road, RPC & NL (RPC Layout & Nandini Layout) in Bengaluru**

Having examined the drawings, specifications, designs and schedule of quantities relating to the works specified in the memorandum hereinafter set out and having examined the site of the works specified in the said memorandum and having acquired the requisite information relating thereto as affecting the tender, I/We hereby offer to execute the works specified in the said memorandum within the time specified in the said memorandum at the rates mentioned in the attached schedule of quantities (Part II) and in accordance in all respects with the specifications and instructions in writing referred to in Conditions of Tender, the Articles of Agreement, Special & General Conditions of Contract and with such materials as are provided for, by and in all other respects in accordance with such conditions so far as they may be applicable.

### Memorandum

Sl. No.	Description of work	
		Four Different Annual Maintenance Contracts for Electrical Works at RBI Residential Quarters at CR & CCR (Cunningham Road & Cunningham Crescent Road), Koramangala, Osborne Road, RPC & NL (RPC Layout & Nandini Layout) in Bengaluru
A	Estimated cost	<b>Rs.10,12,298/- (for each of 4 AMCs)</b>
B	Earnest Money Deposit	Nil
C	Percentage, if any, to be deducted from bill	5% (for each of 4 different AMCs)
D	Performance Bank Guarantee	5% of work order amount (for each of 4 different AMCs)
E	Contract Period	One Year (The contractor should quote the rates for one year for four different AMCs, in order to bring the AMC in line with banks financial year, the work order will be issued to successful bidder up to March 2027, and later based on the satisfactory performance of the contract, the contract will be renewed for next two years)

2. Should this tender be accepted, I/We hereby agree to abide by and fulfill the terms and provisions of the said Conditions 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.

i)	
ii)	

The names of partners of our firm are:

i)	
ii)	

Name of the partner of the firm authorized to sign	
OR	
Name of person having power of Attorney to sign the Contract (certified true copy of the Power of Attorney should be attached)	

Yours faithfully,

### Signature of Contractor

Signatures and addresses of witnesses

	Signature	Address
i)		
ii)		

## AGREEMENT / CONTRACT

**This agreement made on \_\_\_\_\_ day of \_\_\_\_\_ month \_\_\_\_\_ year between** the Reserve Bank of India, Nrupathunga Road, Bengaluru-560 001 (hereinafter called the Bank) which expression shall unless it be repugnant to the context and meaning thereof deemed to include its successors and assignees of the one part and

M/s \_\_\_\_\_

(Hereinafter called the contractor) which expression shall unless it be repugnant to the context and meaning thereof deemed to include his successors in title and assignees on the other part. Whereas the Bank is desirous of having Comprehensive Annual Maintenance Contract for \_\_\_\_\_

\_\_\_\_\_ Residential Colonies of Reserve Bank of India, Bengaluru and the agency / contractor has agreed to undertake and execute the required services as detailed in the Annexure on the terms and conditions stated below and set out herein this agreement/contract.

### **Now it is hereby agreed as follows:**

In consideration of the said contract amount of ₹. \_\_\_\_\_ (Rupees \_\_\_\_\_ only) inclusive of all Taxes from \_\_\_\_\_ to \_\_\_\_\_ to be paid at the times and in the manner set forth in the tender conditions, the contractor shall upon and subject to the said conditions execute and complete the work as described in the tender specifications and schedule of quantities

1. The Bank shall pay the contractor the said amount or such other sum as shall become payable at the times and in the manner specified in the tender conditions. In case of delay, non-performance, or breach of contract terms, a penalty as per the terms of tender shall be levied at the discretion of the competent authority.
2. The tender conditions and the conditions in the **letter no.** \_\_\_\_\_ **dated** \_\_\_\_\_ thereto shall be read and construed as forming part of this agreement and the parties hereto shall respectively abide by, submit themselves to the tender conditions and perform the agreements on their part respectively as per conditions contained in the tender.
3. This agreement, letter of offer, letter of acceptance, annexure to the agreement / contract and all correspondences between the Bank and the contractor shall form the basis of this contract/agreement. The contract is for the period from \_\_\_\_\_ to \_\_\_\_\_.
4. The contractor shall not assign, transfer, or subcontract any portion of this contract without prior written approval from the employer, failing which the contract may be terminated with forfeiture of performance

security. The contractor shall afford every reasonable facility for carrying out other ancillary works through other agencies.

5. The contractor shall take a third-party insurance under the Workmen Compensation Act or any other policy that will cover accidental death/injury to the workman employed in the worksite, at his own cost. The insurance shall cover all the labourers' deployed by him during the period of the contract. The policy should be submitted within 7 days from the date of signing of the agreement.
6. The Bank reserves to itself the right of altering the nature of work by adding to or omitting any items of work without prejudice to this contract.
7. All payments to the contractor under this contract will be made only by RBI, Bengaluru.
8. All disputes arising out of or in any way connected with this agreement shall be deemed to have arisen in Bengaluru and only Courts in Bengaluru shall have jurisdiction to determine the same.
9. That both the parties to this contract have been read by the contract and fully understood the contract.
10. That the contractor shall not revoke this agreement/contract without giving three months prior notice in writing to the Bank.
11. That the Bank has the discretion to either to renew the agreement/contract at the close of this agreement/contract or to go for fresh agreement/contract upon calling tender or in whatsoever manner it decides.
12. The Contractor is willing for renewal of the contract at the end of the year with an increase in the rate worked out as per the extant instructions (rate worked out taking into consideration the consumer/labour/metal products indices six months prior to the anniversary date of the contract as well as the indices six months prior to anniversary date of the previous year).
13. That if the contractor does not comply with/abide by the terms and conditions of this agreement/contract, tender conditions, letter of offer, letter of acceptance, annexure to the agreement/contract, then the Bank

has the discretion to terminate the agreement/contract without prior notice to the contractor as shall go for fresh contract / agreement in whatsoever manner the Bank decides.

14. The contractor shall not disclose directly or indirectly any information, materials and details of the Bank's infrastructure/systems/equipments 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 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. The Contractor shall take all appropriate actions with respect to its employees to ensure that the obligations with respect to its employees to ensure that the obligations of nondisclosure of confidential information under this agreement are fully satisfied.
16. The Contractor's obligations with respect to non-disclosure and confidentiality will survive the expiry or termination of this agreement for whatever reason.
17. The Contractor / Agency shall comply 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 or Local Complaints Committee as the case may be and the Contractor / Agency shall ensure appropriate action under the said Act in respect to the complaint.
18. Any complaint of sexual harassment from any aggrieved employee of the contractor against any employee of the Bank shall be taken cognizance of by the Regional Complaints Committee constituted by the Bank.

19. 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, if sexual violence by the employee of the Contractor is proved.
20. The Contractor shall be responsible for educating its employees about prevention of sexual harassment at work place and related issues.
21. The Contractor shall provide a complete and updated list of its employees who are deployed within the Bank's premises.
22. The Contractor shall comply with the statutory provisions of Contract Labour (Regulation & Abolition) Act, 1970; Employees State Insurance Act; Workman's Compensation Act, 1923; Payment of Wages Act, 1936; The Employees Provident Fund (and Miscellaneous Provisions) Act, 1952; Payment of Bonus Act 1965; The Minimum Wages Act, 1948; Employees Liability Act, 1938; Employment of Children Act 1938; Maternity Benefit Act and / or any other rules/regulations and / or statutes that may be applicable to them. The contractor shall be solely responsible for any violation/non-compliance with the provisions of the above-mentioned legislative enactments or any other statutory provisions and shall further keep the RBI, Bengaluru indemnified from all acts of omission, fault, breaches and / or any claim, demand, loss, injury and expense arising out from the non-compliance of the aforesaid statutory provisions. Contractors' failure to fulfil any of the obligations hereunder and / or under the said Acts, Rules / Regulations / or any bye-laws or rules framed under or any of these, the RBI, Bengaluru shall be entitled to cover any of the such losses or expenses, which it may have to suffer or incur on account of such claims, demand, loss or injury, from the contractor's monthly payment and Security Money Deposit.
23. The Contractor shall be responsible for all injury or damage to persons, animals or things, and for all damage to property which may arise from any factor omission on the part of the Contractor or any Sub-Contractor or any nominated Sub-Contractor or any of their employees. The liability under this clause shall cover also inter-alia any damage to structures, whether immediately adjacent to the works or otherwise, any damage to roads, streets, footpaths, bridges as well as damage caused to the building and other structures and works forming the subject matter of this contract. The contractor shall also be reasonable for any damage caused to the buildings and other structures and works forming the subject matter of this contract due to rain, wind, frost 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 or compensation or damage consequent upon such claims. The Contractor shall, at his own

expense, effect and maintain till issue of the virtual completion certificate under this contract, with an insurance company approved by the Employer, an All Risks Policy for Insurance for the full amount of the contract including earth quake risk in the joint names of the Employer and the Contractor (the name of the former being placed first in the policy) against all risks as per the standard all risk policy for Contractors and deposit such policy or policies with the Employer before commencing the works.

