

# **TENDER DOCUMENT**

## **THE ORIENTAL INSURANCE COMPANY LIMITED**

**Regional Office, 44/45 Leo Shopping Complex, Residency Cross  
Road, Bengaluru – 560 025. TELEPHONE NO. : 080-  
46616100. CIN NO. : U66010DL1947GOI007158**

**(Tender Documents consists of 33 Pages)**

**NATURE OF WORK: REPAIRS AND RENOVATION WORKS,**

AT

**# 24,RMV IIIrd Stage,HIG Houses,RMV II Stage,3rd Cross,3rd Main,Dollar Colony,Bangalore - 560 094**

**Lead Consultants:**

**PRISM INNOVATONS #3, 1st Floor, Nanda Ashirwad Complex,Canara Bank Colony,2nd Main Road,Chandra Layout, Bangalore-72 Ph.no:-9844040951,9844776993,080-43020855**

**PART –I**

**TECHNICAL BID**

**PART – II**

**FINANCIAL BID**

(Please Check that number of pages are 33)

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**Regional Manager**  
**The Oriental Insurance Company Limited,**  
**Regional Office**  
**44/45, Leo Shopping Complex,**  
**Residency Cross Road,**  
**Bengaluru - 560 025**

## **Notice Inviting Tender**

NAME OF WORK: REPAIRS AND RENOVATION WORKS, AND INTERNAL PAINT WORKS OF ROOMS, GROUND FLOOR, FIRST FLOOR AT # 24,RMV IIIrd Stage,HIG Houses,RMV II Stage,3rd Cross,3rd Main,Dollor Colony,Bangalore - 560 094

Tenders are invited from reputed contractors for above work under two bids system (Technical & Financial) from eligible and experienced contractors with sound financial position.

The tender document containing terms and conditions can be obtained from our office at The Oriental Insurance Company Limited,Regional Office,44/45, Leo Shopping Complex, Residency Cross Road, Bengaluru - 560 025

hours (10.00 AM to 3.30 PM) on all working days between the dates, including other schedule, given below

Cost of tender Rs 500/- (Non refundable)

Sale of Tender (Date) 4<sup>th</sup> April to 12th April 2019

Date of Pre bid conference 5h April 2019 at 11.00 AM

Date of Submission up to 12th April 2019 3.00 PM

Time & Date of Opening (Tech Bids) 15th April 2019 at 11.00 AM

Time of Completion 45 days

Estimated Cost of works Rs 5,00,000/- (Five Lacs only)

Earnest Money Rs 25,000/- (Twenty thousand only)

The tender documents can also be downloaded from our website [www. Orientalinsurance.org.in](http://www.Orientalinsurance.org.in) . If downloaded from website then the contractor has to attach a demand draft for Rs 500/ from a Scheduled Bank shall be paid in favour of “The Oriental Insurance Co. Ltd., payable at Bengaluru as cost of Tender documents along with EMD failing which tender will be rejected. The right is reserved by the officer inviting this tender to revise or amend the tender documents prior to the date notified for submission of the tender. Such revisions, amendments shall be notified in the form of addendum or corrigendum at company’s Website. Bidders are advised to look at company’s website regularly for any such corrigendum.

Pre-bid conference: There shall be a pre-bid conference at The Oriental Insurance Company Limited, Regional Office, 44/45, Leo Shopping Complex, Residency Cross Road, Bengaluru - 560 025 as per the schedule above, to obtain clarification if any from the client/Architect. The points, if any, emerged out from the discussion shall be published in our website and the same shall form part of the tender and subsequently the agreement. Only those contractors will be allowed to attend the pre-bid conference who have purchased the Tender Document .Those who have downloaded the tender documents shall submit the DD for Rs 500/- (Rupees Five Hundred Only ) from a Scheduled Bank paid in favour of The Oriental Insurance Co. Ltd., payable at Bengaluru, in the office of Regional Manager prior to attending the pre bid meet.

## **Instructions to the Tenderers**

The Tender document for the above work are prepared in two bid system Part-1 Technical Part of tender document, consisting of form for tender agreement, conditions of contract, specifications, construction time schedule. Part- II Financial part of tender document consists of schedule of quantities for quoting rates and amount.

1. The stipulated completion period is 45 days from the date of award of work or from the date of release of site whichever is earlier.

2. The Earnest Money Deposit of Rs. 25,000/- ( Rupees Twenty Five thousand only) shall be paid with the tender document under Account Payee Banker's Pay Order or Demand Draft drawn in favour of "The Oriental Insurance Co. Ltd., payable at Bengaluru.

3. The tenders are requested to strictly observe the entire following procedures for submission of the duly filled in tender.

a) The Financial Bid contains the schedule of Quantities and Rates for the works to be undertaken.

The approximate quantities of each individual item are indicated therein. The quantities are based on rough estimates and the Architect / Employer reserve the right to vary the same depending upon the contingencies. If the executed quantity of a item are more than 25% from the estimated quantities than the rates of increased item shall be derived on market rate analysis for the quantity beyond 25%. The tenderer shall indicate the rates in the column provided for inserting the rates, at which he/she proposes to undertake the work described in the respective column. The rate shall include all aspects of cost such as labour, materials, plants, equipments, transportation, GST, duties, royalties, cess etc. On no ground will the tenderers be allowed to amend or enhance or reduce the rates after submission of the tender. The rate quoted shall correspond to the unit indicated in the Schedule of the Quantities and Rates.

Further, the Contractor shall calculate and insert in the appropriate column the amounts corresponding to each obtained by multiplying the rate quoted by the Contractor for a particular item to the quantity indicated for those particular items, in case of incorrect multiplication and insertion of the amount, the rate quoted by the contractor will be considered as correct.

The tenderer shall make the sum of all amounts corresponding to each item obtained as stated above per page and write the same at the bottom of each page. These figures shall also be carried forward for making total of all amounts for each type of work. For the items not quoted by the bidder the highest rate for such item quoted by other bidder shall be considered for the evaluation of the bid. However in case the bidder is still lowest evaluated bid and is awarded the work the lowest rate quoted by the other bidder for such unquoted item shall be considered for the making payments for executed quantities .

The price Bid so prepared shall be kept in a separate cover and superscribed as FINANCIAL/ PRICE BID : REPAIRS AND RENOVATION WORKS, AND INTERNAL PAINT WORKS AT GROUND FLOOR , FIRST FLOOR AND SECOND FLOOR.

