



**National Bank for Agriculture and Rural Development
Department of Premises, Security and Procurement
NABARD, Jharkhand Regional Office
near PHED Water Tank, Bariatu-Booty Road
Ranchi, Jharkhand 834009
Email: dpsp.ranchi@nabard.org**

**Tender For
Design, Supply, Installation, Testing,
Commissioning and Maintenance
of 4 Nos. Passenger Lifts at
NABARD Officers' Quarters,
Khelgaon,
Ranchi - 835217**

Elevator Consultant

**M/s OM Consultants
Building No.1, B/19, 1st floor, Ganjawala Apartments
S.V.P. Road, Borivali (West)
Mumbai-400092
Mobile No. 9892900734**

Important Dates and Time

Particulars of Activities	Date & Time
Issue of Tender	06.05.2026.
Date and Time of Pre-Bid Meeting	at 11:00 Hrs on 13.05.2026.
Last Date and Time for Submission of Tender	by 17:30 Hrs on 27.05.2026.
Date and Time of Opening of Technical Bids	Will be communicated to the bidders in due course.
Date and Time of Opening of Financial Bids	Will be communicated to qualified bidders in due course.

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PART – I
(Technical Bid)

NABARD
Department of Premises, Security and Procurement
Jharkhand Regional Office, 4th Floor,
Opposite DAV Nandraj School, Booty Rd,
near PHED Water Tank, Bariatu,
Ranchi 834009

Telephone: 0651-2999990
Email: dpsp.ranchi@nabard.org

Tender For
Design, Supply, Installation, Testing, Commissioning and
Maintenance of 04 Nos. Passenger Lifts
at NABARD Officers Quarters, Khelgaon, Ranchi -835217

Elevator Consultant

M/s OM Consultants
Building No.1, B/19, 1st floor, Ganjawala Apartments
S.V.P. Road, Borivali (West)
Mumbai-400092
Mobile No. 9892900734

Name of the Tenderer: _____

Address: _____

Due date and time for submission of tender: 27/05/2026 up to 17:30 hrs

निविदा आमंत्रण सूचना Notice Inviting Tender

Ref. No. NB.JH/988 /DPSP - 53/NBOQ Lifts/2026-27

Date: 06/05/2026

महोदय/ महोदया,

कार्य का नाम: नाबार्ड अधिकारी आवास, खेलगांव, राँची-835217 में 04 पैसंजर लिफ्टों की डिज़ाइन, आपूर्ति, स्थापना, परीक्षण, कमीशनिंग और रखरखाव.

Madam/Dear Sir,

Name of Work: Design, Supply, Installation, Testing, Commissioning and Maintenance of 04 Nos. Passenger Lifts at NABARD Officers Quarters, Khelgaon, Ranchi-835217

1. राष्ट्रीय कृषि और ग्रामीण विकास बैंक (नाबार्ड), झारखंड क्षेत्रीय कार्यालय, राँची उक्त कार्य हेतु लिफ्ट / एलीवेटर के मूल उपकरण निर्माताओं (OEMs) से ई-बोली प्रणाली के माध्यम से ई-निविदा आमंत्रित करता है। निविदा दस्तावेज सीपीपी पोर्टल तथा नाबार्ड की वेबसाइट (www.nabard.org) पर दिनांक 06.05.2026 से उपलब्ध रहेंगे। कृपया ध्यान दें कि ई-निविदा केवल सीपीपी पोर्टल के माध्यम से ही प्रस्तुत की जानी है।

1. National Bank for Agriculture and Rural Development (NABARD), Jharkhand Regional Office (RO), Ranchi invites e-tender from **Original Equipment Manufacturers (OEMs)** of Lifts / Elevators through electronic bidding system for the captioned work. The tender documents will be available in CPP Portal and NABARD's website (www.nabard.org) from date 06.05.2026. Please note that to submit e-tender through CPP Portal only.

2. राष्ट्रीय कृषि और ग्रामीण विकास बैंक (नाबार्ड) उक्त कार्य अर्थात् नाबार्ड अधिकारी आवास, खेलगांव, राँची - 835217 के ब्लॉक-19 एवं 20 में 04 (चार) संख्या यात्री लिफ्टों के प्रतिस्थापन हेतु आधुनिक, ऊर्जा-कुशल एवं उन्नत विशेषताओं से युक्त लिफ्टों का डिज़ाइन, आपूर्ति, स्थापना, परीक्षण, चालूकरण एवं अनुरक्षण तथा 19 वर्षों के लिए व्यापक वार्षिक अनुरक्षण संविदा (Comprehensive Annual Maintenance Contract) हेतु लिफ्ट / एलीवेटर के मूल उपकरण निर्माताओं (OEMs) से निविदा आमंत्रित करता है। इस कार्य की अनुमानित लागत (कुल स्वामित्व लागत / Total Cost of Ownership – पृष्ठ 23 देखें) रु.115 लाख है। तथापि, यह अनुमान केवल एक सामान्य मार्गदर्शक के रूप में दिया गया है।

2. National Bank for Agriculture and Rural Development (NABARD) invites tender for the captioned work i.e. to replace 04 (Four) nos. of passenger lifts with modern, energy efficient and advanced features from the Original Equipment Manufacturers (OEMs) of Lifts / Elevators to undertake Design, Supply, Installation, Testing, Commissioning and Maintenance of 04 Nos. Passenger Lifts at in Block-19 & 20 of our officers' quarters at Khelgaon, Ranchi - 835217 and Comprehensive Annual Maintenance Contract for 19 years at an estimated cost (Total Cost of Ownership - Check page 23) of Rs.115 lakhs. The estimate, however, is given merely as a rough guide.

3. वर्तमान में हमारे अधिकारी आवास, खेलगांव, राँची के ब्लॉक-19 एवं 20 में 02 संख्या 08-यात्री क्षमता वाली तथा 02 संख्या 13-यात्री क्षमता वाली लिफ्टें स्थापित हैं। कार्य के अंतर्गत चरण-I में प्रत्येक ब्लॉक की 02 (दो) संख्या 08-यात्री क्षमता वाली लिफ्टों का प्रतिस्थापन तथा चरण-II में शेष 02 (दो) संख्या 13-यात्री क्षमता वाली लिफ्टों का प्रतिस्थापन किया जाएगा। फर्म पुरानी लिफ्टों के विघटन एवं हटाने के लिए दर

3. Presently, we have 2 nos. 08 passenger and 02 nos. 13 passenger lifts in Block-19 & 20 of our officers' quarters at Khelgaon, Ranchi. The work involves replacement of 02 (TWO) nos. of 08 passenger lifts of each Block in Phase-I and the remaining 02 (TWO) nos. 13 passenger lifts in Phase-II. The firm will quote rate for dismantling and removal of the old lifts and also

उद्धृत करेगी तथा पुरानी लिफ्टों के लिए बायबैक मूल्य भी उद्धृत करेगी। नई लिफ्टें अत्याधुनिक प्रौद्योगिकी, ऊर्जा दक्षता तथा सभी उन्नत सुविधाओं से युक्त होंगी। फर्म लिफ्टों की दोष दायित्व अवधि (Defect Liability Period) समाप्त होने के बाद लिए जाने वाले व्यापक वार्षिक अनुरक्षण की दर भी उद्धृत करेगी।

4. उक्त कार्य हेतु निविदाकर्ता / बोलीदाता को दो पृथक ई-बोलियाँ, अर्थात् तकनीकी बोली एवं मूल्य बोली, प्रस्तुत करनी होंगी, जो प्रत्येक दृष्टि से पूर्ण होनी चाहिए। उक्त दस्तावेज सेंट्रल पब्लिक प्रोक्योरमेंट पोर्टल (CPPP) तथा नाबार्ड की वेबसाइट से ऑनलाइन डाउनलोड किए जा सकते हैं। डाक, हाथों-हाथ जमा करने अथवा किसी अन्य माध्यम से प्रस्तुत की गई बोलियाँ स्वीकार नहीं की जाएंगी।

5. पूर्व-पात्रता मानदंड, तकनीकी बोली, मूल्य बोली, प्रस्तुतीकरण प्रक्रिया, तथा अपेक्षित कार्यों एवं सेवाओं के विवरण एवं कार्यक्षेत्र संबंधी निर्देश इस निविदा दस्तावेज के नियम एवं शर्तों तथा इसके अन्य भागों में विस्तार से वर्णित हैं।

6. यह विशेष रूप से उल्लेखनीय है कि केवल वे ही बोलीदाता निविदा प्रक्रिया में भाग लेने के पात्र होंगे, जो बोली प्रक्रिया के प्रत्येक चरण में बैंक के साथ इंटीग्रिटी पैक्ट (Integrity Pact - IP) में प्रवेश करने के इच्छुक हों।