24. You are also advised to submit duly signed undertaking (copy enclosed) and copy of insurance policy along with the Agreement for the person/persons deployed to carry out the AMC work entrusted to you. It is imperative that their antecedents are checked and cleared and covered by Workmen Compensation Insurance Policy. This matter may be accorded extreme importance for the safety of your workmen staff and Bank premises.

**Signature Clause**

Signed and delivered by (Reserve Bank of India, Bengaluru)

Name and Designation)

for Reserve Bank of India, Bengaluru

signed and delivered by the Contractor

(Name and Designation)

Witness

1.

2.

Shri\_\_\_\_\_

Shri/Ms.\_\_\_\_\_

(Name & Designation)

\_\_\_\_\_

in the presence of

i) \_\_\_\_\_ Address\_\_\_\_\_

in the presence of:

i) \_\_\_\_\_ Address\_\_

\_\_\_\_\_



To,

Date:

Reserve Bank of India, Estate Department

10/3/8, Nrupathunga Road, Bengaluru - 560001

### **UNDERTAKING**

I/We have verified the bona fides of the person (s) being deployed by me/us in RBI Main Office / RBI Colonies and hereby undertake to indemnify the Bank for any loss/damage, if any, caused by the person (s) during the course of their deployment in the Bank / its colonies.

Yours faithfully

Authorized Signatories

## Section I - General Instructions for Tenderers Introduction

1. The e-tenders are invited from the Bank's empaneled vendors through e-tendering on MSTC portal for **"Four Different Annual Maintenance Contracts for Electrical Works at RBI Residential Quarters at CR & CCR (Cunningham Road & Cunningham Crescent Road), Koramangala, Osborne Road, RPC & NL (RPC Layout & Nandini Layout) in Bengaluru"**. The scanned and signed Part I of the tender is to be uploaded online on MSTC portal along with the price bid (Part II).
2. No tenderer will be able to bid for the tender after **10.00 AM on February 24, 2026** under any circumstances whatsoever.
3. The Part I of the tender will be opened on **February 24, 2026 at 11.00 AM** at his office by **Regional Director**, Estate Department, Reserve Bank of India, Bengaluru. Reserve Bank of India, Bengaluru or any other designated for this purpose by him in presence of the tenderers or their authorized representatives, should they choose to be present. The date for opening of the Part-II will be decided by the Bank, after analysis of the documents uploaded during Part-I.
4. Tenders shall remain open to acceptance by the Bank for a period of three months from the date of opening of the Part- II of the tender which period may be extended by mutual agreement and the tenderer shall not cancel or withdraw the tender during this period.

### Preparation of the tender

5. The e-Tender shall be prepared and submitted online in two parts, viz., Part I and Part II "Part I – Technical and Commercial" and "Part II – Prices", respectively. Each of the tender documents should be deemed to be signed by the person or persons submitting the tender and is taken at his/ their having acquainted himself/ themselves with the General Conditions of Contract, Specifications, Special Conditions, etc. as laid down.
6. No advice of any change in rate or conditions after the opening of the tender will be entertained.
7. The tenderer must obtain for himself on his own responsibility and at his own expenses all the information which may be necessary for the purpose of making a tender and for entering into a contract and must examine the requirements of tender and must inspect the site of the work and acquaint himself with all local conditions, means of access to the work, nature of the work and all matters appertaining thereto.
8. The Part-I of the tender must be duly sealed and signed before upload by the competent person of the bidding party.

### Preparation of Bid

9. The tender has been exhaustively vetted for the Annual Maintenance Contract for providing Technical Attendants for Electrical Maintenance Work at Cunningham Road and Cunningham Crescent Road, Koramangala, Osborne Road, RPC Layout and Nandini Layout at Bengaluru. The Part-I as well as Part-II of the tender is applicable for the Main Office Premises [MOP] of the Reserve Bank of India, Bengaluru.
10. Tender in prescribed form shall be submitted in two parts – Part-I Technical and Part-II Financial.
11. Technical Bid: Part-I of the tender will contain Bank's standard Technical and commercial conditions (not Price Bid) for the proposed work, tender's covering letter.

- (i) Sections I to III are part of Technical Bid.
  - (ii) Bidder must fill all the details specified in various sections.
  - (iii) All the Annexures must be filled before submission of tender.
12. Financial Bid: Part-II of the tender will contain no conditions, but tenderer's Price Bid only. There is only one lot/ item for bidding but with 2 headers:
13. Lot 1: Four Different Annual Maintenance Contracts for Electrical Works at RBI Residential Quarters at CR & CCR (Cunningham Road & Cunningham Crescent Road), Koramangala, Osborne Road, RPC & NL (RPC Layout & Nandini Layout) in Bengaluru
14. Description of headers:
- 1<sup>st</sup> Header - Labour component will include - Cost to Vendor for statutory payment or mandatory payment to skilled workers for Minimum wages, EPFO, ESIC contribution, etc. for 12 Months (312 days i.e., 26\*12 days) for 2 Workers (1 – Skilled and 1 – Semi-skilled) each colony. **This must not include GST or any other tax.**
- 2<sup>nd</sup> Header - Non-Labour component & Tax will include - Cost to Vendor for Administrative Cost, Overhauling charges plus profit margin i.e., all payment over and above minimum wages, administrative charges for running the business (such as cost of provision of uniform, amenities to worker and other expenses etc.), profit margin & GST.
- Note: GST should not be calculated over EPF/ ESIC contribution.
- Rates quoted should be for 12 months and inclusive of all incidental charges and **including GST**.
- For the purpose of this clause, it is mentioned that the Minimum Wages will be considered as per the latest GoI order.
15. The Financial Bid is liable to be rejected at the discretion of the Bank, if:
- Any of the above rates and percentage are found to be not in compliance with the respective statutory laws.
  - Rate quoted in the 1<sup>st</sup> header is lesser than the Bank's estimation as per Minimum Wages.
  - **Rate quoted in 2<sup>nd</sup> header is zero (excluding GST) or not reasonable as per the discretion of the Bank.**
16. No advice of any change in rate or conditions after the opening of the tender will be entertained.

#### **Amendment to tender document**

17. (a) At any time prior to the deadline for the submission of Bids, the Bank may, for any reason, whether at its own initiative or in response to a clarification or query raised by a prospective Bidder, modify the tender by an amendment/ addendum.
- (b) Any such amendment will be hosted on the MSTC/ RBI Website. The addendum(s)/ Corrigendum(s) issued will form part of the tender document.
18. In order to afford prospective Bidders reasonable time for preparing their Bids after considering such amendments, the Bank may, at its discretion, extend the deadline for the submission of Bids.

#### **Right of the Employer**

19. (a) The Reserve Bank of India does not bind itself to accept, the lowest or any tender and reserves to itself the right to accept or reject any or all the tenders, either in whole or in part, without assigning any reasons for doing so.

(b) The Bank reserves the right to accept or reject any tender application during the scrutiny of the Eligibility Criteria and it will be the sole discretion of the Bank to allow/ disallow any/ all Part-I tenderers to participate in Part -II.

20. On receipt of intimation from the Employer of the acceptance of his/ their tender, the successful tenderer shall be bound to implement the contract and within fourteen (14) days thereof, the successful tenderer shall sign an agreement in accordance with the draft articles of agreement. Further, the written acceptance by the Reserve Bank of India of a tender will constitute a binding contract between the Reserve Bank of India and the person so tendering, whether such formal agreement is subsequently executed or not.