4. The rates and amounts must be quoted in Rupees and Paise both in words and figures.
5. The rates quoted in words by the Contractor shall prevail in case discrepancies if any.
6. Any correction to rates and amounts written by tenderers shall be by clearly striking out unwanted writing and initialing the desired writing. Repeated correction on an item shall invite disqualification of the tender.
7. The complete tender document duly filled in as stated above shall be submitted in the Office of the Regional Manager, The Oriental Insurance Company Limited, Regional Office,44/45, Leo Shopping Complex, Residency Cross Road, Bengaluru - 560 025 on or before 3.00 p.m. on 12th April. 2019. Technical Bid (Part I of the tender) will be opened on 15<sup>th</sup> April 2019 at 3.30 PM in presence of the tenderers or their authorized representatives who may wish to remain present. Part II of the Financial Bid will be opened on a later date after evaluation of the capability of the tenderers to handle job of the nature and magnitude.
8. Tenders received later than the stipulated time and date shall not be considered even though posted in time.
9. The tenderers are advised to inspect the site, examine the work and make all investigation regarding the extent of work, its scope and conditions under which the work is to be executed. No claim for any extra payments of any kind on account of lack of information about the site conditions or otherwise shall be entertained after the award of the contract.
10. The tender documents shall be signed by the authorized signatory. on each page at the bottom with seal The tender documents shall not be amended, corrected, defaced, altered, except at the places where tenderers are stipulated to do so. The tender set corrected as stated above is liable to be rejected.

Within 7 days of the award of Contract by the Employer the successful tenderer shall be required to enter upon a formal agreement. Failure on the part of the contractor to do so shall make him liable to forfeit his claim to refund of the earnest money and under such circumstances, The Oriental Insurance Co. Ltd. can execute the subject work through some other agency at the risk and cost of the defaulting tenderer.

The offer of the tenderer shall remain open upto 180 (one hundred and eighty) days from the date of opening of the tender.

The Employer/Architect reserves the right to reject any or all of the tenders, either whole or in part without assigning any reasons.

Tender submitted without a valid earnest money shall be disqualified.

The contractor shall not be entitled to any compensation for loss suffered by hindrance on account of delays in commencing, executing the work, whatever the cause for such delays may be including delays in procuring Government controlled materials.

Upon completion of the work all the areas should be cleaned. All rubbish shall be removed from the site and shall not be dumped in the surrounding areas.

Regional Manager

The Oriental Insurance Company Limited,  
Regional Office  
44/45, Leo Shopping Complex,  
Residency Cross Road,  
Bengaluru - 560 025

## **NAME OF WORK: REPAIRS AND RENOVATION WORKS,**

AT

# 24,RMV IIIrd Stage,HIG Houses,RMV II Stage,3rd Cross,3rd Main,Dollor Colony,Bangalore - 560 094

List of documents, specifications, conditions of contract, etc. to be submitted in envelope marked No.1 Technical Bid.

The following documents shall be submitted as a part of Technical Bid. (Please place a tick mark against all points for which documents are being submitted.)

Envelope – No.1

1. Demand Draft from a Scheduled Bank for Rupees 25,000/-(Rs. Twenty Five thousand only) favouring The Oriental Insurance Co. Ltd. payable at Bengaluru in support of having paid the earnest money.

2. For the tenders downloaded from website Rs.500 /- in the form of Demand Draft from a Scheduled Bank shall be paid in favour of “The Oriental Insurance Co. Ltd., payable at Bengaluru.

3. Latest solvency for Rs 3.00 lacs or more with any Scheduled Bank where the contractor is maintaining his account. The Certificate should not be more than 3 month old from date of issue of tenders.

4. GST no and registration Certificate

5. PAN No

6. I T Returns for the last 3 Years ending March 31 of previous financial year .The average annual turnover shall be at least 30% of total estimated cost

7. List of similar jobs executed in last 3 years./ Please give the details of the jobs executed.( Minimum criteria will be execution of two similar jobs costing of Rs.5 Lacs each or three similar job of Rs. 4 lacs each or one job of Rs 8 lacs in the last 3 years from the date of advertisement for Government, Semi-Government, Private/Public Sector organization. The similar nature of works shall mean renovations and repairs involving civil works .The details of satisfactory completion certificates shall be given in following format from the clients.

Name of work:

Name of person to be contacted

For reference

Address

Telephone

Value of work:

Time of completion:

Envelope No.-2

Financial Bid submitted in envelope marked No.2. Financial/Price Bid for REPAIRS AND RENOVATION WORKS.

Note: All the above documents and lists must be signed along with seal by the tenderer before submitting the tenderer

Envelope No.-3

Both the above envelopes Marked No.I and II shall be submitted in third envelope marked III on or before 3.00 PM on 12.04.2018 in the Office of the

Regional Manager

The Oriental Insurance Company Limited,  
Regional Office  
44/45, Leo Shopping Complex,  
Residency Cross Road,  
Bengaluru - 560 025

## ARTICLES OF AGREEMENT

ARTICLES OF AGREEMENT made at \_\_\_\_\_ this day of \_\_\_\_\_ between the Regional Manager, The Oriental Insurance Company Limited, Regional Office Bengaluru. (hereinafter referred as the Employer which expression shall include their Heirs, Executors, Administrators & Assigns) of the one part and M/s \_\_\_\_\_ the Contractor (which expression shall include their Heirs, Executors, Administrators and Assigns) of

the other.

WHEREAS the Employer is desirous to carry out, REPAIRS AND RENOVATION WORKS, AT # 24,RMV IIIrd Stage,HIG Houses, RMV II Stage,3rd Cross,3rd Main,Dollor Colony,Bangalore - 560 094 and has specifications describing the work to be done, prepared by PRISM INNOVATONS #3, 1st Floor, Nanda Ashirwad Complex,Canara Bank Colony,2nd Main Road,Chandra Layout, Bangalore-72 (hereinafter referred to as the Architect) and WHEREAS the specifications and Priced Bills, Schedules of Quantities have been signed by or on behalf of the parties here to and

WHEREAS the contractor has agreed to execute upon and subject to the conditions set forth herein (hereinafter referred to as "The said conditions,") work shown upon "The said drawings" and described in "The said Specification" and "The said, Schedule of Quantities", at the respective rates mentioned in the Priced Schedule of Quantities constituting the tender documents."

NOW IT IS HEREBY AGREED AS FOLLOWS:

1. In consideration of the payments to be made to the Contractor as hereinafter provided he shall upon and subject to the said conditions execute and complete the work as may be furnished to him by the said Architect and described in the said Specification and the said Priced Schedule of Quantities.
2. The Employer shall pay the contractor such sums as shall become payable hereunder at the time and in the manner specified in the said conditions.
3. The term "Architect" in the said Conditions shall mean PRISM INNOVATONS #3, 1st Floor, Nanda Ashirwad Complex,Canara Bank Colony,2nd Main Road,Chandra Layout, Bangalore-72

Or

in the event of his death or ceasing to be the Consultant Architect for that purpose of this contract, such other person as shall be nominated for that purpose by the Employer, not being a person to whom the Contractor shall object for reasons considered to be sufficient by the Employer. Provided always that no person subsequently appointed to be Consultant Architect under this Contract shall 'be entitled to disregard or overrule any decision or approval or direction given or expressed in writing by the Consultant Architect for the time being.

4. The Agreement and Documents mentioned above shall form the basis of this Contract and the decision of the said Consultant for the time being as mentioned in the Conditions of Contract in reference to all matters of dispute as to the material, workmanship or account and as to the intended interpretation of the Clauses of this Agreement or any other Document attached hereto shall be final and binding on both parties and be made" a Rule of Court.