ई-निविदा प्रक्रिया के दौरान बोलीदाताओं को इंटीग्रिटी पैक्ट की स्कैन प्रति अपलोड करनी होगी। बैंक की मांग पर बोलीदाता को इंटीग्रिटी पैक्ट की मूल प्रति प्रस्तुत करनी होगी। इसकी अनुपस्थिति / अप्रस्तुति निविदा अस्वीकृति अथवा संविदा समाप्ति के लिए पर्याप्त आधार होगी।

7. निविदाकर्ता को संविदा के सभी चरणों में निर्धारित प्रारूप (अनुबंध-III) में इंटीग्रिटी पैक्ट (IP) लागू करना अनिवार्य होगा। (<http://www.cvc.nic.in>)

8. निविदा के साथ रु.2,30,000/- (रुपये दो लाख तीस हजार मात्र) की बयाना जमा राशि (Earnest Money Deposit - EMD) संलग्न होना आवश्यक है, जो इस निविदा के साथ संलग्न प्रारूप के अनुसार किसी राष्ट्रीयकृत बैंक / अनुसूचित बैंक द्वारा जारी बैंक गारंटी (BG) के रूप में अथवा पृष्ठ 9 में उल्लिखित नाबार्ड के खाते में ऑनलाइन प्रेषण के माध्यम से जमा की जा सकती है। EMD के बिना प्रस्तुत निविदा अस्वीकृत कर दी जाएगी

quote buyback price of the old lifts. The new lifts shall be of state of the art Technology, energy efficient and with all advanced features. The firm will also quote rate for comprehensive annual Maintenance cost of the lifts to be taken up after expiry of defect liability period.

4. The tenderer / bidder shall submit two separate e-bids for the captioned work i.e. Technical Bid and Price Bid which should be complete in all respects. The same can be downloaded online from the Central Public Procurement Portal (CPPP) and NABARD's website. Bids submitted by any other mode like post or hand delivery will not be accepted.

5. Instructions regarding Pre-Eligibility Criteria, Technical Bid, Price Bid, submission process and description & scope of works and the services required have been elaborated in the Terms and Conditions of the tender and other parts of this tender document.

6. It must be noted that the only Bidders who are willing to enter into Integrity Pact (IP) with the Bank on every stage of bidding, will be eligible to participate in the bidding process.

Bidders have to upload scanned copy of Integrity Pact during e-tender process. The bidders should be able to produce the original copy of integrity pact on bank's demand. Non-submission of the same will be sufficient ground for rejection of tender/ termination of contract.

7. Tenderer must implement Integrity Pact (IP) in the prescribed format (Annexure-III) in all phases of the contract. (<http://www.cvc.nic.in>)

8. The Tender must be accompanied by Earnest Money Deposit (EMD) of Rs.2,30,000/- (Rupees Two Lakh and Thirty thousand only) by way of a Bank Guarantee (BG) or through online remittance in the NABARD's Account as mentioned on page 9 from any Nationalized Bank / Scheduled Bank as per the format enclosed along with this tender. Tender without EMD shall be rejected.

9. चयन प्रक्रिया तीन-स्तरीय होगी, अर्थात् पात्रता मानदंड, तकनीकी बोली मूल्यांकन तथा मूल्य बोली मूल्यांकन।

10. पात्रता मानदंड: चयन प्रक्रिया के प्रथम स्तर पर, पूर्व-अर्हता मानदंड / न्यूनतम पात्रता मानदंड के अंतर्गत सूचीबद्ध न्यूनतम पात्रता शर्तों के अनुपालन का परीक्षण करने हेतु बोलियों की जांच की जाएगी। केवल वे बोलीदाता, जो सभी निर्धारित पात्रता मानदंडों को पूर्ण करते होंगे, तकनीकी बोली मूल्यांकन हेतु विचारणीय होंगे।

11. तकनीकी बोली मूल्यांकन: केवल उन्हीं बोलीदाताओं / OEMs की तकनीकी बोलियों का मूल्यांकन किया जाएगा, जो पात्रता मानदंडों के अनुसार अर्ह पाए जाएंगे।

12. प्री-बिड बैठक दिनांक 13.05.2026 को 11:00 बजे झारखंड क्षेत्रीय कार्यालय, नाबार्ड, निकट PHED वाटर टैंक, बरियातू-बूटी रोड, राँची, झारखंड-834009 स्थित 7वीं मंजिल के सम्मेलन कक्ष में आयोजित की जाएगी। प्री-बिड बैठक में अपेक्षित स्पष्टीकरण 10.05.2026 को 17:15 बजे से पहले ई-मेल द्वारा dpsp.ranchi@nabard.org पर लिखित रूप में प्रस्तुत किए जाने चाहिए। प्री-बिड बैठक में प्रदान किए गए सभी स्पष्टीकरण ई-निविदा का अभिन्न अंग होंगे तथा इन्हें सेंट्रल पब्लिक प्रोक्योरमेंट पोर्टल (CPPP) एवं नाबार्ड की वेबसाइट (www.nabard.org) पर अपलोड / अद्यतन किया जाएगा।

13. ई-निविदाएं दिनांक 27.05.2026 को 17:30 बजे तक ऑनलाइन प्रस्तुत की जानी चाहिए। निर्धारित तिथि एवं समय के पश्चात प्राप्त निविदाओं पर विचार नहीं किया जाएगा।

14. तकनीकी बोलियां खोलने की तारीख के बारे में बोलीदाताओं को उचित समय पर सूचित किया जाएगा।

15. मूल्य बोली तकनीकी बोली के विस्तृत मूल्यांकन के पश्चात किसी आगामी तिथि को खोली जाएगी। केवल उन्हीं बोलीदाताओं की मूल्य बोलियां खोली जाएंगी, जिन्हें तकनीकी मूल्यांकन में शॉर्टलिस्ट किया गया हो तथा जिन्होंने 50 अंक या उससे अधिक प्राप्त किए हों। मूल्य बोली खोले जाने की तिथि केवल तकनीकी रूप से अर्ह घोषित बोलीदाताओं को पृथक से सूचित की जाएगी।

9. The Selection procedure comprises a three level process, viz. eligibility criteria, technical bids and Price bids evaluation.

10. Eligibility Criteria: In the first level of selection procedure, bid scrutiny will be carried out to ascertain compliance with the minimum eligibility criteria listed under Pre-Qualification Criteria/Minimum Eligibility Criteria and those bidders meeting all the prescribed eligibility criteria will only be considered for technical bid evaluation.

11. Technical Bids Evaluation: Technical bids of only those bidders/OEMs who qualify as per the eligibility criteria shall be evaluated.

12. A Pre-Bid meeting is scheduled to be held on 13.05.2026 at 11:00 hrs in the Conference Hall on 7th Floor of Jharkhand Regional Office, near PHED water tank, Bariatu-Booty Rd, Ranchi, Jharkhand-834009. The clarifications being sought in the pre-bid meeting should be submitted before 17:15Hrs on 10.05.2026 by email on dpsp.ranchi@nabard.org. All the clarifications of the pre-bid meeting will be part of e-tender and will be updated and uploaded on Central Public Procurement Portal (CPPP) alongside NABARD website (www.nabard.org)..

13. e-Tenders must be submitted online not later than 17.30 hrs on 27.05.2026. Tenders received after stipulated date and time shall not be entertained.

14. The date of opening of Technical Bids shall be communicated to the bidders in due course.

15. The Price Bid shall be opened at a later date after detailed evaluation of the technical bid. The Price bids of only those bidders shortlisted in the technical evaluation (scoring 50 marks or more) shall be opened. The date of opening of price bid shall be intimated separately to the technically qualified bidders only.