#### **Performance Bank Guarantee (PBG)/ Security Deposit (SD)**

21. (a) Upon receipt of intimation from the Bank/ Employer of the acceptance of his/ their tender, the successful tenderer shall have to deposit a PBG equivalent to 5% of the total tendered amount within ten (10) working days of the date of issue of the said intimation by the Bank. The PBG, submitted in the prescribed format, will initially remain valid for a period of tender duration i.e., 3 years and shall be suitably extended till final completion of the work in case of extension of tender period. This PBG will be revalidated from time to time to ensure that it remains valid and in full force till the date of completion of the work. The PBG will be revoked/ encashed and forfeited to the Bank if the successful tenderer fails to satisfactorily perform the contract. **(NA)**
- (b) The Bank has the right to review the amount of SD each year and advise the contractor to submit the SD equivalent to renewed contract value. The Security deposit retained by the Employer shall not bear any interest. The SD will be revoked / encashed and forfeited to the Bank, if the successful tenderer fails to satisfactorily perform the contract as per the terms of the tender document.
- (c) In case if the Contractor so requests, the Security Deposit may be held in the form of a Bank Guarantee of an approved Scheduled Bank in the Proforma to be approved by the Employer for the tenure of the tender i.e., 3 years from the issue of 1<sup>st</sup> work order.

#### **Refund of SD**

22. The Security Deposit shall be refunded to the contractor without any interest in due course i.e., on successful completion of the tenure of the tender where satisfactory services have been provided during the tenure. All compensation or other sums of money payable by the Contractor to the Employer under the terms and conditions of this Contract may be deducted from his SD, if the amount so permits and the Contractor shall, unless such deposit has become otherwise payable, within ten days after such deduction, make good by a demand draft or NEFT of value equal to the amount so deducted.

#### **Assignment/ Sub-letting the contract**

23. The Contractor shall not assign the Contract. He shall not sublet any portion of the Contract except with the written consent of the Employer. In case of breach of these conditions, the Employer may serve a notice in writing on the Contractor rescinding the Contract whereupon the security deposit shall stand forfeited to the Employer.
24. The Contractor shall carry out all the work strictly in accordance with technical details and instructions of the Bank's Engineer. If in the opinion of the Bank's Engineer changes have to be made in the technical scope and with the prior approval in writing of the Employer, they desire the Contractor to carry out the same, the Contractor shall carry out the same without any extra charge.

#### **Contractor to provide everything at his cost**

25. The Contractor shall provide at his cost, everything necessary for the proper execution of the works according to the intent and meaning of the tender. This may include uniforms, tools, gadgets, or any item in best conscience of the contractor.

**Tenderer to inform himself fully:**

26. (a) The tenderer shall be deemed to have carefully examined the work and site conditions including the labor, general and special conditions, the specifications, schedules and scope and shall be deemed to have visited the site of work and have fully informed himself regarding the local conditions and carried out his own investigations to arrive at the rates quoted in the tender. In this regard, he will be given necessary information available with the department but without any guarantee about its accuracy.
- (b) If the tenderer shall have any doubts as to meaning of any portion of the general conditions, or the special conditions, or the scope of work or the specifications or any other matter concerning the contract he shall in good time, before submitting his tender, put forth, the particulars thereof and submit them to the Employer in writing in order that such doubts may be clarified authoritatively in writing before tendering. Once a tender is submitted the matter will be decided according to the tender conditions in the absence of such authentic pre- clarification.
- (c) The successful tenderer must co-operate with the other Contractors appointed by the Employer so that the work shall proceed smoothly with the least possible delay and to the satisfaction of the Employer.

**Errors, Omission and Descriptions**

27. (a) In case of difference between the rates written in figures and words, the rate adopted for working out the total amount of item in the original tender form, shall be taken as correct. In all other cases, the correct rate would be that which is lower.
- (b) Between the duplicate/subsequent copies of the tender and original tender, the original shall be taken as correct. In all cases of omissions and/or doubts or discrepancies in any item or specification a reference shall be made to the Manager (Tech) / AM(Tech), Estate Department, Reserve Bank of India, Bengaluru whose elucidation, elaboration or decision shall be considered as authentic. The Contractor shall be held responsible for any errors that may occur in the work through lack of such reference and precaution.

**Labour Laws**

28. (a) The contractor shall abide by and fulfill all requirements laid down under the Contract Labour (Regulation and Abolition) Act, 1970 and the rules framed there under and all other relevant statutory acts (such as Minimum Wages Act etc.). If the number of labourers employed for the job is twenty or more, the contractor shall obtain the license from the Regional Labour Commissioner. The contractor shall maintain all registers/ documents as required by the Regional Labour Commissioner at site and should furnish the same to the Bank or its representative as and when required.
- (b) Successful tenderer has to follow Minimum wages and Contract labour acts and pay to his workmen as per these acts. Maintain the proper records of the same as per extant law. The workmen/ labour deployed for the work shall be paid minimum wages & other facility as per provision in the CLC/ Contract Labour Act.
- (c) The offices of the Regional Labour Commissioner (Central), Bengaluru will have the jurisdiction over the implementation of the labour laws under this contract and The Prevention of Sexual Harassment of women at workplaces.

(d) The contractor shall be required to obtain a license, if applicable, from the office of the Assistant Labour Commissioner, Government of India as provided under section 12(1) of the Contract Labour (Regulation & Abolition) Act, 1970 read with section 21 Contract Labour (Regulation & Abolition) Central Rules, 1971 and also comply with the other requirements of the above Act or any other law as applicable, failing which he alone would be responsible for actions/ proceedings ensuring thereto. The Bank shall not be held responsible for acts, commissions or omissions of the contractor and shall in no way be made liable to the labourers engaged by the Contractor.

29. The contractor should follow the following and continue to have valid license, if any, during the validity of the contract period:

- a) Contract Labour (Regulation and Abolition) Act 1970
- b) Payment of Wages Act 1956
- c) Employment of Children's Act 1923
- d) Minimum Wages Act
- e) Employee Provident Fund Act 1952 and scheme made under said Act.
- f) Employees' State Insurance Act 1948

Obtain required licenses/clearances etc. from Assistant Labour Commissioner, Municipality and other local agencies/bodies at his own cost, whatever necessary.

30. The contractor should ensure payment of minimum wages to all laborers/ workmen staff employed by him. Contractor should submit NEFT mandate/ Passbook copies/ Credit alerts/ Certificate to the effect that, he has actually paid all the dues of all the labourers of all descriptions engaged by him at the rate which is not less than the one prescribed under Minimum Wages Act, 1948 after deduction, if any, under applicable laws and he has complied with the provisions of CLRA Act with regard to providing the essential amenities to the contract labour. Further, he may facilitate Bank's representative to verify and certify the veracity of such documents.

**Name & Address of The Contractor:**

**Date:**

**Sign & Seal of The Contractor:**

**Place:**

## **Section II - Special Conditions for Tenderers Dismissal of Workmen / appointment**

1. 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. Further, the contractor will have to intimate Bank before dismissing any labour engaged for the work.

### **Payment**

2. Payment shall be made based on monthly basis against a GST invoice, after submission of following documents:

- a) Copy of attendance register/ sheet – attested by Caretaker/ Asst. CT of the colony.
- b) Copy of documents reflecting submission of EPF – Combined Challan, ECR, Payment Receipt.
- c) Copy of documents reflecting submission of ESIC – Challan, Payment receipt.
- d) Proof of Payment to workmen – NEFT mandate/ Credit receipts/ Account statements.
- e) Statement of Complaints – Received/ Attended/ Pending.
- f) Statement of any preventive maintenance work done.
- g) Statement of material procured (if any) with the approval of the Bank.
- h) Any logbook/ document as directed by Estate Dept. In Charge.