5. The Employer through the Architect reserve to himself the right of altering the nature of the work and adding to or omitting any items of work or of having portion of the same carried out departmentally or otherwise and such alterations or variations shall be carried out without prejudice to the Contract.

6. The said Conditions shall be read and construed as forming part of this Agreement, and the parties hereto will respectively abide by and submit themselves to the conditions and stipulations and perform the Agreements on their parts respectively in such conditions contained.

7. All disputes arising out of any connected matters with this Agreement shall be deemed to have arisen in Bengaluru and only the Courts in the District of Bengaluru shall have jurisdiction to determine the same.

8. The several parts of the Contract have been read and fully understood by us.

As witness out hands this \_\_\_\_\_ day of \_\_\_\_\_ 2018

Signed by the Employer in the presence of

WITNESSES

(1) Signature

Name and Address

WITNESS

(2) Signature

Name and Address (EMPLOYER)

Signed by the said Contractor in the presence of

WITNESS

(1) Signature `

Name and Address

WITNESS

(2) Signature

Name and Address (CONTRACTOR)

NOTE : The agreement shall be made on Rs 100/- (Rupees One Hundred Only ) Non Judicial Stamp Paper obtained from Karnataka State.

The Oriental Insurance Company Ltd.  
Regional Office  
44/45, Leo Shopping Complex,  
Residency Cross Road,  
Bengaluru - 560 025

## **GENERAL CONDITIONS OF CONTRACT**

### **DEFINITIONS & INTERPRETATIONS**

#### **1. INTERPRETATIONS**

In construing these conditions and specifications, schedule of quantities and contract agreement, the following words shall have the meaning herein assigned to them except where the subject or context otherwise requires:

- a) “Employer/Owner” means The Oriental Insurance Company Ltd. Regional Office, Bengaluru, on whose behalf tenders are invited and including its legal representatives, successors and permitted assigns and its authorized representatives.
- b) “Contractor” means the person or persons, firm and company whether incorporated or not, employed as Contractor by the Employer for undertaking the work and shall include their representatives, successors, legal heirs and permitted assigns.
- c) “Sub-Contractor” means the person or persons, firm or company to whom any of the Contract has been sublet by the Contractor with the written consent of the Employer/Architect and includes the Sub-Contractor’s representatives, successors, legal heirs and permitted assigns.
- d) “Architect” means PRISM INNOVATIONS #3, 1st Floor, Nanda Ashirwad Complex, Canara Bank Colony, 2nd Main Road, Chandra Layout, Bangalore-72 or in the event of their ceasing to be Architect for the purpose of this contract, for whatever reasons, such other person(s) or firm as the employer shall nominate for that purpose.
- e) “Chairman -cum- Managing Director” means the Chairman-cum- Managing Director of The Oriental Insurance Company Limited at the relevant time. Relevant time will mean the time when action is taken under this Agreement.
- f) “Regional incharge” means the DGM, being the senior most officer incharge of The Oriental Insurance Co. Ltd., Regional Office Bengaluru where the work is being executed at the relevant time.
- g) “Employer’s Representative” means a officer nominated by the Employer to act on his behalf for the purpose of this administration of contract.
- h) “Architect’s Representatives” means the person or firm as notified by the Architect for the purpose. There may be a number of such representatives for varying purposes. The architect’s representatives shall be responsible to the Architect.

- i) "Contract" means the documents forming the tender and acceptance thereof and the Contract Agreement between The Oriental Insurance Co. Ltd., Regional Office Bengaluru and the Contractor, if executed together with the documents referred to therein including the terms and conditions, general and special specifications, designs, drawing, priced bills, schedule of quantities and instructions issued from time to time by the Architect/Employer's Representatives/Architect/Officer in-Charge and all these documents taken together shall be deemed to form one contract and shall be complimentary to one another.
- j) "Contract Price" means the sum named in the letter of Acceptance subject to such additions or deductions there from as may be made under the terms of the Contract.
- k) "Works" means the work including supply of items, installation, testing and any work incidental to it to be executed in accordance with the contract.
- l) "Constructional Plant" means all plants, tools, tackles, appliances or equipments, implements, scaffolding of whatever nature required for execution of the works, but does not include materials, equipments or other things intended to form part of the permanent works.
- m) "Temporary Works" means all temporary work of every kind required for the execution of the works by the Contractor.
- n) "Specifications" means the specification annexed to or issued with the tender and any modification thereof or addition thereto as may be from time to time be furnished or approved in writing by the Architect/Consultants/Employer.
- o) "Site" means premises within Company's Bachelor accommodation situated at # 24,RMV IIIrd Stage,HIG Houses,RMV II Stage,3rd Cross,3rd Main,Dollor Colony,Bangalore - 560 094 where the works are to be executed or carried out.
- p) "Approved" means approved in writing including subsequent written confirmation of previous verbal approval and "approval" means approval in writing including as aforesaid.
- q) "Written notice" shall be deemed to have been duly served if delivered in person to the individual or to a member of the firm or to an office of the corporation for whom it is intended, or if delivered at or sent by registered mail to the last business address known to him who gives the notice.
- r) "Month" means English calendar month. "Day" shall mean calendar day of 24 hours each.
- s) "Week" means English Calendar week of seven days each.
- t) "Virtual completion" means physical construction of all aspects of the contracted work and certified by the Architect as being ready for acceptance by the Employer.

## **2. General**

The work shall be carried out strictly in accordance with the details amplified by the specifications of materials and workmanship given hereunder. The specifications shall be taken together and shall complement each other. In case of any discrepancy, the following order of preference shall be followed:

- (a) Particular Specifications.
- (b) Details.
- (c) CPWD Specifications & Latest DSR on date of Publication of the tender.
- (d) National Building Code and Relevant IS Provisions.

In case there are no specifications for items shown on the drawings or where items are not exhaustively described, the general specifications of CPWD shall be followed for which nothing extra shall be paid. However the specification should be got approved from the Architect before commencement of work.

### **3 SINGULAR AND PLURAL**

Words importing the masculine gender or singular number shall also include the feminine gender and plural and vice versa where the context so requires.

4. The Architect shall be the Employer's representative. The Architect shall periodically visit the site to familiarize himself generally with the progress and the quality of the work and to determine in general if the work is proceeding in accordance with the Contract Document. During such visits and on the basis of his observation while at the site he shall keep the Employer informed of the progress of the work, shall endeavor to guard the Employer against defects and deficiencies in the work of the Contractor and he shall condemn work which fails to conform to the Contract Document. He shall have authority to stop the work whenever such stoppage may be necessary in his reasonable opinion to ensure the proper execution of the Contract.

## **CONDITIONS OF CONTRACT**

### **1. EXTENT OF WORK:**

The Contractor shall execute/complete the work strictly in accordance with the relevant specifications prepared as per details, directions, instructions, specifications and orders that may be given to the Contractor by the Architect/Employer from time to time. The Contractor shall also carry out such changes, alterations modifications, as may be decided upon by the Employer and the Architect during the progress of work.

### **2. SITE INSPECTIONS:**

The contractor shall visit the site and get fully acquainted with the general and local site conditions particularly in respect to the transportation, handling of the various equipments and machinery, loading and unloading of the construction material and they will also have to study the availability of skilled and unskilled labour required for the timely and efficient completion of the work.