16. मूल्य बोली में किसी भी प्रकार की कोई शर्त सम्मिलित नहीं होनी चाहिए। इस प्रकार की किसी भी शर्तयुक्त बोली प्राप्त होने पर उसे अस्वीकृत कर दिया जाएगा।

17. (i) अंतिम स्कोर की गणना के उद्देश्य से, तकनीकी एवं मूल्य बोली मूल्यांकन में प्राप्त अंकों को क्रमशः 70 और 30 का वेटेज दिया जाएगा, अर्थात् 70:30 के अनुपात में। अंतिम स्कोर (S से निरूपित) निर्धारित करने की विस्तृत प्रक्रिया निविदा दस्तावेज के आगामी पृष्ठों में दी गई है।

17. (ii) सर्वाधिक कुल अंक प्राप्त करने वाला बोलीदाता, निर्दिष्ट कार्य हेतु नाबार्ड के सेवा प्रदाता के रूप में नियुक्ति के लिए पात्र होगा।

18. यदि दो या अधिक बोलीदाताओं के बीच अंक समान होते हैं, तो तकनीकी मूल्यांकन में अधिक अंक प्राप्त करने वाले बोलीदाता का चयन किया जाएगा। यदि तकनीकी मूल्यांकन के अंक भी समान हों, तो ऐसे बोलीदाताओं से पुनः नई मूल्य बोली आमंत्रित की जाएगी, जिसके आधार पर मूल्यांकन कर सेवा प्रदाता का चयन किया जाएगा।

19. तथापि, नाबार्ड उपर्युक्त मानदंडों के अनुसार अंतिम रूप से चयनित बोलीदाता को स्वीकार करने के लिए बाध्य नहीं होगा। नाबार्ड बिना कोई कारण बताए किसी भी फर्म / फर्मों की किसी एक अथवा सभी निविदाओं को, आंशिक या पूर्ण रूप से, स्वीकार या अस्वीकार करने का अधिकार सुरक्षित रखता है।

20. तकनीकी एवं मूल्य बोलियों तथा ई-निविदा प्रक्रिया के संबंध में बैंक का निर्णय अंतिम एवं बाध्यकारी होगा।

21. निविदाकर्ताओं को यह सुनिश्चित करना होगा कि वे पूर्व-अर्हता मानदंड तथा तकनीकी दस्तावेज पत्रकों के समर्थन में सभी प्रासंगिक दस्तावेज संलग्न करें।

22. यदि प्रोफार्मा में पूर्ण विवरण देने हेतु पर्याप्त स्थान उपलब्ध न हो, तो संबंधित सूचना पृथक कागज पर दी जाएगी, जिसमें विवरण से संबंधित विवरणिका का भाग तथा क्रम संख्या स्पष्ट रूप से अंकित होगी।

16. The Price Bid should not contain any conditions whatsoever and any such conditional bids received shall be rejected.

17. i. For the purpose of calculating final score, marks obtained in technical and price bids evaluation will be assigned a weightage of 70 for technical bid and 30 for price bid respectively i.e. in a ratio of 70:30. Detailed explanation for arriving at final score (denoted by S) is provided in the tender on coming pages.

17. ii. The bidders obtaining highest total marks will be eligible for appointment as service provider to NABARD for the specified work.

18. In case of tie between two or more bidders, the bidder with higher score under technical evaluation shall be selected. In case of tie between technical evaluation marks also, a fresh price bid will be called upon from these bidders for evaluation and selection of service provider.

19. NABARD, however, does not bind itself to accept the final winner as per above criteria. NABARD reserves the right to accept or reject any /all tender/s in part or whole of any firm / firms without assigning any reasons whatsoever.

20. The decision of the bank shall be final and binding with regard to technical and price bids and the e-tendering process.

21. Tenderers must ensure attachment of relevant documents, supporting the Pre-Qualification Criteria and Technical Document Sheets.

22. If the space in the proforma is insufficient for furnishing full details, the information shall be supplemented in separate sheet of paper stating therein the part of the statement and serial number.

23. भ्रामक, असत्य एवं / अथवा अपर्याप्त जानकारी युक्त आवेदन अस्वीकृति के लिए उत्तरदायी होंगे।

24. बैंक बिना कोई कारण बताए किसी एक अथवा सभी आवेदनों को अस्वीकार करने का अधिकार सुरक्षित रखता है। निर्धारित प्रक्रिया / प्रारूप में प्राप्त न होने वाले आवेदन सरसरी तौर पर अस्वीकृत कर दिए जाएंगे।

25. बोलियां मूल्य बोली खोले जाने की तिथि से 03 माह तक वैध रहेंगी तथा स्वीकृति हेतु खुली रहेंगी।

26. दोनों 02 लिफ्टों का प्रतिस्थापन बाय-बैक व्यवस्था के अंतर्गत किया जाएगा।

27. **कार्य पूर्ण करने की अवधि:** कार्यादेश प्राप्त होने की तिथि से **40 सप्ताह** के भीतर कार्य पूर्ण किया जाएगा तथा लिफ्टों का प्रतिस्थापन एक-एक करके किया जाएगा।

28. प्रस्ताव का हिस्सा बनने वाले सभी दस्तावेजों पर फर्म के अधिकृत प्रतिनिधियों द्वारा हस्ताक्षर एवं मुहर की जाएगी, जो निविदा में उल्लिखित नियमों एवं शर्तों की स्वीकृति के प्रतीक के रूप में मानी जाएगी।

29. कार्य पूर्ण करने में विलंब होने की स्थिति में परिसमाप्त हर्जाना (Liquidated Damages) कार्य के मूल्य का प्रत्येक विलंबित सप्ताह अथवा उसके किसी भाग के लिए 0.25% की दर से लगाया जाएगा, जो स्वीकृत निविदा मूल्य के अधिकतम 5% तक सीमित रहेगा।

30. नाबार्ड को उपयुक्त प्रकार का कार्य सुनिश्चित करने के उद्देश्य से निविदा दस्तावेज के किसी एक अथवा सभी प्रावधानों में परिवर्तन / संशोधन / परिमार्जन करने का अधिकार सुरक्षित है। ऐसा कोई भी संशोधन / परिमार्जन अथवा शुद्धिपत्र / परिशिष्ट (Corrigendum / Addendum), यदि जारी किया जाता है, तो वह केवल सीपीपी पोर्टल (ई-प्रोक्योरमेंट) तथा नाबार्ड की वेबसाइट पर ही उपलब्ध कराया जाएगा।

31. निविदाकर्ता को ई-निविदा / ई-बोली प्रस्तुत करने से पूर्व विद्यमान स्थल तथा अन्य संबंधित परिस्थितियों का अपने पूर्ण संतोष तक निरीक्षण कर लेना चाहिए।

23. Applications containing false and / or inadequate information are liable for rejection.

24. The Bank reserves the right to reject any or all the applications without assigning any reason whatsoever. Applications not received in the prescribed manner will be summarily rejected.

25. The bids shall remain valid and open for acceptance for 3 months from the date of opening of Price Bid.

26. The replacement of both the 02 lifts shall be under buy-back arrangement.

27. **Time of Completion:** The work shall be completed within **40 Weeks** from receipt of work order and lifts will be replaced one by one.

28. All documents that comprise the offer should be signed and sealed by the authorised representatives of firm, as a token of acceptance to the terms and conditions specified in the tender.

29. Liquidated damages for delay in completion of the works will be levied at 0.25% of the value of work for every week of delay or part thereof, subject to maximum of 5% of the accepted tender value.

30. NABARD reserves right to change/modify/amend any or all provisions of the tender document in order to have the right kind of work. Such revision/amendment or corrigendum/addendum, if any, will be made available on CPP Portal (e Procurement) and NABARD's website only.

31. Tenderer should inspect the existing site and other conditions up to their satisfaction before e-tendering/e-bidding.

32. सफल बोलीदाता को, प्रस्ताव स्वीकृत होने की तिथि से 15 दिनों के भीतर, संलग्न मानक / निर्धारित प्रारूप (अनुबंध-I) के अनुसार नाबार्ड के साथ कार्य संधि का 'एग्रीमेंट लेख' (Articles of Agreement) निष्पादित करना होगा; अन्यथा बोलीदाता की EMD जब्त की जा सकती है।

33. विक्रेता / बोलीदाता को अपनी निविदा पर्याप्त पूर्व में प्रस्तुत करनी चाहिए, ताकि अंतिम समय में उत्पन्न होने वाली तकनीकी समस्याओं से बचा जा सके। इस संबंध में बोलीदाताओं द्वारा निविदा प्रस्तुत न कर पाने के लिए नाबार्ड उत्तरदायी नहीं होगा। यदि विक्रेता निविदा बंद होने के लिए निर्धारित समय की अंतिम अवस्था में दस्तावेज़ अपलोड करने में कठिनाई अथवा तकनीकी समस्या का सामना करता है, तो समय-वृद्धि की अनुमति नहीं दी जाएगी

भवदीया

ह/-

(प्रमोद कुमार)

उप महाप्रबंधक

32. The successful bidder shall execute an 'Articles of Agreement' of work contract with NABARD in accordance with the standard / prescribed format (Annexure I) enclosed within 15 days from the date of acceptance of the offer failing which the bidder's EMD may stand forfeited.