***The payment to labours through e-banking mode is a must for the contractor***, failing to do so, the Bank may take action under Clause 6 of the ongoing section. **Defects due to this contract/ work by another contractor**

3. Any defects or faults which may appear during the contract, arising in the opinion of the Bank's Engineer from materials or workmanship not in accordance with the contract, shall upon the directions in writing of the Bank's Engineer, and within such reasonable time as shall be specified therein, be amended and made good by the Contractor, at his own cost and in case of default the Bank may employ and pay other persons to amend and make good such defects or faults, and all damages, loss and expenses consequent thereon or incidental there to shall be made good and borne recoverable from him by the Bank, upon the Bank's Engineer's Certificate in writing from any money due or that may become due to the Contractor or the Bank may in lieu of such amending and making good by the contractor deduct from any money due to the contractor equivalent to the cost of amending such work and in the event of the amount retained being insufficient, recover the balance from the Contractor, together with any expenses the Bank may have incurred in connection therewith. Should any defective work have been done or material supplied by any Sub-Contractor employed on the works who has been nominated or approved by the Bank's Engineer, the contractor shall be liable to make good in the same manner as if such work or material had been done or supplied by the contractor. The Contractor shall remain liable under provision of this clause notwithstanding the signing of any certificate or the passing of any accounts by the Bank's Engineer.

### **Failure by Contractor to comply with Employer's instructions**

4. If the Contractor after receipt of written notice from the Employer requiring compliance within ten (10) days fails to comply with such further 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.

### **Penalty**

5. In case of any workman required as per the Scope of Technical Work is absent on any day or for a period and the contractor fails to arrange an alternative workman for the said day or the period, the employer has the right to deduct a proportionate amount equal to the daily wage of the requisite workman for the days of absenteeism from the bill. Further, if engaged workmen is not able to attend complaints or carry out any maintenance work or is not present in the premise during the official hours and the employer has deputed any other labour (directly or through another contractor) to rectify the work, then the employer can deduct any such amount payable to another contractor for the work from the monthly bill of the contractor.

**An amount of ₹750/- (Rupees Seven Hundred Fifty only) per day will be charged as penalty**, if any defect/s (of major systems) intimated to the Contractor is not rectified within four (04) hours of intimation. However, maximum deduction on this account shall not exceed 10% value of the base contract value.

### **Termination of Contract by either party**

6. Employer: If the Employer determines 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 fourteen (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 maintenance as required to be completed within the time agreed upon, **or**
  - (iv) has failed to remove materials from the site as specified in tender for seven (07) 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 (07) days after written notice shall have been given to the Contractor requiring the Contractor to observe or perform the same **or**
  - (vi) 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 (07) 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**
  - (vii) 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**

- (viii) shall assign or sublet this Contract without the consent in writing of the Employer first had obtained, **or**
- (ix) shall charge or encumber this Contract or any payments due or which may become due to the Contractor hereunder **or**
- (x) fails to furnish sufficient documents/ proofs for submission of EPF/ ESIC **or** payment of Minimum wages to all engaged labours (after statutory deductions) **or** insurance policies and any other document as required as per the tender **for consecutive 3 months,**

then and in any of the said cases, the Employer may notwithstanding any previous waiver, after giving seven (07) days' notices in writing to the Contractor, determine the Contract as terminated.

Further, 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.

Any 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 means may enter upon and take possession of the works and all tools, machinery and materials lying upon the premises or the adjoining lands or roads. Such force full items will be at the discretion of the employer to be returned to the Contractor or put to use through separate contractors or own staff, as the case may be, and the decision of the Employer shall be final and conclusive between the parties.

7. Contractor: If payment of the amount payable by the Employer shall be in arrears and unpaid for thirty (30) 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 (03) 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 materials supplied or labour deployed for the purpose of the Contract.

### **Renewal of Contract**

8. (a) The contract can be considered for further renewal on mutually agreed terms and conditions subject to the satisfactory services rendered by the successful bidder and if the Bank so desires.
- (b) The contract will be for a period of one year i.e., **March 31, 2027**. The Bank may cancel the contract after giving a notice of one month to the Contractor. If the Contractor wants to cancel the contract, he will have to give a notice of two months to the Bank in advance. The contract can be renewed subject to the satisfactory service rendered by the Contractor and on mutually agreed conditions by both the parties. The renewable of the contract cost will be on annually basis increase in AMC price during renewal will be based on maximum permissible limit calculated on basis of prevailing CPI/ WPI rates by Bank and the decision of the bank in this regard will be final

### **Rate Revision of the contract**

09. (a) The non-labour component of the contract rates will be revised once as per the formula given at clause 8 of the ongoing section.

(b) The Labour component will be revised twice in terms of revision of Minimum Wages by the Chief of the Labour Commission. Further, any revision or change to statutory payment will only be on the basis of any amendment under the relevant Acts by the Competent Department.

*The overall rate will always and only be derived by adding the Labour and Non labour components.*

### **Insurance Clause / Indemnity to employer**

10. (a) The contractor shall take insurance at his cost to cover following risk in the joint names of the Bank-

- **All Risk Policy to the total amount of work.**
- **Workmen compensation policy for the employees engaged.**

(b) 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 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 works forming the subject of this Contract by frost, rain, wind or other inclemency of weather. The Contractor shall indemnify the Employer and hold him harmless in respect of all and any expenses arising from any such injury or damage to persons or property as aforesaid and also in respect of any claim made in respect of injury or damage under any Acts of any legislature or otherwise and also in respect of any award of compensation or damages consequent upon such claim.

(c) The Contractor shall reinstate all damage of every sort mentioned in this Clause, so as to deliver up 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.

(d) The Contractor shall indemnify the Employer against all claims which may be made against the Employer by any member of the public or other third party in respect of anything which may arise in respect of the works or in consequences. The Contractor shall also similarly indemnify the Employer against all claims which may be made upon the Employer whether under the Workmen's Compensation Act or any other statute in force during the currency of this contract or at Common Law in respect of any employee of the Contractor or any Subcontractor and shall at his own expenses effect and maintain, until the virtual completion of the Contract, with an approved Office a Policy of Insurance in the joint names of the Employer and the Contractor against such risks and deposit such Policy or Policies with the Employer from time to time during the currency of the Contract.

(e) 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. He shall also indemnify the Employer in respect of any costs, charges or expenses arising out of any claim or proceedings and in respect of any award of compensation or damages, arising there from.

(f) The Employer shall be entitled to deduct the amount of any damage, compensation, costs, charges and

expenses arising or accruing from or in respect of any such claims or damage from any or all sums due or to become due to the Contractor, without prejudice to the Employer's other rights in respect thereof.

#### **Matters to be finally determined by Employer**

11. The decision, opinion, direction, Certificate (except for payment), with respect to all or any of the matter hereof (which matters are herein referred to as the excepted matters) 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 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.

#### **Employer entitled to recover compensation paid to workmen**

12. 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.

#### **Prevention of Sexual Harassment of women at workplaces**

13. (a) The Contractor shall be solely responsible for full compliance with the provisions of "The Sexual Harassment of women at workplace (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 / Agency shall ensure appropriate action under the-said Act in respect to the complaint. Any complaint of sexual harassment from any aggrieved employee of the contractor against any employee of the Employer shall be taken cognizance of by the Regional Complaints Committee constituted by the Employer.
- (b) The contractor shall be responsible for any monetary Compensation that may need to be paid in case the incident involves the employees /workmen of the contractor, for instance any monetary relief to Employer's employee, if sexual harassment by the employee /workmen of the contractor is proved.
- (c) The contractor shall be responsible for educating its employees about prevention of sexual harassment at workplace and related issues.
- (d) The contractor shall provide a complete and updated list of its employees who are deployed within the Employer's premises.

#### **Non-disclosure clause**

14. 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 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.

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.

### **Indemnity for Principal Employer**

15. (a) The Bank endeavors to implement norms of EPF/ESIC for every labour engaged at its premises by the contractor through the tender. It is mandatory for the tenderer to be registered at the Shram Suvidha Portal for exercise of EPF/ESIC requirements before bidding. The Bank may call for any documents pertaining to this clause to verify the applicability of the EPF/ESIC norms.
- (b) The tenderer should each month submit the EPF/ESIC contributions of the employer & employee at the portal. Further, it is responsibility of the tenderer to indemnify the Bank against any damage/ fine/ penalty etc. which may become due to the EPF/ESIC Acts.
- (c) The Bank has the right to call/ ask for any forms/ statement/ challans to satisfy itself that the labours have been protected as per the EPF/ESIC norms and have been paid salary as per the Minimum wages after statutory deductions only. Further, if the Bank is satisfied that the contractor has failed to do so, the Bank has the right to take necessary action as deemed fit.