### **3. QUALITY OF WORKS:**

The work shall be executed with materials and workmanship of the respective kind desired and described in the specifications for the work and as required as to the complete satisfaction of the Architect/Employer. Whenever as specified, the Architect/Employer may ask the contractor to obtain a certificate to the effect that the material is of the specific make/manufacturer.

### **4. RATES:**

The Employer shall pay the Contractor, who shall receive the payment in respect of the work executed as per the schedule of quantities and rates enclosed herewith duly accepted by both the parties. No escalation in rates will be payable during the period of execution of work.

### **5. TIME/WORKS PROGRAMME:**

The contractor shall work towards phase wise completion of proposed works so that the completed portion of each phase can be taken over for use by owner as per their choice. The time schedule for such phase wise completion shall be worked out by contractor, with the inputs /help from the owner /architect within 7days of issue of work order and shall be submitted to the owner/architect in a way that the entire work shall be completed within stipulated time period of 45 days

The Contractor shall begin the work within seven days of the written order to commence the work, which he may receive from the Architect/Employer and shall proceed with the work without stoppages or suspension and with all due care, diligence and expedition and complete the same together with all extra and additional work as may be decided upon and orders by the Architect/Employer and execute and complete the entire work in every respect as per approved works programme submitted by the Contractor, and latest by the following dates:

Date of Commencement of the work shall be reckoned from the 7th day of award of work order.

Period of completion of work 45 Days.

Time shall be essence of the contract and decision of the Employer in the matter of date of starting, progress of execution and completion of the work, shall be final and always binding upon the

contractor.

If the Contractor fails to complete the works within the stipulated date of completion as per the Agreement/Contract, or within any extended time (If granted extension of time) he shall be liable to pay 0.5 % of contract amount per week subject to a maximum of 10 %(Ten percent) of the contract amount as liquidated damages. The decision of the Regional in-Charge of Employer in this regard will be final and binding on the contractor.

If in the opinion of the Architect/Employer the work is delayed:

- a) By any unforeseen circumstances having no fault on the part of the Contractor.
- b) By delay of work by other Contractors or workmen engaged by the employer.

OR

- c) By reason of authorized extra additional work.

OR

d) From other causes beyond the control of the Contractor, the Employer in Consultation with the Architect may give such reasonable extension of time at his sole discretion for the completion of work provided, however, that the best of endeavors to prevent the delay has been made by the Contractor.

Provided always that the Employer shall not be bound to wait beyond 15 days of delay. If the completion of work is delayed beyond reasonable time, the employer shall be entitled to terminate this contract and get the work done through other agencies, entirely at the risk and cost of the Contractor over and above imposition of liquidated damages.

6. The Contractor shall first make samples of all items and obtain approval of all items/materials from the Architect/Employer regarding quality, design, materials and listed specification, brands, make as per approved samples. Also the contractor shall prepare and produce expeditiously alternate samples as and when directed by the Architect/Employer for the main tender items/anticipated items/variations

7. All minor variation in dimensions and specifications due to site conditions and all incidentals thereto relating to work shall be carried out by contractor without any extra work cost.

8. The rate quoted shall be for fabricating, transporting, supplying and placing the items in their final positions and shall also include GST, including octroi etc. and no extra charge shall be admissible due to such increase during the period of contract. The contractor hereby indemnifies the Employer from any such duties leviable during the completion of his work.

9. The whole contract shall be a "Works" Contract and the rates quoted by the Contractor shall include finishing items of work, including polishing and final cleaning of the site etc. including GST etc shall be paid and borne by the main contractor.

10. Brief specifications are indicated for various items for which the prices have been quoted. In the event details and brief specifications not becoming clear it shall be left to the discretion of the Architect/Employer or his representative to suitably provide detailed clarifications within the concepts of the design and the price factor and no extra cost shall be admissible except for an entirely new extra work.

11. The work shall also include all minor details construction which are obvious and fairly intended and which may not have been referred to in these documents which are essential for the good interior works, and nothing extra will be paid for the same.

12. The contractor shall submit a "Work Schedule Bar/Chart" and "Procurement Chart" for proper monitoring, as it is a time bound work, involving liquidated damages. The contractor shall ensure to complete the work in specified time.

13. Should any ambiguities arise during execution of works pertaining to the quality of materials, workmanship, payment, speed of work, alterations in drawings etc., the decision of the Architect/Employer shall be final and binding on the contractor

14. Contractor shall produce purchase bills and tests certificates major quantity of material supplied from manufactures before executing it as and when required.

All necessary formalities, details of various items etc. shall be prepared by the main contractor forming part of the contract work without any extra/additional cost and the same shall get duly approved by the Architect/Employer from time to time before undertaking the substantial execution of works. Contractor shall produce samples and take approval from Architect/Employer of all materials to be used in all the works, well in advance for maintaining uninterrupted placement of orders and manufacturing activities. Such samples/catalogues may include actual item, built-in items of works, detailing and methodology of works from time to time.

## **15. MEASUREMENTS FOR WORK DONE**

Architect shall, except as otherwise provided, ascertain and determine by measurement the value in accordance with the contract of work done.

All measurements of all items having financial value shall be entered in Measurement Book and/or level field book so that a complete record is obtained of all works performed under the contract.

All measurements and levels shall be taken jointly by the Architect or his authorized representative and by the contractor or his authorized representative from time to time during the progress of the work and such measurements shall be signed and dated by the Architect and the contractor or their representatives in token of their acceptance. If the contractor objects to any of the measurements recorded, a note shall be made to that effect with reason and signed by both the parties.

The contractor shall, without extra charge, provide all assistance with every appliance, labour and other things necessary for measurements and recording levels.

The contractor shall give not less than seven day's notice to the Architect or his authorized representative incharge of the work before covering up or otherwise placing beyond the reach of measurement any work in order that the same may be measured and correct dimensions thereof be taken before the same is covered up or placed beyond the reach of measurement and shall not cover up and place beyond reach of measurement any work without consent in writing of the Architect or his authorized representative incharge of the work who shall within the aforesaid period of seven days inspect the work, and if any work shall be covered up or placed beyond the reach of measurement without such notice having been given or the Architect's consent being obtained in writing the same shall be uncovered at he contractor's expense, or in default thereof no payment or allowance shall be made for such work or the materials with the same was executed.

It is also a term of this contract that recording of measurements of any item of work in the measurement book and/or its payment in the interim, on account or final bill shall not be considered as conclusive evidence as to the sufficiency of any work or material to which et relates nor shall it relieve the contractor from liabilities from any over-measurement or defects noticed till completion of the defects liability period.