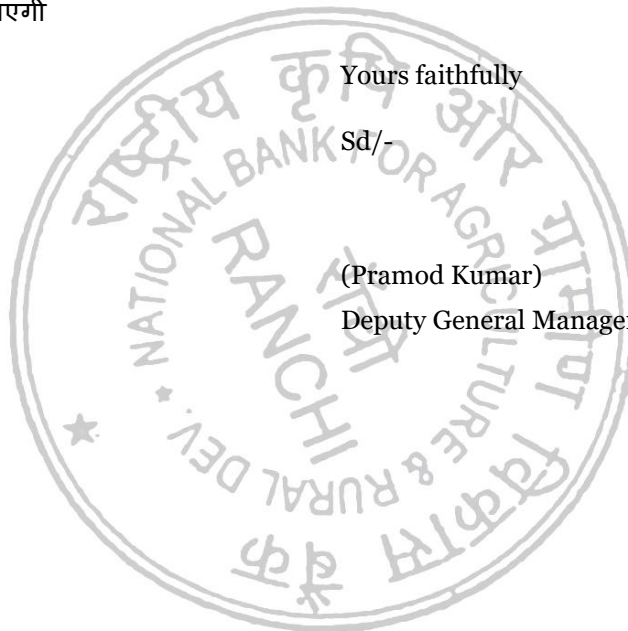
33. The vendor should submit his tender well in advance so that last minute technical glitches can be avoided, and NABARD will not be responsible for failure of submission of tender by the bidders in this regard. "No extension of time will be permitted if the vendor is facing difficulty or facing technical issues in uploading the document at the fag end of the time specified for closure of tender".

Yours faithfully

Sd/-

(Pramod Kumar)

Deputy General Manager



Schedule of Events

Bid Document Availability	From 06.05.2026 to 17:30Hrs on 27.05.2026 Tenderers are advised to submit e-tender (e-bids) through Central Public Procurement Portal (CPPP) Tender document (for reference purpose only) can be downloaded from: https://www.nabard.org, as well as from Central Public Procurement Portal (CPPP) from https://eprocure.gov.in/eprocure/app.
Earnest Money Deposit (EMD)	The Tender must be accompanied by Earnest Money Deposit (EMD) of Rs.2,30,000/- (Rupees Two Lakh Thirty Thousand Only) through online remittance in the NABARD's Account as mentioned below OR by way of a Bank Guarantee (BG) from any Nationalized Bank / Scheduled Bank as per the format enclosed along with this tender. Micro and Small Enterprises (MSEs)- not Medium enterprises- registered with Udyam Registration or NSIC for the relevant goods/services are exempted from payment of Earnest Money Deposit (EMD) as per the provisions of the Public Procurement Policy for MSEs, 2012. Eligible bidders claiming this exemption must submit valid supporting documents along with their bids to avail the benefit.
Account Details of National Bank for payment of Earnest Money Deposit (through NEFT/RTGS only)	Payee Name: NABARD Current Account No: NABADMN38 IFSC Code: NBRD00000002 Branch Name: Jharkhand RO, Ranchi Name of the Bank: NABARD
Pre-Bid meeting	13/05/2026 at 11:00 Hrs
Last date of submission of Tender	27/05/2026 at 17:30 Hrs
Opening of Technical Bids (including Pre-Qualification) Opening of Price Bids	The date of opening of Technical Bids shall be communicated to the bidders in due course. Technical Bids of only those bidders / OEM's who comply with the Eligibility criteria shall be evaluated. Qualified OEM's shall make presentation before the "Evaluation Committee" of the Bank. OEMs failing to make a presentation on the stipulated date are liable for disqualification from the selection process. Price Bid will be opened on a subsequent date, which will be communicated to only those bidders shortlisted in the Technical Evaluation (scoring 50 marks and more).

Contact Details: Address for Communication And submission of bid.	NABARD, Jharkhand Regional Office, Department of Premises, Security and Procurement, 4th Floor, near PHED Water Tank, Bariatu-Booty Rd, Ranchi - 834009 Jharkhand
Contact Person Phone No	Pramod Kumar (DGM) - 8789657697 Amrendra Kumar Singh (AGM) - 9431230537 Sunny Tudu (AM) - 7894247859
Contact Mail ID	dpsp.ranchi@nabard.org



Section- I
1. Form of Tender

Place _____

Date _____

The Chief General Manager,
National Bank for Agriculture and Rural Development
Jharkhand Regional Office,
near PHED Water Tank, Bariatu-Booty Rd,
Ranchi - 834009
Jharkhand

Dear Sir

We have carefully examined the technical specifications, designs and schedule of quantities relating to the works specified in the memorandum hereinafter set out and have visited and examined the installation site of the works specified in the said memorandum and have acquired the requisite information relating thereto as affecting the tender. 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 and in accordance with specifications, designs and instructions in writing referred to in articles of agreement, general instructions to the tenderer and special conditions, scope of work, data sheet and schedule of quantities in accordance with Indian and international standards as they may be applicable.

MEMORANDUM

(a)	Description of Works	Design, Supply, Installation, Testing Commissioning and Maintenance of 04 Nos. Passenger Lifts in phased manner at NABARD Officers Quarters, Khelgaon, Ranchi-835217.
(b)	Earnest Money Deposit (EMD)	The Tender must be accompanied by Earnest Money Deposit (EMD) of Rs.2,30,000/- (Rupees Two Lakh Thirty Thousand Only) through online remittance in the NABARD's Account or by way of a Bank Guarantee (BG) from any Nationalized Bank / Scheduled Bank as per the format enclosed along with this tender. If the bidder wants to claim exemption under MSME Procurement Policy of Govt. of India, the bidder has to submit documentary proof of registration as MSME.
(c)	Retention Money Deposit (RMD)	05 % of the total contract value.

(d)	Time allowed for completion of work from the date of issue of work order	40 Weeks
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1. We also agree that our tender will remain valid for acceptance by NABARD for 90 days from the date of opening of price bid and this period of validity can be extended for such period as may be mutually agreed between NABARD and us in writing. We also agree to keep the amount towards earnest money deposit valid during the entire period of validity of tender.
2. Should this tender be accepted, we hereby agree to abide by and fulfil all the Terms and Conditions of the Tender and in default thereof, to forfeit and pay to you or your successors, or assignees or nominees such sums of money as are stipulated in the conditions contained in the tender together with the written acceptance of the Contract.
3. We understand that you reserve the right to accept or reject any or all the tender either in full or in part without assigning any reason therefor.
4. We are enclosing a list of our clients and bankers in India with complete details as per the proforma given in the Annexure-IV.
5. I/ We have not been blacklisted by any Central/ State Government Organization or PSU. We are not involved in any terrorist activities or linked to any terrorist organisation.

Our Banker's are:

- i) Bank, ... Branch,
- ii) Bank, ... Branch,
- iii) Type of account: Savings / Current account
- iv) Bank Account No.:
- v) IFS code of Bank and branch:

Dated this _____ day of _____

For and on behalf of M/s _____

(Signature with seal)

Name _____

Designation _____

Place _____

Date _____

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

Witnesses

(1) Signature with
name, address and date

Signature

(2) Signature with
name, address and date

Signature



2. Pre-Qualification Criteria

Mandatory Conditions to be fulfilled for pre-qualification (Supporting documents to be submitted):

S. No.	Mandatory Conditions	Supporting documents to be submitted (self-attested)	If complied (Y/ N)
a.	The OEM should be an Indian company.	Certificate of Registration showing legal identification of the firm.	
b.	The OEM should possess valid ISO 9001 /14001 Certification.	Copy of certificate(s) to be enclosed.	
c.	The OEM should have its own manufacturing and full-fledged service center(s) in India, with adequate stock of inventory/spares.	A declaration to the effect, along with full list of service centres and manufacturing facilities in India.	
d.	The OEM should have valid license from competent authority to install/ modernize and maintain lifts.	Copy of license to be enclosed.	
e.	Presence of full-fledged service centre and technical manpower at project site. (Including availability of inventory and spares).	List of technical manpower, trade certificate, electricity bill, to be enclosed.	
f.	The OEM should have experience of at least 07 years in installing elevators/ lifts with automatic doors, speed of at-least 1.0 m/s as on 31-03-2025.	Copy of Work Order (not later than 01-01-2019) and Completion Certificate compulsorily indicating all the criteria mentioned on the left, is to be submitted.	
g.	The OEM should have successfully installed lifts in any central/ state govt. department/ ministries or central/ state govt. owned PSUs/ PSEs/ PSBs or institutions set up by an act of Parliament, in the last 07 years.	Copy of at-least one completion certificate to be enclosed.	
h.	The OEM should have installed at-least one lift in a building consisting of 12 stops or more (including basement, if any).	Copy of one work order and completion certificate (for the same work) to be enclosed.	