**Name & Address of The Contractor:**

**Date:**

**Sign & Seal of The Contractor:**

**Place:**

### Section III - Scope of Technical work

#### 1. Duty Hour

The working hour shall be eight-hour duration a day i.e., **8:00 am to 4:00 pm** for all days in a week. However, employees can avail a weekly off any day between Monday to Friday with total 312 days in a year and 24 hour activated mobile phone facility shall be available with the contractor and its engaged manpower. The Bank has right to change the timings, days to attend the complaints through engaged manpower as per the administrative convenience.

#### Manpower for the office premises

Work Location	Electrician Requirement
Officer Quarters at Cunningham Road and Cunningham Crescent Road	01 Skilled and 01 Semiskilled
Officer Quarters at Koramangala	01 Skilled and 01 Semiskilled
Staff Quarters at Osborne Road	01 Skilled and 01 Semiskilled
Staff Quarters at RPC Layout and Nandini Layout	01 Skilled and 01 Semiskilled

- (a) Four Skilled Electrician having valid Lineman-MV license/ permission for Domestic & Industrial Installation including equipment up to 650 volts (issued by State Govt. Licensing authority) with minimum five (05) years of relevant work experience in Banks, Institutions, Commercial buildings, Private organizations, etc. Work experience certificates from employers may be obtained.
- (b) In terms of Minimum Wages Rules 1950, one (01) rest day must be provided to each workman for working of six (06) days. Therefore, the contractor shall arrange alternative workman for such rest days.
- (c) If the workman is absent, the contractor shall ensure to arrange alternative labor for such day with due intimation to the Bank's engineer.  
PROVIDED for the purpose of this clause, the alternative workman must also be treated as permanent labour and all facilities available to permanent labour must also be provided to the temporary labour including EPF/ESIC.

## **Scope of work**

### **The broad scope of work shall include the following:**

The successful Tenderer should supervise and carry out all technical services related to operation and maintenance of electrical installations. The contractor shall also carry out the liaison work with respective Central/State Government Authorities for any shortfall in electric power related issues or any other matters to be dealt with the authorities.

### **Maintenance of Electrical Installations**

- 1) Annual maintenance service contract for carrying out day to day complaints and periodical maintenance (including emergency call service) of all electrical installations in the staff/officers' colonies inclusive of common areas like Feeder pillars, metering panels, ACT office, pump houses, staircases, street lights, Guard Room, STP, Biogas plant, Solar Systems, Lifts, Lift Rooms, VOFs, THHs, Gym Rooms and to attend Electrical complaints in all residential flats, Dispensary, Community Hall, Garden Lights, gate lights etc.
- 2) The electrical installations include Main switch/Meter boards in all blocks, distribution boards, lights, fans and power points in all flats and in common areas, power distribution system, pumps, starters, aviation lights, street lights, garden lights, lightning arrestors etc.
- 3) Replacement fused bulbs, tube lights, defective electrical installations in all residential flats and Common areas.
- 4) Periodical preventive maintenance of all switch gear, control panels, fittings including shut down maintenance and daily inspection of DG set, pumps, lifts, EPABX system, pumps, firefighting system, AC units, TVs, Cable TV connections installed in VOF & THH etc. Making break down complaints to AMC agencies and arrange to rectify the faults/break down of the installations installed in colony premises.
- 5) Periodical cleaning of all light fittings, panels, DBs, solar panels and other electrical installations in common areas as and when required. Maintenance of earth stations, checking earth connections, watering, earth meggar test once in year and maintain the records for all above works.
- 6) Attending to the electrical complaints in the complaint register maintained by the ACT of the colony and obtaining signature from the complaints and ACT after defects are rectified.
- 7) Any emergency complaints should be attended by the contractor beyond contract working hours, holidays etc.
- 8) Any additional plug points, fixtures, wiring in the flats and common area to be carried out on need basis after approval of the Bank's engineers. The material cost will be paid extra after producing material purchase invoice along with contractor's bill. 15% will be paid as overhead and profit on the cost of the materials.
- 9) **Attending complaints and break down complaints to telephone wiring and telephone instruments of Intercom system provided in flats, common area of the colonies.**
- 10) No accommodation for night stays inside the premises will be allowed for contractor staff in the colony.
- 11) Assisting the Caretaker of the colony in arranging to rectify faults/break down and work with KSEB/BESCOM service connections by contacting the officials of the Electricity Board etc. for expeditious redressal of the complaints. All tools/instruments, ladders required for the work including consumables like

cotton waste, insulation tapes, fuse wire of required ratings, grease, oil etc. are to be provided by the contractor at his/her cost.

12) Attending to emergency calls after duty hours on receipt of complaint from ACT/Bank's Engineer.

13) The electrician along with helper shall also attend to the work beyond office hours whenever need arises without any extra cost to the Bank.

14) The contractor shall also engage necessary Extra helper for his assistance whenever required with prior permission of the Engineer in-charge. Labour charges per helper per day will be paid separately for engaging additional helper as per schedule of approved rates.

**Frequency of maintenance and servicing of electrical panel/ AMF panel/ Cables**

S. No.	Description	Frequency
1.	Checking whether there is any abnormal temperature rise in any electrical panel.	Monthly
2.	Cleaning the Bus bar chamber for dust and other foreign materials, carbon deposits if any, loose connections, burning, checking the insulation for breakage /failure, tightening all the jumper connections etc.	Half yearly
3.	Megger testing of panel (phase to phase, phase to neutral as well as phase to earth)	Half yearly
4.	Megger testing of cable for insulation resistance between phases and phase to earth	Yearly
5.	Checking the load on the cable with ammeter/Tong tester	Yearly
6.	Checking of contactors and cleaning of contacts	Quarterly
7.	Checking of control wiring meters and protect system and battery charger	Monthly
8.	Earth pits testing with earth pits	Yearly

**The successful bidder shall arrange to carry out police verification of the workers to be employed by him and submit the verified documents to the Bank.**

**The successful bidder shall submit to the Bank the photographs, ID, address proof and phone numbers/ contact numbers/ Bank Account Details of the workers to be deployed by him to work in the Bank's premises**

#### **A- Staff Quarters at Nandini Layout and RPC Layout**

The contractor shall engage one Electrician (Skilled) + one Electrician (Semiskilled) on retainer basis, who shall attend to the complaints/works on alternate days between 8.00 AM to 4.00 PM. However, employees can avail a weekly off any day between Monday to Friday. The penalty of Rs.250/- will be levied if services are not available on Sundays. The Contractor shall ensure to attend maintenance service complaints within two hours of the complaint being registered. An amount equivalent to existing minimum wages will be deducted per day of absenteeism.

#### **B- Officers' Quarters at Koramangala**

The contractor shall engage one Electrician (Skilled) + one Electrician (Semiskilled) on retainer basis, who shall attend to the complaints between 8.00 AM to 4.00 PM on all days. However, employees can avail a weekly off any day between Monday to Friday. The penalty of Rs.250/- will be levied if services are not available on Sundays. The Contractor shall ensure to attend maintenance service complaints within two hours of the complaint being registered. An amount equivalent to existing minimum wages will be deducted per day of absenteeism.

#### **C- Staff Quarters at Osborne Road**

The contractor shall engage one Electrician (Skilled) + one Electrician (Semiskilled) on retainer basis, who shall attend to the complaints between 8.00 AM to 4.00 PM on all days. However, employees can avail a weekly off any day between Monday to Friday. The penalty of Rs.250/- will be levied if services are not available on Sundays. The Contractor shall ensure to attend maintenance service complaints within two hours of the complaint being registered. An amount equivalent to existing minimum wages will be deducted per day of absenteeism.