## **17. TERMS OF PAYMENT**

For a minimum amount of Rs 2.0 lacs of works actually executed at site, measured, interim payments shall be made to the contractor against bills, which shall be evaluated and duly certified by the Architect and the Employer shall make the payment within 21 days after the issuance of certificate of payment by the Architect. The contractor, on signing an indenture in the form to be specified by the Architect, shall be entitled to be paid during the progress of the execution of the work upto 75% of the assessed value of any materials which are in the opinion of the Architect non-perishable, non-fragile and non-combustible and are in accordance with the contract and which have been brought on the site in connection therewith and are adequately stored and/or protected against damage by weather or other causes but which have not at the time of advance been incorporated in the works. When materials on account of which an advance has been made under this sub-clause are incorporated in the work, the amount of such advance shall be recovered/deducted from the next payment made under any of the clause or clauses of this contract.

Such secured advances shall also be payable on other items of perishable nature, fragile and combustible with the approval of the Architect provided the contractor provides a comprehensive insurance cover for the full cost of such materials. The decision of the Architect shall be final and binding on the contractor in this matter. No secured advance, shall however, be paid on high-risk materials, such as ordinary glass, sand, petrol, diesel etc.

## **18. COMPLETION CERTIFICATE AND FINAL PAYMENTS**

When in the opinion of the Architect the works are practically completed, he shall forthwith issue a certificate to that effect and Virtual Completion of the works shall be deemed for all the purposes of this contract to have taken place on the day named in such certificate. Till such certificate has been issued by the Architect, the work will not be considered as complete.

After completion of the works under various items, the joint measurements of the actual work done by the contractors will be recorded in presence of the Contractor and Architect or their representatives. After verification, the Contractor will prepare his bill based on the quantities obtained therein. The bill submitted by the Contractor will be recommended to the Employer for payment after due vetting of the Architect.

In the event, even after receipt of notice in writing, if the contractor or his representative is not attending the joint measurements, the Architect or his representatives or Engineer will arrange to record the unilateral measurements and the same will be treated as final and binding on Contractor.

It is further provided that no final or other certificate of payment or of completion acceptance or settlement of the account in any circumstances shall relieve the Contractor from his liability for fraud or willful unauthorized deviation from the drawings, specifications, schedule of rates and quantities, instructions and directions from time to time being binding upon him.

## **19. RETENTION MONEY**

10% of the contractor's bill value shall be retained as "Retention Money" by the employer. The entire retention money shall be released to the contractor upon successful completion of the defects liability period, on issue of certificate from architect to release the amount.

If the contractor fails to rectify the notified defects during the said defects liability period within 15 days of the notification to him, the Architect / Employer shall have a right to get work executed at the risk and cost of the contractor and recover from his retention money.

## **20. EARNEST MONEY DEPOSIT:**

The earnest money deposited by the successful contractor will be merged in the retention money.

## **21. INTEREST**

No interest whatsoever on any account on the amount due in this contract will be payable to the contractor.

## **22. VARIATION AND EXTRAS**

The Architect shall have power to make any alterations or omissions, additions, substitution for the original specifications, drawings, designs and instructions, that may appear to him to be necessary during the progress of the work. The contractors shall carry out the work in accordance with any instructions which may be given to him in writing signed by the architect and such alterations, omissions, additions or substitution shall not invalidate the contract and any altered, additions or substituted work which the Contractor may be directed to do in the manner above specified as part of the work shall be carried out by the Contractor on the same conditions in all respects on which be agreed to do the main work.

If the altered, additional or substituted work includes any work for which no rate is specified in the contract for the work and cannot be derived from a similar class or work in the contract, then such work shall be carried out at market rate. For such items of work the contractor shall within 7 days of the receipt of the order to carry out the work, inform the Architect the rate based on market rates of material and labour. The Architect shall determine the rate on basis of prevailing market rates through the market survey if required and shall submit the same to the Employer for approval. However, the Architect by a notice in writing shall be at liberty to cancel his order to carry out such work and arrange to carry it out in such manner as he may consider advisable. But under no circumstances the contractor shall suspend the work on the plea of non settlement of rates of extra or such items during the currency of the project till virtual completion certificate is issued by the Architect.

### **23. DEFECTIVE MATERIALS OR WORKMANSHIP**

Should any materials brought to the site or used, be of inferior quality or otherwise unsuited for the work or not in accordance with the specifications or any work executed to be found defective, unsound or badly finished, the contractor shall on receipt of a notice from the Architect/Employer, remove the materials, re-execute the work at his own cost to the entire satisfaction of the Architect/Employer.

### **24. ACCESS AND FACILITIES FOR INSPECTION**

The Architect/Employer and his/their staff shall have free and uninterrupted access to the work at all times and the Contractor shall give all facilities to the Employer and the Architect, and their representatives for the inspection of the work during the progress as well as of the places including the workshop where the Contractor carries out preliminary and other connected operations for the inspection and measurements of work.

### **25. FORECLOSURE OF CONTRACT DUE TO ABANDONEMENT OR REDUCTION IN SCOPE OF WORK.**

If at any time after acceptance of the tender employer shall decide to abandon or reduce the scope of the works for any reason whatsoever and hence not required the whole or any part of the works to be carried out, the Architect/Employer shall give notice in writing to that effect to the contractor and contractor shall act accordingly in the matter. The contractor shall have no claim to any payment of compensation or otherwise whatsoever, on account of any profit or advantage which he might have derived from the execution of the works in full but which he did not derive in consequence of the foreclosure of the whole or part of the works.

### **26. CANCELLATION OF CONTRACT**

Notwithstanding anything mentioned otherwise in this Agreement and without prejudice to any other rights the employer may of his own opinion or on the recommendations of the Architects, terminate the contract on account of any of the following acts of the Contractor.

Inefficiency, negligence or dishonesty on the work Liquidation or insolvency of the Contractor.

Failure to commence the work within Seven days from the date of order to commence.

i) If he without reasonable cause suspends the carrying out of the works before completion thereof, or

ii) If he fails to proceed regularly and diligently with the work, or

iii) If he refuses or persistently neglects to comply with a written notice from the Architect requiring him to remove defective work or improper material or goods and by such refusal or neglect the work is materially affected, then the Architect may give him the notice by registered post or recorded delivery specifying the default, and if the contractor either shall continue such a default for 14 days after receipt of such a notice and shall at any time thereafter repeat such a default (whether previously repeated or not). Then the Chief Manager without prejudice to any other rights or remedies may within 10 days after such continuance or repetition of notice by registered post or recorded delivery forth with terminate the employment of the contractor under this contract.

In the event of the employment of the contractor being determined as aforesaid and so long as it has not been reinstated and continued, the following shall be the respective rights and duties of the Employer and the Contractor.

The Regional Manager shall have cancellation powers to—

Take possession of the site and any materials, constructional plant, implements, stores, etc, thereon, and/or Carry out incomplete work by any means at the risk and cost of the contractor.

On cancellation of the contract in full or in part, the Architect with approval of Employer shall determine what amount, if any, is recoverable from the contractor for completion of the works or part of the works or in case the works or part of the works is not to be completed, the loss or damage suffered by Employer. In determining the amount, credit shall be given to the contractor for the value of the work executed by him upto the time of cancellation, the value of contractor's materials taken over and incorporated in the work and use of plant and machinery belonging to the contractor.