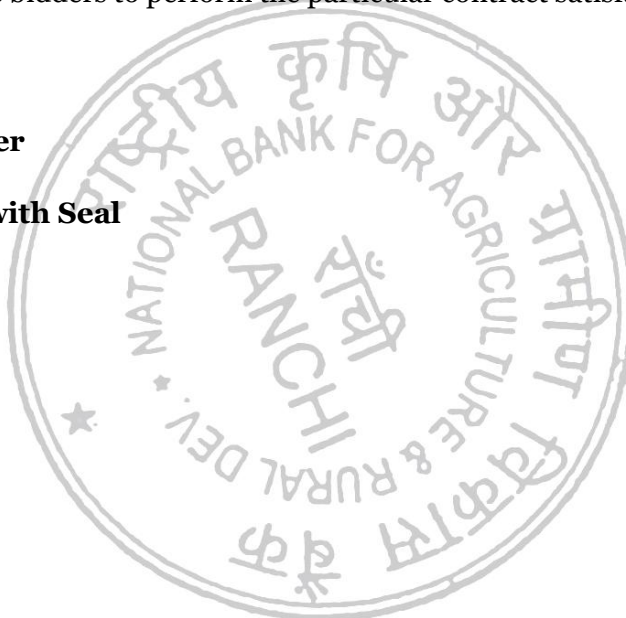
i.	The OEM should have made profits in any three (03) out of last five (05) consecutive FYs ending 31st March 2025.	P/L statement and audited B/S for corresponding FYs to be submitted along with a self-declaration to the effect.	
j	Pre-contract integrity pact	As per Annexure III	
l	Tender signed and stamped	All pages of this tender document duly signed and stamped	
m	EMD, if applicable	Rs.2,30,000/- (Rupees Two Lakh Thirty Thousand only)	

Decision of the Bank with regard to selection of OEM's will be final. The Bank is not bound to assign any reasons thereof. Any false and / or inadequate information can result in rejection of the tender. The selection of the bidders is based entirely upon the capability and resources of prospective bidders to perform the particular contract satisfactorily, taking into account above criteria.

Signature of Tenderer

**Name and Address with Seal
Place**

Date



Section – II

1. General Instructions to Tenderer and Special Conditions

- 1.1. Tenderers are advised to submit the tender strictly based on the General Conditions of the Contract and Technical Specifications contained in the tender documents, and not to stipulate any deviations. Tender containing deviations from the terms and conditions may be rejected at the Bank's discretion.
- 1.2. Tenderer shall submit full details of the patent, trademark, registered design, intellectual property rights, copyrights, industrial property rights held by them or used by them of any third party with regard to design or any part of the lift system.
- 1.3. **A pre-bid meeting of the intending tenderer will be held at 11:00 hours on 13/05/2026 to clarify any points / doubts raised by them in respect of the tender.** No separate communication will be sent for this meeting. All the intending tenderers are advised to study the tender document carefully and to be present in the above meeting. All the points/conditions/specifications requiring clarifications shall be given in writing addressed to 'The Chief General Manager, NABARD Jharkhand Regional Office, near PHED Water Tank, Bariatu-Booty Road, Ranchi, Jharkhand 834009.' by the intending tenderers before 17.15 Hrs on 10.05.2026 by email on dpsp.ranchi@nabard.org.
All the clarifications of the pre-bid meeting will be part of e-tender and will be updated and uploaded on CPPP (Central Public Procurement Portal) alongside NABARD website (www.nabard.org). The tenderer is expected to get all the issues clarified during the above meeting and, should strictly desist from deviating from NABARD's tender conditions/specifications in their tender (Part – I and Part –II).
- 1.4. All information, correspondence letters related to the project shall be submitted and addressed to 'The Chief General Manager, NABARD Jharkhand Regional Office, near PHED Water Tank, Bariatu-Booty Road, Ranchi, Jharkhand 834009'.
- 1.5. Intending bidders / OEMs are required to submit their full credentials giving details in the enclosed pro forma about their organisation, experience, competence, and adequate evidence of their financial standing, etc., in the enclosed statements.
- 1.6. The tenders shall be digitally signed by the person/persons on behalf of the organisation having necessary Authorisation/Power of Attorney to do so. (Copy of Power of Attorney/Memorandum of Association shall be furnished along with application).
- 1.7. If the space in the pro forma is insufficient for furnishing full details, such information shall be supplemented on separate sheets of paper stating therein the part of the pro forma and serial number. Separate sheets shall be used for each part of application, if required.

- 1.8. Tenders containing false and/or incomplete information are liable for rejection.
- 1.9 The applicant must have successfully completed the work according to the eligibility criteria mentioned.
- 1.10. The Earnest Money Deposit of **Rs.2,30,000/-** (Rupees Two Lakh Thirty Thousand Only) may be made through **NEFT/RTGS to the following account:**

Payee Name: NABARD
Current Account No: NABADMN38
Name of the Bank: NABARD
IFSC Code: NBRD00000002

Note: UTR number is to be indicated for payment made through NEFT/RTGS

OR by way of a **Bank Guarantee (BG)** from any Nationalized Bank / Scheduled Bank as per the format enclosed along with this tender.

If the bidder wants to claim exemption under MSME Procurement Policy of Govt. of India, then the bidder has to submit documentary proof of registration as MSME.

- 1.11. In case of successful bidder, a fresh Bank Guarantee (BG) of 5 % of contract amount may be submitted towards Security Deposit (SD). The EMD will be retained with NABARD till submission of SDBG and will be released afterwards. In case of unsuccessful bidders, the EMD will be refunded only on award of Contract to the successful bidder. The EMD / SD will not bear any interest. If the bidder withdraws his tender before expiry of the validity period of the tender or if the Contractor fails to execute / complete the works satisfactorily, NABARD reserves the right to forfeit the EMD / SD. Any tender not accompanied by the EMD will be rejected.
- 1.12. In first level of selection procedure, bid scrutiny will be carried out to ascertain compliance with the minimum eligibility criteria and those bidders meeting all the prescribed criteria will only be considered for technical bid evaluation.
- 1.13. **The applications submitted shall be evaluated by an “Evaluation Committee” of the Bank consisting of Bank’s officials and / or external technical experts.**
- 1.14. Price bids of only those bidders shortlisted in the Technical evaluation (Scoring 50 marks or more) shall be opened. Price bids to be submitted separately.
- 1.15. The rates for each item as per scope of work shall be quoted by the applicant in the Price bid to be submitted separately as Part-2.

2. Opening of Tender

- 2.1 **Part I (Technical Bid):** The date of opening of Technical Bids shall be communicated to the bidders in due course. Technical bids of only those vendors who qualify as per Pre-qualification criteria will be evaluated.

2.2 Dates of opening price bids will be intimated after evaluation of technical bids.

3. Technical Bids Evaluation

3.1 Technical bids of only those bidders/OEMs who comply with the eligibility criteria shall be evaluated. The qualified OEMs shall be separately called for making a presentation before the '**Evaluation Committee**' of the Bank, clearly highlighting the core competencies / capabilities of the respective OEMs. The OEMs failing to make a presentation on the stipulated date are liable for disqualification from the selection process.

3.2 The Evaluation Matrix (on this page) has a total score of 100 marks and only those OEMs obtaining 50 marks or more shall be considered for opening of price bids / further evaluation.

3.3 The Bank reserves the right to inspect the OEMs manufacturing facility, service centres, similar work / works carried out by the OEM etc. to satisfy itself regarding quality, finishes, workmanship, competence and service capabilities to take up the work. Necessary permissions for inspection of the above facility/ works carried shall be arranged by the Original Equipment Manufacturer (OEM).

3.4 The Bank may call for any additional particulars/ clarifications on the bids submitted. The OEM shall be required to submit the additional particulars/ clarifications within the specified date and time, failing which the OEM's application shall be liable for rejection.

3.5 The bidder shall comply with the Local Content norms stipulated under 'Make in India' initiative as per the guidelines issued by Ministry of Commerce and Industry, Department of Industrial Policy and Promotion, Government of India, from time to time.

The marks for Technical Evaluation will be given as per Evaluation Matrix (refer index).

3.6 **Note:** Bidders may clearly indicate the clause of tender and page number of clause against which the document has been submitted before uploading the same on the e-tender website for all the documents sought in the tender failing which the bank may reject the document at its discretion.