#### **D- Officers' Quarters at Cunningham Road and Cunningham Crescent Road**

The contractor shall engage one Electrician (Skilled) + one Electrician (Semiskilled) on retainer basis, who shall attend to the complaints/works in Cunningham Crescent Road between 8.00 AM to 12.00 PM and in Cunningham Road between 12.00 PM to 4.00 PM on all days. However, employees can avail a weekly off any day between Monday to Friday. The penalty of Rs.250/- will be levied if services are not available on Sundays. The Contractor shall ensure to attend maintenance service complaints within two hours of the complaint being registered. An amount equivalent to existing minimum wages will be deducted per day of absenteeism.

#### **Note: - L1 bidder for each of four different AMCs will be considered for awarding the work**

Cunningham Road (CR) Officer Quarters and Cunningham Crescent (CCR) Officer Quarters will be treated as under One AMC and similarly RPC Layout Staff Quarters and Nandini layout Staff Quarters will be treated as under One AMC. The contractor shall ascertain the scope of work before quoting the rates.



**Annex – B - Key Personnel proposed****(To Be Filled by The Bidder and Submitted Along with Part - I)**

Sl. No.	Type of Labour/ Workmen	Proposed Staff as per the tender	No. of Staffs deployed by the tenderer	Details submitted Annexure (Yes/ No)
1	Skilled Labour	01 Each AMC		
2	Unskilled	01 Each AMC		

**Note:**

In case of Sr. No. 1: Senior Electrician (Skilled Labour) - having valid Lineman-MV license permission for Domestic & Industrial Installation including equipments up to 650 volts (issued by State Govt. Licensing authority) with minimum five (05) years of relevant work experience in Banks, Institutions, Commercial buildings, Private organizations, etc. Work experience certificates from employers may be obtained.

**Name and Address of The Contractor:****Sign & Seal of The Contractor:****Date:****Place:**

**Annex – C - Curriculum Vitae of Key Staffs Proposed**  
**(To be filled by the bidder and submitted along with Part – I)**

Name of the Staff		
Designation		
Name of the firm presently employed		
Years with the firm		
Proposed position (describe degree of responsibility also)		
Details of task assigned		
Man- Months budgeted for the task assigned		
Key Qualifications (Technical and General)		
Education		
Membership in professional bodies		
Experience and Training (Relevant in the context of task assigned)		
Employment Record		
Name of the Firm	Position Held	Years of Employment

Name and Address of The Contractor:

Date:

Sign & Seal of The Contractor

Place:

**Annexure-E: Proforma for Performance Bank Guarantee**

(On Non-Judicial Stamp Paper of appropriate value purchased in the name of the Issuing Bank)

Place.....Date.....

To

Regional Director

Estate

Department Reserve Bank of India Bengaluru – 500 001.

Dear Sir,

**Name of Work:** .....

WHEREAS Reserve Bank of India, having its Central Office at Shahid Bhagat Singh Road, Mumbai, through its office at Reserve Bank of India, Bengaluru 500 001 (hereinafter called "the RBI") has awarded the Contract for the captioned work (hereinafter called the "Contract") to M/s \_\_\_\_\_ (Name of the Contractor) (hereinafter called "the said Contractor", which expression shall include its successors and assigns).

AND

Whereas the Contractor is bound by the said Contract to submit to Reserve Bank of India, Bengaluru a Performance Bank Guarantee for a total amount of Rs...\_ for the due fulfilment by the said Contractor of the terms and conditions contained in the contract. We, ..... (Name of the Bank), (hereinafter called "the Bank"), at the request of M/s ....., the Contractor, do hereby undertake to pay to the Reserve Bank of India, an amount not exceeding Rs \_\_\_\_\_ as Performance Guarantee for due fulfilment of terms and conditions of the contract.

NOW THIS GUARANTEE WITNESSETH

1. 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 Contractor has not performed his obligations under the said conditions of the Contract or have committed a breach thereof, which conclusion shall be binding on us as well as the said Contractor; we shall on demand by the RBI, pay without demur to the RBI, a sum of Rs \_\_\_\_\_ or any lower amount that may be demanded by the RBI. Our guarantee shall be treated as equivalent to the Performance Guarantee Amount for the due performance of the obligations of the Contractor under the said Contract, provided, however, that our liability against such sum shall not exceed the sum of Rs. \_\_\_\_\_
2. We also agree to undertake and confirm that the sum not exceeding 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. The Bank shall pay to RBI any money so demanded notwithstanding any dispute/disputes raised by the Contractor in any suit or proceedings pending before any Court, Tribunal or Arbitrator/s relating thereto and the liability under this guarantee shall be absolute and unequivocal. 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. 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 Contractor. 4. 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 Contract and/or hereunder or granting of any time or showing of any indulgence by the RBI to the Contractor 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 Contractor of their obligations and in the event of their failure to do so, by payment by us of the sum not exceeding ₹ \_\_\_\_\_
- b) Our liability under these presents shall not exceed the sum of Rs. \_\_\_\_\_
- c) Our liability under this agreement shall not be affected by any infirmity or irregularity on the part of our said constituents/clients or their obligations thereunder or by dissolution or change in the constitution of our said constituents.
- d) This guarantee shall remain in force up to Sixty (60) days beyond the contract period, i.e., up to \_\_\_\_\_ for this contract 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.

In witness whereof, I/We of the Bank have signed and sealed this guarantee on the \_ day of \_\_\_\_\_ (Month) (Year) being herewith duly authorized.

For and on behalf of (Name of the Bank) Signature and Seal of authorized Bank official

Name:

Designation

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 ..... Name .....

Address .....

(NB: This Performance Bank 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).

**Annexure- F: Complaint Escalation Matrix**

<b>Sl.no</b>	<b>Support Level</b>	<b>Name</b>	<b>Phone no.</b>	<b>E-mail ID</b>
1	Level 1			
2	Level 2			
3	Level 3			
4	Level 4			

**Signature & Seal of the firm**

**Annexure – G: Proforma for Undertaking / Declaration / Certificate by the Bidder regarding country sharing land border with India**

To,  
The Regional Director  
Reserve Bank of India  
Estate Department  
Bengaluru - 560001.

Sir,

**Subject: Undertaking Letter of M/s \_\_\_\_\_ for participation in the bid for above mentioned work**

I / We ..... (Name of bidder) have read and understood the contents of the Office Memorandum (OM) F. No. 6/18/2019-PPD dated July 23, 2020 and its subsequent orders / revision issued by Public Procurement Division, Department of Expenditure, Ministry of Finance, Government of India regarding the restrictions on procurement from a bidder of a country which shares a land border with India.

2. Based on the definitions mentioned in the above referred order and its subsequent revisions regarding the bidder, I / We certify that ..... (Name of the bidder)

- i. is not from a country sharing land border with India, or
- ii. is from a country sharing land border with India and has been registered with the Competent Authority, the certificate of which is enclosed, or
- iii. is from a country sharing land border with India where Government of India has extended lines of credit, or
- iv. is from a country sharing land border with India where Government of India is engaged in developmental projects.

*(Strikeout whichever of the above is not applicable).*

3. I / We hereby certify that ..... (Name of bidder) fulfils all requirements in this regard and is eligible to be considered under the provision of the above referred Office Memorandum and its subsequent orders / revision. I / We also undertake that I / we ..... (Name of bidder) will not sub-contract any work to a contractor from such country unless such contractor fulfils all the requirements under the above referred office memorandum / order.

4. I have understood that, if this Undertaking / Declaration / Certificate submitted by us found to be false, Bank shall be free to terminate our tender / Work Order. Bank shall also be free to initiate any legal action in accordance with law including forfeiting of Earnest Money Deposit / Performance Bank Guarantee / Security Deposit and / or debarring us from participating in tenders invited by the Bank in future.

Signature and name of the authorized signatory of the firm

Date:

**Annexure-H: Proforma for Indemnifying the Employer against Contract labour  
Rules/regulations**

(On Non-Judicial Stamp Paper of appropriate value)

To

The Regional Director  
Estate Department  
Reserve Bank of India

Dear Sir/Madam

..... (*name of work*)

We, M/s ..... (Name of 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. 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 \_\_\_\_\_

-

**Authorised signatory**

\_\_\_\_\_

**Annexure-I: Proforma for Indemnifying the Employer against Patent Rights**  
(On Non-Judicial Stamp Paper of appropriate value)

To,

The Regional Director  
Estate Department  
Reserve Bank of India

.....