Any excess expenditure incurred or to be incurred by Employer in completing the works or part of the works or the excess loss or damages suffered or may be suffered by Employer as aforesaid after allowing such credit shall without prejudice to any other right or remedy available to Employer in law be recovered from any moneys due to the contractor on any account, and if such moneys are not sufficient the contractor shall be called upon in writing and shall be liable to pay the same within 30 days

If the contractor shall fail to pay the required sum within the aforesaid period of 30 days, the Chief Manager shall have the right to sell any or all of the contractor's unused materials, constructional plant, implements, etc. and apply the proceeds of sale thereof towards the satisfaction of any sums due from the contractor under the contract and if thereafter there be any balance outstanding from the contractor, it shall be recovered in accordance with the provisions of the contract.

Any sums in excess of the amounts due to Employer and unsold materials, constructional plant, etc. shall be returned to the contractor, provided always that if cost or anticipated cost of completion by Employer of the works or part of the works is less than the amount which the contractor would have been paid had he completed the works or part of the works, such benefit shall not accrue to the contractor.

## **27. GUARANTEE PERIOD (DEFECT LIABILITY PERIOD)**

In the event of the work developing any defect within twelve months from the virtual completion date, the Contractor shall, on receipt of a written notice from the Employer/Architect make good the loss or correct the defect to the satisfaction of the Architect/Employer within 15 days of the said notice. Or in default the Architect/Architect shall have the right to get it rectified at the risk and cost of the contractor. The amount so spent will be deducted by the Architect/Architect from amounts due to the contractor or from his retention money. After completion of defect liability period

warranty certificates of all equipments / generators etc will be handed over to the owner

## **28. COMPLETION PLANS (FOR ELECTRICAL WORK, IF ANY)**

The contractor shall submit completion plan as required vide General Specifications for Electrical works (Part-I internal) 1972 and (Part –II External) 1974, as applicable within thirty days of the completion of the work. In case the contractor fails to submit the completion plan for electrical work as aforesaid, he shall not claim any money for making completion plans as quoted in his bid and he shall be liable to pay additional sum equivalent to 2.0 % ( two percent )of the value of the Electrical work subject to a ceiling of Rs. 5,000/- (Rs. Five thousand only) as may be fixed by the Architect and in this respect the decision of the architect shall be final and binding on the contractor.

29. The contractor shall not deposit materials on the site, which will seriously cause inconvenience to the public/guests/neighbors etc. The Employer/Architect request the contractor to remove any material which are considered by him to be dangerous or likely to cause inconvenience to public/neighbors/staff etc. and if they fail to do the needful, the same shall be removed at Contractor's risk and cost.

30. While the works are in progress, the works and all the materials used or to be used in the works, shall remain at the Contractor's sole risk and contractor shall not be entitled to any compensation for damages or destruction of such works or materials arising out of any cause whatsoever.

31. The works premises shall remain in the exclusive physical possession of the Employer and the Contractor shall be deemed to have been given only a temporary permission to enter the said premises with his workmen and agents. The Contractor shall not at any time claim any lien or charges whatsoever, whether on the premises or on the executed works on any account.

32. The Contractor shall keep the Employer indemnified from any claims, costs, charges or expenses or injury to any persons whether workmen or not and/or property while working at site and the Employer shall not be bound to defend any claim brought under the Workmen's Compensation Act, Labour Laws or other states, if any, such injury or loss due to any enactment for the time being in force. The contractor shall take out the Employer's liability Insurance in respect to all his works and submit a certified true copy of the same to the employer.

33. If the Contractor or his workmen whether negligently or otherwise, cause any damage or loss to any property fixtures of the Employer lying in the premises, the Contractor shall make good the damage or reimburse such losses to the Employer. The Employer shall always be entitled to deduct any amount of such losses from the amount payable to the Contractor.

## **34. INSURANCE:**

Before commencement of the work, the contractor shall take out the following two policies . The

policies are to be taken from any public sector insurance company except The Oriental Insurance Company Ltd. The policies are to be taken in joint names of Contractor and The Oriental Insurance Company Ltd

I) “ Contractors All Risk Policy” (C.A.R.) covering the total value of works to be executed for the entire period of execution of work and extend /renew the same if the work has not been completed till the completion period. The policy should be extended to cover the surrounding property of employer for Rs 10,00,000 /- (Rs Ten lacs only).

C.A.R should also cover third party liability as given below:

(a) Rs 10, 00,000 /- (Rs ten lacs only) for third party property damage

(b) Rs 10, 00,000 /- (Rs ten lacs only) for fatal or non fatal injuries to any third person

The above limit under (a) and (b) are for any one accident or series of accidents arising Out of one event .

ii)”Workmen Compensation Insurance Policy “for the workers of Contractor Covering the entire period of Contract

If the contractor makes defaults in insuring or continuing to insure as aforesaid, the Employer may himself insure against any risk with respect of which the default shall have occurred and deduct a sum equivalent to the amount paid by him in respect of premium from any monies due to or to become due to the contractor.

Without prejudice to his liability to indemnify the Employer as above, the contractor shall maintain and shall cause any sub-contractor to maintain: Such insurance as are necessary to cover the liability of the contractor or as the case may be of such sub-contractor , in respect of personal injuries or deaths arising out of or in the course of or caused by the carrying out of the works.

### **35. BYELAWS OF LOCAL AUTHORITIES**

The contractor shall conform to the provisions of any Government Acts which relate to works and to the regulations and bye laws of any local authorities. The contractor shall give all such notices required by the said Act or Laws, etc., and pay all fees payable to such authorities and allow for these contingencies in his tendered rates including fees for encroachment, stacking charges, costs of restorations , etc.,and all other fees payable to the local authorities. The contractor shall keep the employer indemnified against all penalties and liabilities for every hand of breach of any such Act, Rules, Regulations or Bye-laws.

Contractor shall comply with all laws and statutory regulations dealing with the employment of labour such as :

- a. The payment of Wages Act, 1936
- b. The Minimum Wages Act , 1938
- c. The Workmen Compensation Act, 1923

- d. The contract Labour (Regulations & Abolition) Act.
- e. The employer's liabilities Act, 1938
- f. Industrial Dispute Act, 1938
- g. Maternity Benefit Act, 1961
- h. The Employees State Insurance Act, 1948

Safety code, labour welfare Act or rules or any modification thereof any other laws and regulations framed by the Competent Legislative Authorities from time to time.

The contractor shall comply with all labour laws applicable including Minimum Wages Act 1948 and Contract Labour Act 1970. All liabilities arising out of non-compliance with any Labour law will be borne by the contractor

### **36. ARBITRATION:**

Except where otherwise provided in the contract all questions and disputes relating to the meaning of the specifications, designs, drawings and instructions herein before mentioned and as to the quality or workmanship or materials used on the work or as to any other question, claim, right, matter or thing whatsoever, in any way arising out of or relating to the contract, designs, drawing, specifications, estimates, instructions, orders or these conditions or otherwise concerning the works, or the execution or failure to execute the same whether arising during the progress of the work or after the completion or abandonment thereof shall be referred to the sole arbitration of the person appointed by the Regional Manager of The Oriental Insurance Co. Ltd , Regional Office, Bengaluru dispute. The arbitrator to whom the matter is originally referred, reason, such the Chief Manager at the time of such transfer, vacation of office or inability to act shall appoint another person to act as arbitrator in accordance with the terms of the contract. Such person shall be entitled to proceed with the reference from the stage at which it was left by his predecessor. In all cases where the amount of the claim in dispute is Rs 50,000/- (Rupees fifty thousand) and above the arbitrator shall give reason for award.