Evaluation Matrix

Sr. No.	Criteria	Max. Marks	Remarks
1	Experience (in years completed) in the lift/ elevator industry as on 31 March 2025. (enclose copies of work orders issued prior to/ as on the cut-off date)		
a.	7-9 years	1	
b.	10-12 years	3	
c.	13-15 years	7	

d.	16 years or more	10	
2	'Average' Annual Turnover during last 03 years as on 31 March 2025, in INR (enclose CA's certificates & audited Balance Sheets)		
a.	50 – 149 crore	1	
b.	150 – 349 crore	3	
c.	350 to 500 crore	7	
d.	501 crore or more	10	
3	Satisfactory Completion of 'Similar works' in a modern functioning office/ residential/ commercial building, of Rs. 100 lakh or more in last seven (7) years (submit self-declaration to the effect)		
a.	1 – 25 works	1	
b.	26 – 75 works	3	
c.	76 – 150 works	7	
d.	151 works or more	10	
4	Availability of Service Centres in states/ UTs (Submit full list indicating Contact Person, full address, telephone no., etc.)		
a.	In < 5 states/ UTs	1	
b.	In 5 - 9 states/ UTs	5	
	In 10 - 14 states/ UTs	8	
c.	In 15 to 20 states/ UT	10	
5	Number of elevators under Comprehensive Annual Maintenance Contract (CAMC) as on 31 March 2025. (provide exact number and submit a self-declaration to the effect)		
a.	< 3,000	1	
b.	3,001 – 15,000	3	
c.	15,001 – 35,000	7	
d.	35,001 or more	10	

6	No of installed Lifts with Travel speed of 1 m/s or higher (as per technical specifications in the tender) (If yes, enclose details thereof)		
a.	0 - 50 lifts	1	
b.	51 - 200 lifts	3	
c.	201 - 500 lifts	7	
d.	501 lifts or more	10	
7	Number of engineers on roll of the OEM (permanent employees) with qualification of Diploma in Engineering or higher.		
a.	< 50	1	
b.	51- 150	3	
c.	151-250	7	
d.	251 or more	10	
8	Detailed Presentation in presence of NABARD officials and/ or technical experts at a pre-determined date (30 marks)		
			Total: 100 marks.

Note: The OEMs obtaining **50% (fifty percent) or higher** marks would only be considered for qualification. Even though any OEM may satisfy the above requirements, the OEM may be **disqualified** if they have: -

- i) Made misleading / false statement(s) or deliberately suppressed information in the forms, statements and enclosures required in the eligibility criteria document; and / or
- ii) Record of poor performance such as abandoning work, not properly completing the contract, or financial failures / weaknesses etc.

4. Price Bid Evaluation

4.1 The Price Bids of only those bidders shortlisted in the technical evaluation (scoring 50 marks or more) shall be opened.

4.2 Tenders will be evaluated based on Total Cost of Ownership (**TCO**) which will include the Capital Cost (**C**) quoted for the lifts and the rates quoted for comprehensive all-inclusive Annual Maintenance Contract (**A**) for a period of 19 years after expiry of one year warranty period (Defect Liability Period), by using Net Present Value (NPV) method. For arriving at the NPV of AMC amount, a Multiplication Factor (**F**) will be computed as per the following parameters:

(a)	Discount factor	8 % per annum
(b)	Annual Escalation in AMC for NPV only	5 % per annum

(c)	Period of AMC	19 years
(d)	Payment terms of AMC	Quarterly payment after satisfactory completion of the service

TCO = C+ (-B) + (F x A),

Where, B = Buy Back Value of the concerned Lift, (F= 13.81)

4.3 Comprehensive Annual Maintenance Contract (CAMC)

4.3.1 The bidder shall quote his rates in Rupees per lift for first year **per annum** for all CAMC inclusive of all taxes as applicable, transport, insurance, handling charges etc as applicable after expiry of 12 months warranty period. These rates shall remain firm for the first year of AMC and these charges will also be considered while evaluating the tender as mentioned in para 4.2 above.

4.3.2 Further renewal amount for the AMC shall be worked out as per the following IEEMA formula on the basis of RBI indices published.

$$A_c = \frac{A_p}{100} (50 \times \frac{MP_c}{MP_p} + 50 \times \frac{WI_c}{WI_p})$$

A_c = The contract amount for the current year

A_p = The contract amount for the previous year

MP_c = Wholesale Price Index for metal products 06 months prior to the commencement date of contract for the current year.

MP_p = Wholesale Price Index for metal products 06 months prior to the commencement date of contract for the previous year.

WI_c = Consumer Price Index for Industrial Workers (Mumbai) 06 months prior to commencement date of contract for the current year.

WI_p = Consumer Price Index for Industrial Workers (Mumbai) 06 months prior to commencement date of contract for the previous year.

The Bank Guarantee submitted by the successful bidder towards security deposit (5% of the total contract value) shall be valid for the duration of the AMC for due fulfilment of the terms and obligations of the service contract for the entire life cycle of the lift (19 years) after completion of the warranty period.

NOTE: With Respect to lifts completed in phase 1 of execution of work, the CAMC schedule will be later brought to same timeline as that of lifts completed in phase 2 of execution of work. To do this, the price quoted for the first year of CAMC will also be applicable for the time difference between two phases. The extra charge will be calculated on pro-rata basis. From second year onwards, the CAMC charges will be calculated as per the formula

provided in the tender. This deviation will, however, not be part of overall price bid evaluation as described above in 4.2

5. Final Evaluation:

- 5.1 For the purpose of calculating final score, marks obtained in technical and price bids evaluation will be assigned a weightage of 70 and 30 respectively i.e., in a ratio of 70:30.
- 5.2 The bidder obtaining the highest total marks (denoted by score “S” as indicated below) will be eligible for appointment as service provider to NABARD for the specified work.
- 5.3 Nominal quote provided by the bidder whose Technical Bid qualifies will be discounted as per the formula given below. A comprehensive “Score (S)” will be arrived at after considering the nominal price quoted and the marks obtained in technical evaluation with relative weights of 30% for price bids and 70% for technical. The bidder with the highest score will be declared successful:
- 5.4 Computation Methodology for arriving at “**Least Price / Least Quote**”:
 - 5.4.1 Cut - Off score for technical bid will be 50 marks (or the top score in case none of the bidders reaches the cut-off).
 - 5.4.2 A “Score (S)” will be calculated for all qualified bidders using the following formula.

$$S = \frac{C_{low}}{C} X + \frac{T}{T_{high}} (1 - X)$$

Where,

C - stands for nominal price quoted,

C low - stands for the price quote of the lowest nominal bid.

T - stands for technical evaluation score and

T high - stands for the score of the technically highest bidder.

X is equal to 0.3.

Example:

S. No	Bidder	Technical Evaluation Marks (T)	Nominal Bid Price (C)	(C _{low} / C) * 0.30	(T / T high) *	Score (S)
1	ABC	95	71	0.85 * .30 = 0.25	1.00 * .70 = 0.70	0.95
2	XYZ	85	65	0.92 * 0.30 = 0.28	0.89 * 0.70 = 0.62	0.90
3	UVW	80	60	1.00 * 0.30 = 0.30	0.84 * 0.70 = 0.59	0.89

In the above example, ABC, with the highest score becomes the successful bidder whose quoted price shall be called “Least Price”. In the case of a tie between two or more bidders, the bidder with higher score under technical evaluation shall be selected. In the case of tie between two or more bidders in

technical evaluation marks also, a fresh price bid will be called upon from these bidders for evaluation and selection of the service provider.

- 5.5 If the space in the pro-forma is insufficient for furnishing full details, the information shall be supplemented in separate sheet(s) of paper stating therein the part of the statement and serial number. Separate sheets shall be used for each part.
- 5.6 Applications containing false and / or inadequate information are liable for rejection. Applicants shall be disqualified at any stage at their risk and cost if they are found to have made untrue or false representation in the forms, statements and attachments submitted in proof of qualification and requirements.
- 5.7 The Bank reserves the right to reject any or all the applications without assigning any reason whatsoever. Applications not received in the prescribed manner will be summarily rejected. The Bank's decision in this regard shall be binding on all concerned.
- 5.8 No further discussion/ interface will be granted to OEMs whose bids have been disqualified in the selection procedure.

6. Instructions with respect to Part II i.e. Price Bid

- 6.1 This part shall contain prices in **Indian Rupees (INR) only** as per format (Part II) both in figures and words. Change of terms and conditions and technical deviations, if any, found in Part II of the tender will not be taken into account and will be treated as invalid. The Cost of Work shall mean gross value of work including Design, Supply, Installation, Testing and Commissioning (including taxes as applicable) and all related works pertaining to the said Lifts in the Bank's premises and including Comprehensive Annual Maintenance Contract (CAMC) for the period of 19 years after the end of defect liability period (i.e. Warranty period of 1 year) and all rates quoted will also be in Indian Rupees (INR) only.
- 6.2 The tenderer should submit e-bids through online process. If any of the documents is missing or unsigned, the tender may be considered invalid by NABARD in its discretion. Rates should be quoted both in figures and words in columns specified. No request for any change in rate or conditions after the opening of the tender will be entertained.
- 6.3 This contract is neither a fixed lump sum contract nor a piece work contract but is a contract to carry out the work in respect of provision of the entire passenger lifts to be paid for according to actual measured quantities at the rates/quantities provided in the schedule of rates (Price Bid).
- 6.4 The rates quoted shall be deemed to be for the finished work and shall be firm and binding without any escalation whatsoever till the system is handed over to NABARD.
- 6.5 With Respect to lifts completed in phase 1 of execution of work, the CAMC schedule will be later brought to same timeline as that of lifts completed in phase 2 of execution of work. To do this, the price quoted for the first year of CAMC will also be applicable for the time difference between two phases. The extra charge will be calculated on pro-rata basis. From second year onwards,

the CAMC charges will be calculated as per the formula provided in the tender.