Dear Sir/Madam

.....(*Name of work*)

We, M/s \_\_\_\_\_ (Name of Contractor) hereby undertake to fully indemnify and keep indemnified the Employer i.e. Reserve Bank of India against any action, claim or proceeding relating to infringement or use of any patent or design or any alleged patent or design rights and shall ourselves pay any royalties, licence fees etc. which may be payable in respect of any article or part thereof included in the contract or damages, cost and charges of all and every sort that may be legally incurred in respect thereof.

In the event of any claims made under or action brought against Employer in respect of any such matters as aforesaid, we shall, on being notified thereof, at our own expense, settle any dispute or conduct any litigation that may arise therefrom, provided that we shall not be liable to indemnify the Employer if the infringement of the patent or design or any alleged patent or design right is the direct result of an order passed by the Engineer-in-Charge in this behalf.

Yours faithfully,

For \_\_\_\_\_

-

**Authorised signatory**

**NAME AND ADDRESS OF THE CONTRACTOR:**

**SIGN & SEAL OF THE CONTRACTOR:**

**Date:**

**Place:**



**Annexure-J: Undertaking regarding declaration of debarment by public institution(s)**

(To be submitted by the tenderer on their letterhead)

**Name of Work:** .....

1. I/We ..... (Name of the bidder) declares that
  - a) I/we or any of our allied firm\* is/ are not debarred / suspended / blacklisted by any public institution / entity in India or any other country as on .....(last date of submission of bid).
  - b) I/ We or any of our allied firm\* have not made any transgression in respect of the code of integrity (as mentioned in the tender) with any public institution / entity in India or any other country in last three years as on .....(last date of submission of bid).
  - c) we will inform the Bank in writing, in case, I/we or any of our allied firm\* is/are debarred / suspended / blacklisted by any public institution / entity in India or any other country on or before award of work for the captioned work.
2. I/We .....(Name of the bidder) declare that I/we or our allied firm\* .....(Name of the allied firm(s)) is/ are debarred / suspended / blacklisted by .....(Name and address of public institution in India or any other country) and the same effective upto .....(date). A copy of such letter is attached for your information and record.

(Seal and signature of the bidder)

Date

Place

(Note: strike out one of the above two declarations which is not applicable)

\*Allied firm: A firm would be termed as “allied firm” if the management is common, or substantial or majority shares are owned by the banned/ suspended firm and by virtue of this it has a controlling voice. Further all successor firms will also be considered as allied firms.



**Reserve Bank of India**

**Estate Department**

**Bengaluru**

**e-Tender For**

**Four Different Annual Maintenance Contracts for Electrical Works at RBI Residential Quarters at CR & CCR (Cunningham Road & Cunningham Crescent Road), Koramangala, Osborne Road, RPC & NL (RPC Layout & Nandini Layout) in Bengaluru**

**Part -II (Price bid)**

Name of Tenderer: \_\_\_\_\_

Address: \_\_\_\_\_

	<b>Activity</b>	<b>Date</b>
1	Date of availability of Tender in RBI Website and MSTC Portal	February 10, 2026;12:00 PM onwards
2	Due date for submission of Tender	February 24, 2026 till 10:00 AM
3	Date of opening of Tender	February 24, 2026 at 11:00 AM
4	Venue	Reserve Bank of India Estate Department, Nrupathunga Road Bengaluru

### Schedule of Quantities (Price bid)

Item No.	Name of property	Total Charges for Making Available <b>One Electrician and One Helper for each of Four Properties</b> to carry out work as per scope of work/terms & conditions mentioned.			
		Quoted Amount /Per Month (The Values at Z as calculated at Annexures should reflect here) (A)	GST for the quoted amount /Per Month (B)	Total Amount with per Month (A+B)	Total Amount per Year
1	Cunningham Road Officer Quarters & Cunningham Crescent Officers Quarters				
2	Koramangala Officers Quarters				
3	Staff Quarters at Osborne Road				
4	Staff Quarters at RPC Layout + Staff Quarters at Nandini Layout				

**Note: - L1 bidder for each of Four different AMCs will be considered for awarding the work**

Cunningham Road Officer Quarters & Cunningham Crescent Officers Quarters, RPC Layout Staff Quarters & Nandini layout Staff Quarters will be treated as under One AMC. The contractor shall ascertain the scope of work before quoting the rates

- The successful tenderer shall employ only reliable workers and furnish their complete details along with police verification with their two photographs.** In case of any dispute, default like theft or burglary on the part of worker, the contractor will be totally responsible and initiate action to set it right.
- The contractor shall ascertain the scope of work before quoting the rates. After opening the quotation, the award of the contract for various properties will be decided by the bank based on the lowest rate, previous performance of contractor and scope of work at different properties.
- The rate quoted by the contractor shall comply with minimum wages act of Central Government, Labour Department. The contractor has to note this and take into account while quoting the work.
- If the contractor has not deployed Electrician or helper on a particular day, recovery will be made from the bill as per the quoted rates for electrician and helper.

5. The Bank is not bound to accept the lowest or any tender. The Bank reserves the right to split and award the work to different agencies, Bank reserves the right to accept either in full or in part of any tender. The Bank also reserves the right to reject all the tenders without assigning any reason, thereof.
6. The contractor should be guided by the provisions of the Minimum Wages Act and other related labor Acts enacted by the Central / State Governments from time to time.
7. The agreed contract amount shall be fixed throughout the tenure of contract and will not subject to any fluctuations due to increase in the cost of materials, labour, Sales tax, Octroi, Income Tax, Work Contract Tax, GST or any other taxes required under the statute, if any, no additional amount will be paid.
8. The bills will be settled by office after verification of the work done, copy of Caretaker/. Asst Caretaker certification, attendance etc. The bill, in proper form, must be duly accompanied by details of work carried out in that month and should also be accompanied with the details of ESI & EPF deposit slip for the previous month along with the copy of Register- Form IX, X, XI U/r 22, 26(1), 26 (2) of the Minimum wage (Central) Rule 1950, Minimum wage Act 1948, copy of attendance sheet signed duly verified by Caretaker/Asst Caretaker failing which the bill will not be accepted. The Contractor's Bills should be prepared based on the actual work done and actual manpower deployed.

**Place:**

**Date:**

**Signature of Contractor and Address with seal**

## Annexures

Electrical works													
CR & CCR (Cunningham Road and Cunningham Crescent Road) Officers' Quarters													
Sl. No	Type	Manpower Required	Min Wages Per Worker Per Day Considered as Per Latest Circular of Central Government for Minimum			Statuary Components					Total Minimum Wages Per Day Quoted by the Vendor including other statutory obligations (value should not be quoted less than (14))	Total Min Wage s Per Manpower Per Day Prevailing as on Date of opening of Tender as per Minim um Wage s Act	Total Monthly Wages in (Rs) Considering 26 working days.
			Basic	DA as on 30.09 . 2025	Total of Basic + DA as on 30.09. 2025	<a href="#">EPF @12 % of (6)</a>	ESI @ 3.25% of contract ors contribu tion and 0.75 % of employ ees contributi on(6)	<a href="#">Bonus@8 .33% of (6)</a>	Leave Cove r age @ 6.75 % of (6)	LWF (As per Govt. Direc ti ves)			
1	2	3	4	5	6	7	8	9	10	11	12) = (6+7+8 +9+10+ 11)	**13	14) = (3)X(1 3)X26 Days
a	Unskilled	1	523	282	805	96.60	32.2	67.05	54.33	12	1067.18	1,067	
b	Skilled	1	637	344	981	117.72	39.24	81.71	66.21	12	1297.88	1,298	
c	Annual Administrative Cost i.e., all payment over and above minimum wages, administrative charges for running the business (such as cost of provision of uniform, amenities to worker and other expenses etc.) inclusive of all incidental charges adding Cost for compliance to various clauses of tender along with cost of consumable materials like insulation tape, fuse wire, gland packing of pump, grease removal of debris, safety equipment's, etc.												
Sub Total (X)=sum of Sl.no a,b,c													
Add Contrator profit and Overheads on X =(Y)=													
Total amount per Month=(X+Y)=Z													
Total amount per annum=(Z*12)=A													
Add GST 18% on A													

Total Amount =	
----------------	--

**\*\*Note:-** 1. In case, the rate quote under column (12) is less than the minimum wages evaluated in column (13) of wages charges for Manpower as per latest minimum wages, the tender shall be summarily disqualified.