Subject as aforesaid the provision of the latest Arbitration and Conciliation Act 1996/Ordinance or any statutory modification or re-enactment thereof and the rules made there under and for the time being in force shall apply to the arbitration proceedings under this clause.

It is also a term of the contract that the party invoking arbitration shall specify the dispute or disputes to be referred to arbitration under this clause together with the amount or amounts claimed in respect of each of such disputes.

It is also a term of the contract that if the contractor(s) do/does not make any demand for arbitration in respect of any claim(s) in writing within 30 days of receiving the intimation from the Employer that the bill is ready for payment, the claim of the contractor(s) will be deemed to have been waived and absolutely barred and The Oriental Insurance Co. Ltd. shall be discharged and released of all liabilities under the contract in respect of these claims center at BengaluruF.

## **APPENDIX TO CONDITIONS OF CONTRACT**

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### **DESCRIPTION OF WORKS**

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1. Signing of Agreement Within 7 days of issue of Work Order.
2. Quotation Based on Item Rate Tender.
3. Total tender amount Rs.5,00,000/- (Rs.Five lakhs only)
4. Date of commencement Within 7 days of letter of award from the Employer.
5. Period of completion 45 Days (For Entire work)
6. Liquidated Damages 0.5% of contract amount per week to the maximum of 10% of contract.
7. Period of final measurement Within two months after completion.
8. Earnest money Rs25,000/-(Rs.Twenty Five thousand only)
9. Value of interim certificate Minimum Rs. Two Lacs
- 10.Retention amount 10% of the value of work done.  
Earnest money shall be adjusted towards retention money in end.
- 11.Refund of retention money 100% after completion of defect liability period
- 12.Income tax deduction As per prevailing rates from each bill.
- 13.Defects liability period Twelve months after virtual completion.
- 14.Period of honoring certificate. Within Twenty one days after Architect's certificate issued for payment.
- 15.Insurance Policy( as per Clause
  1. Contractor's All Risk Policy for value of work as per agreement.
  2. Workman's Compensation Insurance.
- 16 Compliance of all relevant laws and statutes including the contract labour (Regulation & Abolition ) act as per clause 35 of page 20-21

## **SPECIAL CONDITIONS**

### **1.0 OTHER DOCUMENTS REGARDING WORKS.**

1.1 The main contractor shall, before the commencement of the works, submit the certified copies of the valid and effective documents of the following:

1.2 Workmen's compensation insurance policy as specified in conditions of the contract.

1.3 Contractor's all Risk Policy (C.A.R.) including Third Party risk coverage in due consultation with the Employer.

1.4 Organization Chart and the names of the particular person(s) responsible to execute the job at the work site-the one who will regularly liase with the Architect, Consultants/ the Employer.

### **2.0 BARCHART FOR WORK AND PROCUREMENT CHART**

Stipulated time limit for completing the subject job will remain the essence of the contract. To ensure the same, the approved contractor on acceptance of the tenders, shall submit a detailed BAR CHART/WORKS PROGRAMME of the proposed activities and 'PROCUREMENT CHART' of the required permanent materials to be ordered, manufactured and/or to be brought at the work site, by the contractor. This chart including time for process of making sample and after same has been seen and approved by the Architect/Consultant/Employer, and time required for the overall uninterrupted progress and efficient monitoring of the various planned activates.

### **3.0 SAFETY PRECAUTIONS AND TEMPORARY ARRANGEMENTS**

The following matters shall be deemed to have been included in the quoted rates in the Bill of Quantities and no further payments shall be made on these counts.

3.1 Tenderers are to thoroughly apprise themselves of the building site and its constraints of access and space for stacking materials and equipment and shall make all arrangements necessary for effecting the works.

3.2 The contractors will take care to ensure that no nuisance and hardships are caused, both to the Employer, their representatives and to the adjoining outlets of the other premises during the progress in execution of work.

3.3 Secure and safe access is to be provided to the other parts of the building on the ground and upper floors. Temporary partitioning, railing, cover arrangements for passages free of obstruction and generally clean shall be made as necessary.

3.4 Contractors shall be liable for making good any loss or damage caused by him or his agents to persons, goods or property of the Employer.

3.5 Temporary arrangements shall be made for ensuring continuity of the presently available services to the employer viz. Electricity, telephone etc.

3.6 Special precaution shall be taken and suitable protective barricades and screens installed to ensure safety at street and pavement adjacent to the building.

3.7 All the passages, gates and the escape routes are to be kept free and open from any debris, stores, materials.

3.8 The Main Contractors shall provide sufficiently strong and guarded scaffolding for the free use by the other sister agencies working in the same section and full responsibility for stability and safety of such scaffolding for users and other parties shall be of the main contractor.

3.9 For all the welding and gas cutting items, adequate number of portable FIRE EXTINGUISHERS will be kept available and handy at the work site.

## **SUPERVISOR**

### **4.0 POSTING SITE SUPERVISOR**

4.1 At any given time, while the works are in progress at the site, the main contractor shall always depute responsible site supervisor to ensure that the works are executed efficiently and promptly without causing any disputes, untoward incidents and avoiding and possible accidents. The site supervisor shall be as approved by the Architects/Employer and shall be responsible on behalf of the Main Contractor for receiving all necessary instructions, plans and for carrying out the execution of work on site.

### **5.0 RECORDING OF MEASUREMENTS.**

5.1 The Main Contractor shall cooperate in recording and maintaining a regular M.B. Register, noting the details of the executed tenders items and approved extra items of works in due consultation with the Architect of the Employer.

5.2 Where it is not possible to take measurements for certain items, the contractor shall keep separate records of the materials actually consumed in the works together with the deployment details of the manpower etc. for the case of valuation and settlement of the rates, amounts of such unforeseen/extra items (in similar fashion as per the provisions in 5.1)

## **6.0 SAFE STORAGE OF THE CONSTRUCTION MATERIALS.**

The main contractor shall be given available site space with the existing arrangements as available. However, the contractor shall use his good judgment and experience in deciding the priority of procuring and organizing the timely delivery, safe handling and storage of such permanent items. All fragile and “handle with care” items shall be properly stored and covered to avoid scratches and possible misuse all at contractor’s own risk.

## **7.0 OTHER CONTRACTORS**

The following matters shall be deemed to have been included in the quoted rates in the Bill of Quantities and no further payments shall be made on these counts. The main contractor shall extend cooperation and provide space access and general safety and security for works by other contractors. He shall coordinate his activities in a manner to facilitate smooth and timely progress of work to achieve timely completion of the project.