7. Taxes and Other Charges

- 7.1 The prices quoted for supply of equipment shall be deemed to be inclusive of Goods & Services Tax (GST) or any other taxes/duties imposed by /State Government/ Local Bodies/ Central Government, charges for labour, transport, insurance charges for transit, shipment, packing, freight from the factory to the destination site, handling, clearing, installation, and commissioning charges, insurance charges for storage, erection, testing and commissioning, CAR policy (1.25 times the Contract Value), workmen compensation and third party liability etc. commencing 10 days from issue of Work Order till the work is finally handed over to NABARD. The fees paid by the lift firm to the local authorities for obtaining lift license will be reimbursed by NABARD subject to submission of bill. If the tenderer fails to include such taxes and duties in the tender, no claim thereof will be entertained by NABARD afterwards. As per Indian laws, income tax and works contract tax or other applicable statutory taxes/ levies of such kind will be deducted at source and a certificate for the same will be issued to the contractor.
- 7.2 The photocopies of the requisite documents, issued by the respective competent authority, showing proof of having paid the required amount duly authenticated shall be submitted to NABARD. For any adjustment required to be carried out due to changes in the rate of GST during the original currency of the contract period, the contractor shall furnish required documents / working of the revised duty amount and financial impact. No claims shall be entertained for increase in GST by NABARD if the rate increases after the completion of the originally agreed delivery period. However, any statutory variations in the rate of GST on AMC will be taken into account by NABARD on submission of documentary proof. The Vendors are also advised to include the current applicable rate of GST in the quoted AMC rate.
- 7.3 The tendered rates shall be firm and shall not be subject to any variations, on account fluctuations in the market rate or any other source. Hence, no adjustments in the costs of materials and labour etc. shall be allowed on the basis of price variation clause governed by IEEMA (Indian Electrical and Electronic Manufacturers Association).

8. Scope of Work

- 8.1 NABARD Officers Quarters, Khelgaon, Ranchi-835217 is presently provided with 4 nos. Passenger Lifts in each of the 2 Blocks i.e. 19 and 20 Block i.e. one 8 passenger and one 13 passenger lifts in each Block. In first phase, the 08 passenger lifts of both the Blocks are to be replaced, and the remaining two 13 passenger lifts would be replaced in phase-II after successful commissioning and operationalisation of the said 8 passenger lifts.
- 8.2 Qualified OEM's / bidders are requested to survey and submit their bids for all the elevators for which they have products to offer and under current line of manufacture with a written commitment to support the product in terms of availability of spares and services for the next 19 years after DLP.

8.3 The type of elevators and their respective specifications have been tentatively indicated in the technical specification. The firms are advised to examine the same before quoting their rates and arrange to install modern lifts with state of the art technology looking into the site conditions.

8.4 The scope of work shall include the following.

- Design and manufacture of passenger lifts along with all accessories/ components
- Delivery of lift equipment to NABARD's site in Ranchi including packing, handling, transporting, clearing, loading/unloading at ports in India and unloading at respective sites.
- Dismantling the existing lifts (one from each wing at a time) along with all allied equipment and accessories in phased manner as per the requirement, removing the materials from the site, whitewashing the lift well, machine room etc., making the lift well ready for erection of lift as per lift manufacturers' instruction etc.
- Erection, testing & commissioning of lift equipment as per technical specifications, obtaining operating approval from lift inspectorate and handing over the lifts to NABARD.
- Providing all-inclusive service including all spares, etc. during warranty period of new lifts and subsequent comprehensive Annual Maintenance Contract for the committed period of 19 years (Excluding Warranty period of 01 year) from the date of handing over of the new lift installation to the bank as per draft attached (see Annexure-IV).
- All engineering, equipment, labour, and permits required for satisfactory completion of the lift replacements work as per this specification shall be provided by the firms.
- Elevator related civil work such as minor repairs to lift shaft internally with patch work and re-plaster wherever required, buffer blocks, sill grouting, front wall modifications on all floors including plastering on both sides to suit automatic doors, machine mounting blocks in machine room, white washing with 2 coats in lift shaft and machine room, Buttons and indicator box grouting on all floors, FMS and alarm box on ground floor, minor chipping work wherever the lift shaft is not in plumb, Core cutting of holes in existing slab to suit new machine. Repairs to existing machine room if any, providing smoke vent with jali and louvers etc
- Any other ancillary work, related to but not mentioned above, required for completion of the job.
- We currently understand that there is no statutory body in the state of Jharkhand who issues all necessary statutory permissions / licence for operation of lifts. However, in the event during the currency of this tender / contract, the state authorities introduce such guidelines / norms, the vendor should thoroughly assist NABARD through the process. The documents needed and in purview of NABARD, will be provided by NABARD. Any other documents/ necessary for the work shall be under vendor's scope. NABARD will bear all the expenses needed to obtain such an authorised document / licence.

- 8.5 Tenderer should indicate in his tender the complete description of the working of the system/sub systems and their power requirements of each lift with all relevant brochures/literature etc. in addition to those called for in the Technical Specifications.
- 8.6 Tenderer shall carefully check the specifications and shall satisfy himself that the equipment offered is suitable as per the enclosed Technical Specifications and shall take full responsibility for the efficient operation of the equipment offered.
- 8.7 Tenderer shall supply all tools, plants, labour and consumables etc. as required for installation, testing and commissioning of the lifts.
- 8.8 Tenderer shall state clearly in his tender the standard tools, spare parts which he will supply free of cost (with warrantee / guarantee, wherever applicable) when installing the lifts and handover same to NABARD after completion of the work.

9. Drawings and Documents

The successful tenderer shall submit, in duplicate, on award of work, detailed working drawings and specifications showing the complete details of all work required. The firm will be held responsible for any discrepancies, errors, omissions and commissions in the drawing or particulars submitted by him even if these have been approved by NABARD. The drawings will be scrutinized by NABARD and returned to the contractor within two weeks of receipt, duly approved or with observations.

10. Packing and Despatch

The equipment shall be properly and securely packed in boxes suitable for export (wherever applicable) and multiple handling and transportation by sea / air / rail / road under Indian conditions. All equipment/components etc. shall be delivered on Duty Delivery Paid (DDP) basis at NABARD Officers Quarters, Khelgaon, Ranchi-835217.

11. Validity of Tender

The Tender along with the prices shall remain valid initially for a period of 90 days (3 months) from the date of opening of Part II (Price bid) of tender, which period may be further extended by mutual agreement in writing by the tenderer and the tenderer shall not cancel or withdraw the tender during this period.

12. Language

The Tender including all labels in drawings, documents, catalogues etc. shall be in English.

13. Earnest Money & Security Deposit

- 13.1 The Tender must be accompanied by Earnest Money Deposit (EMD) of **Rs.2,30,000/- (Rupees Two Lakh Thirty Thousand Only)** through online remittances in NABARD's Account OR **by way of a Bank Guarantee (BG)** from any Nationalized Bank / Scheduled Bank as per the format enclosed along with this tender.

If the bidder wants to claim exemption under MSME Procurement Policy of Govt. of India, then the bidder has to submit documentary proof of registration under MSME.

- 13.2 Tender not accompanied by EMD shall be rejected.
- 13.3 Should the Invitation to Tender be withdrawn or cancelled by the Bank, which shall have the right to do so at any time, EMD will be returned.
- 13.4 On award of contract, the successful tenderer shall furnish an amount equal to 5% (five percent) of the contract value in the form of a Bank Guarantee (BG) from any nationalized \ scheduled Bank in the form prescribed by NABARD as per NABARD's proforma towards Security Deposit (see Annexure-V for the due fulfilment of the contract. On submission of Bank Guarantee, the EMD already submitted will be released. This Bank Guarantee towards Security Deposit shall be kept valid (renewed as necessary) for the contract completion period upto the date of handing over of the lift installation and a further period of two years thereafter i.e. one year for defect liability period and first year of AMC. The BG will be renewed thereafter by reducing the amount by 1/20th of initial guarantee amount year after year for due fulfilment of the terms and obligations of the service contract for the entire life cycle of the lift (20 years).
- 13.5 All compensation or other sums of money payable by the Contractor to NABARD under the terms of this Contract may be deducted from the security deposit, if the amounts so permits unless the contractor deposits such amounts in cash within ten days of issue of demand notice by NABARD.

14. Lowest Tender Not Necessarily to Be Accepted

- 14.1 NABARD is not bound to accept any or all tenders or to assign any reason for non-acceptance.
- 14.2 The tenderer whose tender is not accepted shall not be entitled to claim any costs, charges, damages and expenses of and incidental to or incurred by him through or in connection with his submission of tenders, even though NABARD may elect to modify/withdraw the tender.