2. If the amount quoted by the bidder in the price bids is unreasonable/unrealistic or with zero profit margin (**\*contractor to quote a minimum service charge of 3.00% of X**),based on the statutory payments or otherwise, the Bank reserves the right to reject such bids.

3. Contractor to submit a copy of the latest circular published by the competent authority in support of minimum wages prevailing as per Central Govt applicable for public sector banks and conceded by them in their quote.

Place :-

Date :-

Seal)

(Signature of the Contractor with

Electrical works													
Koramangala Officers' Quarters													
Sl No	Type	Manpower Required	Min Wages Per Worker Per Day Considered As Per Latest Circular of Central Government for Minimum			Statuary Components					Total Minimum Wages Per Day Quoted by the Vendor including other statutory obligations (value should not be quoted less than (14))	Total Min Wages Per Manpower Per Day Prevailing as on Date of opening of Tender as per Minimum Wages Act	Total Monthly Wages in (Rs) Considering 26 working days.
			Basic	DA as on 30.09. 2025	total of Basic + DA as on 30.09 . 2025	EPF@12 % of (6)	ESI @ 3.25% of contract ors contribu tion and 0.75 % of employ ees contributi on(6)	Bonus@8 .33% of (6)	leave Cove r age @ 6.75 % of (6)	WF (As per Govt. Direc ti ves)			
1	2	3	4	5	6	7	8	9	10	11	12) = (6+7+8+9+10+ 11)	**13	14) = (3)X(13)X26 Days
a	Unskilled	1	523	282	805	96.60	32.2	67.05	54.33	12	1067.18	1,067	
b	Skilled	1	637	344	981	117.72	39.24	81.71	66.21	12	1297.88	1,298	
C	Annual Administrative Cost i.e., all payment over and above minimum wages, administrative charges for running the business (such as cost of provision of uniform, amenities to worker and other expenses etc.) inclusive of all incidental charges adding Cost for compliance to various clauses of tender along with cost of consumable materials like insulation tape, fuse wire, gland packing of pump, grease removal of debris, safety equipment's, etc.												
Sub Total (X)=sum of Sl.no a,b,c													
Add Contractor profit and Overheads on X =(Y)=													
Total amount per Month=(X+Y) =Z													
Total amount per annum=(Z*12) =A													
Add GST 18% on A													
Total Amount =													

**\*\*Note:-** 1. In case, the rate quote under column (12) is less than the minimum wages evaluated in column (13) of wages charges for Manpower as per latest minimum wages, the tender shall be summarily disqualified.

2. If the amount quoted by the bidder in the price bids is unreasonable/unrealistic or with zero profit margin (**\*contractor to quote a minimum service charge of 3.00% of X**),based on the statutory payments or otherwise, the Bank reserves the right to reject such bids.

3. Contractor to submit a copy of the latest circular published by the competent authority in support of minimum wages prevailing as per Central Govt applicable for public sector banks and conceded by them in their quote.

Place :-

Date :-

Seal)

(Signature of the Contractor with



Electrical works													
Osborne Road Staff Quarters													
Sl. No	Type	Man power Required	Min Wages Per Worker Per Day Considered as Per Latest Circular of Central Government for Minimum			Statuary Components					Total Minimum Wages Per Day Quoted by the Vendor including other statutory obligations (value should not be quoted less than (14))	Total Min Wage s Per Manpo wer Per Day Prevail ing as on Date of openin g of Tende r as per Minim um Wage s Act	Total Monthly Wages in (Rs) Considering 26 working days.
			B a s i c	DA as on 30.09 . 2025	total of Basic + DA as on 30.09 . 2025	EPF@12 % of (6)	ESI @ 3.25% of contractors contribution and 0.75 % of employees contribution (6)	Bonus @8 33% of (6)	leave Cove r age @ 6.75 % of (6)	WF (As per Govt. Direc ti ves)			
1	2	3	4	5	6	7	8	9	10	11	12) = (6+7+8 +9+10+ 11)	**13	14) = (3)X(1 )X26 Days
a	Unskilled	1	523	282	805	96.60		67.05	54.33	12	10,67.18	1,067	
b	Skilled	1	637	344	981	117.72	9.24	1.71	66.21	2	1,297.88	1,298	
C	Annual Administrative Cost i.e., all payment over and above minimum wages, administrative charges for running the business (such as cost of provision of uniform, amenities to worker and other expenses etc.) inclusive of all incidental charges adding Cost for compliance to various clauses of tender along with cost of consumable materials like insulation tape, fuse wire, gland packing of pump, grease removal of debris, safety equipment's, etc.												
Sub Total (X)=sum of Sl.no a,b,c													
Add Contrator profit and Overheads on X =(Y)=													
Total amount per Month=(X+Y) =Z													
Total amount per annum=(Z*12) =A													
Add GST 18% on A													
Total Amount =													

**\*\*Note:-** 1. In case, the rate quote under column (12) is less than the minimum wages evaluated in column (13) of wages charges for Manpower as per latest minimum wages, the tender shall be summarily disqualified.

2. If the amount quoted by the bidder in the price bids is unreasonable/unrealistic or with zero profit margin (**\*contractor to quote a minimum service charge of 3.00% of X**),based on the statutory payments or otherwise, the Bank reserves the right to reject such bids.
3. Contractor to submit a copy of the latest circular published by the competent authority in support of minimum wages prevailing as per Central Govt applicable for public sector banks and conceded by them in their quote.

Place :-

Date :-

Seal)

(Signature of the Contractor with

Electrical works													
RPC & NL (RPC Layout & Nandini Layout) Staff Quarters													
Sl. No	Type	Manpower Required	Min Wages Per Worker Per Day Considered As Per Latest Circular of Central Government for Minimum			Statutory Components					Total Minimum Wages Per Day Quoted by the Vendor including other statutory obligations (value should not be quoted less than (14))	Total Min Wages Per Manpower Per Day Prevailing as on Date of opening of Tender as per Minimum Wage	Total Monthly Wages in (Rs) Considering 26 working days.
			Basic	DA as on 30.09.2025	Total of Basic + DA as on 30.09.2025	EPF@ 12% of (6)	ESI @ 3.25 % of contractors contribution and 0.75 % of employees contrib	Bonus@ 8 33% of (6)	Leave Coverage @ 6.75 % of (6)	LWF (As per Govt. Directives)			
1	2	3	4	5	6	7	8	9	10	11	12) = (6+7+8+9+10+ 11)	**13	(14) = (3)X(13)X26 Days
a	Unskilled	1	523	282	805	96.60	32.2	67.05	54.33	12	1067.18	1,067	
b	Skilled	1	637	344	981	117.72	39.24	81.71	66.21	12	1297.88	1,298	
C	Annual Administrative Cost i.e., all payment over and above minimum wages, administrative charges for running the business (such as cost of provision of uniform, amenities to worker and other expenses etc.) inclusive of all incidental charges adding Cost for compliance to various clauses of tender along with cost of consumable materials like insulation tape, fuse wire, gland packing of pump, grease removal of debris, safety equipment's, etc.												
Sub Total (X)=sum of Sl.no a, b, c													
Add Contractor profit and Overheads on X =(Y)=													
Total amount per Month=(X+Y) =Z													
Total amount per annum=(Z*12) =A													
Add GST 18% on A													

Total Amount =	
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**\*\*Note:-** 1. In case, the rate quote under column (12) is less than the minimum wages evaluated in column (13) of wages charges for Manpower as per latest minimum wages, the tender shall be summarily disqualified.

2. If the amount quoted by the bidder in the price bids is unreasonable/unrealistic or with zero profit margin (**\*contractor to quote a minimum service charge of 3.00% of X**),based on the statutory payments or otherwise, the Bank reserves the right to reject such bids.
3. Contractor to submit a copy of the latest circular published by the competent authority in support of minimum wages prevailing as per Central Govt applicable for public sector banks and conceded by them in their quote.

Place :-  
Date :-

(Signature of the Contractor with Seal)