## **8.0 USE OF WATER AND ELECTRICITY**

The main contractor shall be allowed to use adequate available quantity of construction water and electricity “Free of cost” at the work site for all the legitimate works by the employer. The contractor will, however, draw water/electricity from or designated central point with his own pipes, cables and distribution system through valves/switches including providing small water storage tank etc. without causing any spillage and misuse. However, in case of shortage or breakdown of electricity or water supply the contractor shall make alternative arrangements at his own expense so as to ensure timely progress and completion of works.

The contractor shall ensure uninterrupted supply of water, electricity, access to staff and disposal of sewage/waste to be maintained for existing occupants/within the building premises. The employer does not guarantee adequacy or continuity of electricity and water supply.

## **9.0 AGENCY FOR ELECTRICAL INSTALLATIONS( FOR ELECTRICAL WORK, IF ANY)**

All works under Electrical services of Bill Of Quantities shall be carried out by licensed contracting agencies.

All necessary approvals, formalities of the local and other authorities, department’s etc. shall be complied with by the Main Contractor.

## **CHECK-LIST FOR DOCUMENTS TO BE PLACED IN**

### **TECHNICAL BID PART-I ENVELOPE**

Please tick (✓/ )

Sr.  
No.

Documents to be attached

Yes

No

1 EMD of Rs.25,000/- (Rs. Twenty Five thousand only) in the form of DD issued by any scheduled bank in favor of The Oriental Insurance Co.Ltd., payable at Bengaluru

2 Separate demand draft for Rs. 500/- towards fees including GST for Tender documents issued by any scheduled bank in favor of The Oriental Insurance Co.Ltd. payable at Bengaluru if the tender document is downloaded from Company's website.

3 Bidder's self-attested copy of the PAN /TAN card issued by the Income Tax Department

4 Self attested copy of GST Number (if applicable)

5 List of similar jobs executed in last 7 years./ Please give the details of the jobs executed.( Minimum criteria will be execution of two similar jobs costing of Rs 5 Lacs each or three similar job of Rs. 4 lacs each or one job of Rs 8 lacs in the last 3 years from the date of advertisement for Government, Semi-Government, Private/Public Sector organization. The similar nature of works shall mean renovations and repairs involving civil works .The details of satisfactory completion certificates shall be given in following format from the clients

3 I T Returns for the last 3 Years financial years ( 2015-16, 2016-17 & 2017-18)

I T Returns for 2015-16

I T Returns for 2016-17

I T Returns for 2017-18

7 Latest solvency for Rs 3 lacs or more with any Scheduled Bank where the contractor is maintaining his account. The Certificate should not be more than 3 month old from date of issue of tenders.

Date of Solvency Certificate attached.

**IMPORTANT**

The contractor should satisfy him that no paper or document from this sealed document is missing while submitting this tender consisting of 1 to 31 pages.

Tender issued to: -

.....  
.....  
.....  
.....

The Regional Manager

The Oriental Insurance Co. Ltd., Regional Office Bengaluru

(Issuing authority)

Signature of Contractor

Renovation of # 24, Bachelor Accomodation For Oriental Insurance Company RMC IIIrd Stage , HIG Houses, RMV II Stage, 3rd Cross, 3rd Main, Dollor Colony, Bangalore - 560 094		PRISM INNOVATONS #3, 1st Floor, Nanda Ashirwad Complex, Canara Bank Colony, 2nd Main Road, Chandra Layout, Bangalore-72 ph.no:- 9844040951, 9844776993, 080-			
sl.no	Description	Quantity	Unit	Rate	Amount
1	Providing and removing old paint by way of scaping till it dried up and applying one coat of prime and putty 2 coats of emulsion with 2 coats of paints for existing Bed rooms	300	sft		
2	Replacement of concealed stopcock necessary extension Nipple all as per architect direction( lab our and materials)	12	No.		
3	Demilition of existing concreating works(back side and front side) and carting away Debris from the site all as per architect direction 142+12+99+68+12+42	600	sft		
4	Earth work for 6"Dia Sewage pipe line from Back to front 1'3"width and 1'0" deep	150	rft		
5	Provide & constructing 18"x18"x9" thick chamber construction finished with cement slurry with water proof compound with necessary chamber covering as per architect direction( lab our and materials)	6	No.		
6	Providing and fixing pvc 6"Dia 6 kg capacity sewage -line -connecting to all chamber all as per architect (Nandi or supreme make)	150	rft		
7	Providing 1:4:8 20mm flagging concreting for front varandha & Backside varandha with sides with 1:6 ratio of required thick -all as per site condition (note thickness of concreting 1" to 3" maximum)	622	sft		
8	Lathal plastering for existing sump by using 1"x1" Jally Mesh with 1:3 ratio plastering for inside and outside with using water proof compound all as per architect direction,( note :Chipping existing plastering works include)	407	sft		
9	Replacement of FRP -Sheet covering for watchmen Toilet with necessary slope all as per architect Direction	60	sft		
10	Removing Existing Tile joints Pointing in terrace with making tile join filling with cement slurry with water proof compound with Brush Bonding Coating for existing terrace floor tiles with necessary side corner joints & repair works all as per architect-direction	312	sft		
11	Providing laying out door varanda ,tiles ,of size 12"x12" with Necessary cement ,maddi for base ( make o fthe tile -jhnson sparket make	250	sft		
12	Providing fixing 32 mm thick Paneled Nandi wood Door with necessary ,Hand wash ,fixing coats primer 2 putty 2 coats of enamel paint and as per architect-direction	24.5	sft		
13	In all toilet replacement of basic pary ware/hindhware Model of EWS/PVC Flush/connection pipe ,Seat cover off white cover all as per architect-direction	3	No.		
14	Acid Wash For Existing Toilet With White Cement Tile Joint A pproximate of	3	No.		
15	Minor Carpentry Repair Like Glass Replace of 2 window Well cro method of Masquito Net Replacement in Existing window	100	sft		
16	Replacement of Long Body :Kitchen Tap /Waste pipe line (30') Waste cupling all as per architect Direction Lab our material	1	No.		
17	Replacement of India or saporate with PVC Flush tank with nessary Broken Tiling Replacement Of area 4'0"x4'0" with necessary-white cement joint all as per architect-direction	1	No.		
18	General Repairs electrical works /tubes Replacement in room 5 No	ls			
19	Front Grill replastering and repainting works All as per architects direction	ls			
20	Providing brick work using best quality well burnt conventional bricks with compressive strength 35 KG/Sqcm in cement mortar 1:4 in foundation plinth,steps wall at all levels and steps for different thicknss height above /below ground at any height or depth including scaffolding raking joints curing removal of debris etc complete as directed(9"x9"x6'ht) <b>Note</b> column brick piear for front gate	1	ls		
21	Providing re alignment of existing gate with necessary repair works ,Covering the gate with 4mm thick FRP Sheet with anti fungal enamel paint 2 coats complete all as per architect direction	66	sft		
Total					
GST 18%					

**Standardization of materials to be used for the above work**

- 1 River sand
- 2 53 Grade cement of Birla super, ACC,Primo
- 3 Dr fixit , forsroc for water proofing
- 4 Paryware Hindware for sanitary fixtures
- 5 Supreme Nandi astral for sewage works