15. Right to Accept Part Tender

NABARD reserves the right to accept the tender either in whole or in part at the same prices quoted by the tenderer.

16. Signing of Contract Agreement

- 16.1 The General instructions to the tenderer and special conditions, Technical Specifications, schedule of works enclosed with the tender documents and the subsequent correspondence exchanged between NABARD and the tenderer shall be the basis of the Purchase Order/final contract to be entered into with the successful tenderer.
- 16.2 The tenderer shall go through the terms and conditions given in the general conditions of contract herewith and his offer shall be strictly in line with the terms specified therein. No deviation from the terms and conditions specified shall be acceptable. Each page of the tender documents should be signed and

stamped for his/their having acquainted himself/themselves in the general conditions of contract, Technical specifications, etc.

- 16.3 Each page of the tenders shall be signed by the person/persons on behalf of the organisation having necessary Authorisation/Power of Attorney to do so. Otherwise, the tender may be rejected. (Copy of Power of Attorney/Memorandum of Association shall be furnished along with application).
- 16.4 On receipt of intimation from NABARD of the acceptance of their tender, the successful tenderer shall be bound to sign an agreement within 14 days thereof, in accordance with the 'Articles of Agreement'. Notwithstanding the signing of the agreement, the written acceptance by NABARD of a tender in itself will constitute a binding contract between NABARD and the firm so tendering, whether such agreement is or is not subsequently executed. The stamp duty charges will have to be borne by the contractor.
- 16.5 The contractor shall not assign the contract. The contractor shall not sublet any portion of the contract except with the written consent of the **NABARD**. In case of breach of these conditions, **NABARD** may serve a notice in writing on the Contractor rescinding the contract whereupon the security deposit shall stand forfeited to **NABARD**, without prejudice to his other remedies against the Contractor.

17. Import and Export Licence

- 17.1 Import Licence, if required, will be obtained by the tenderer. All necessary documents/fees required to be submitted/paid to the relevant authorities, for obtaining the import licence shall be the sole responsibility of the tenderer.
- 17.2 The tenderer shall obtain and maintain the necessary export/import license for importing machines into India from the competent authorities and shall pay all costs and fees connected therewith. Failure to obtain and maintain such export/import licence shall not be considered as Force Majeure. In case the tenderer fails to obtain or maintain the licenses, or if the licenses are withdrawn, the tenderer shall restore them within two months from the date of such cancellation/withdrawal. If the tenderer fails to restore the export licence, NABARD shall have the right to cancel the contract in whole or in part and the tenderer shall forthwith return to NABARD all the amounts paid by NABARD to the tenderer in respect of the supplies and services cancelled, together with all damages suffered by NABARD. In this regard the decision of NABARD shall be final and binding and not subject to jurisdiction /arbitration.

18. Pre-dispatch Inspection of materials/work at site

- 18.1 Before despatching of equipment to the site, the equipment may be inspected by the NABARD's engineers/ officials / consultants at the manufacturer's works and then cleared for shipment. The contractor at his own expense offer to the inspector all reasonable facilities as may be necessary for satisfying himself that the equipment is being or have been manufactured according to the specifications laid down in the tender. However, all cost towards inspector's travelling, lodging, boarding if any would be borne by NABARD.

18.2 NABARD's consultant / officials shall have free and full access at any time during execution of the contract to the contractor's works or site in case of the execution of work for the aforesaid purpose, and he may require the contractor to make arrangements for inspection of work or any part thereof or any material at his premises or at any other place specified by NABARD's consultant / officials and if the contractor has been permitted to employ the service of a sub-contractor, reserve to the NABARD's consultant / officials a similar right.

NABARD at its discretion may inspect the lift equipment at the manufacturer's works, before despatch of the same to the site at NABARD Officers Quarters, Khelgaon, Ranchi-835217. The inspection will cover the following equipment:

- 1) Machine/motors.
- 2) Controllers with VF installed
- 3) Assembled cabin with panels approved by the NABARD.
- 4) Door operating system, guide rails, ropes
- 5) Signal/indicator devices
- 6) Any other equipment.

18.3 The above will, however, not in any way absolve the contractor of his responsibility about proper performance of the system/ components after erection and commissioning at the designated place.

18.4 The NABARD's officials shall have the power:

- a) Before any equipment or part thereof are submitted for inspection to certify that they or any portion thereof are not in accordance with the contract owing to adoption of any unsatisfactory method of manufacture.
- b) To reject any equipment or parts submitted as not being in accordance with the specification.
- c) To reject the whole of the equipment tendered for inspection, if after inspection of such portion thereof as he may in his discretion think fit, he is satisfied that the same is unsatisfactory; and
- d) To mark the rejected equipment or parts with a rejection mark so that it may easily be identified if re-submitted.

18.5 Consequence of rejection:

If the equipment or a part thereof, being rejected by NABARD's consultant / officials, the contractor fails to make satisfactory supplies or rectify the faulty work thus executed within the stipulated period of delivery/completion period NABARD shall be at liberty to:

- i) Allow the contractor to re-submit the equipment or parts in replacement of those rejected, within a time to be specified, the contractor bearing the cost of freight if any, on such replacement without being entitled to any extra payments on that account; or
- ii) Purchase/execute or authorise the purchase/execution of quantity/work of the equipment or parts rejected or others of a similar description

(when equipment or parts exactly complying with specifications are not, in the opinion of NABARD which shall be final, readily available) to the contractor at his risk and cost and without affecting the contractor's liability as regards supply under the contract; or

- iii) Cancel the contract and purchase/execute or authorise the purchase/execution of the equipment or others of a similar description (when equipment or parts exactly complying with specifications are not in the opinion of NABARD, which shall be final, readily available) at the risk and cost of the contractor. In the event of action being taken under such clause (ii) above or this clause, the provision of delivery clause applies as far as applicable.

18.6 NABARD's decision as to rejection shall be final: - NABARD's decision as regards to the rejection shall be final and binding on the contractor subject to contractor's appeal.

19. Completion Period

19.1 Time allowed for carrying out the work, as mentioned in the Memorandum, shall be strictly observed by the Contractor and it shall be reckoned from the date of award of work. The work throughout the stipulated period of the contract should proceed with due diligence and if the contractor fails to complete the work within the specified period, he shall be liable to pay liquidated damages as defined in "Appendix herein before referred to" of the contract. The tenderer shall, before commencing the work, prepare a detailed work programme in the form of Bar Chart/PERT which shall be approved by **NABARD**. The tenderer shall indicate the time schedule as per the broad items of work listed below.

19.2 The contractor shall submit a Bar Chart for completion of the work within the contractual completion period and obtain the approval of NABARD.

Sr. No.	Activity	Tentative Time in weeks	Quoted time in weeks (by the Bidder)	
(a)	Submission of completion schedule and General arrangement drawing for two 8 passenger elevators in phase -I and two 13 passenger elevators in phase-II	4		Weeks after date of award of work.
(b)	Approval of layout drawings by NABARD.	1	N.A.	One week from above
Phase I (two nos of 8 passenger elevators):				
(c)	Manufacturing of materials and pre-dispatch inspection for two 8 passenger elevators in phase -I. Delivery of materials at site	12		Weeks from date of approval of layout
(d)	Dismantling of Phase I lifts	01		Week from delivery of materials at site

(e)	i. Installation, testing & commissioning of Phase I lifts ii. Obtaining license of lift inspector (if applicable)	10		Weeks from dismantling of Phase 1 lifts (Also, material for phase 2 arrives simultaneously)
(f)	Trial week for Phase I lifts.	1		From date of installation, testing and commissioning of Phase I lifts.
Phase II (two nos of 13 passenger elevators):				
(g)	Manufacturing of materials and pre-dispatch inspection for two 13 passenger elevators in phase II. Delivery of materials at site.	23		Weeks from date of approval of layout
(h)	Dismantling of Phase II lifts	2		Week from delivery of materials for phase II at site
(i)	i. Installation, testing & commissioning of Phase II lifts ii. Obtaining license of lift inspector (if applicable) iii. Trial week for Phase II lifts.	10		Weeks from dismantling of Phase II lifts
(j)	Total Completion Period in Weeks	40		

Notes

- 1) The number of weeks required for items a, c, d, e, f, g, h, i and j above to be filled in by the tenderer.
- 2) The total completion period should be as specified in the tender.
- 3) At no point of time the lift service to the occupants should get disturbed due to progress of the work on the other lifts.
- 4) Before taking up phase 2, there would be a gap of 1 week between each phase to iron out teething problem, if any.

19.3 NABARD will provide open space and a room within the compound of the building for storing the materials. However, the responsibility and safety of the materials stored will be with the contractor. No accommodation will be provided for any worker by NABARD. The partitions/ enclosure for lockable storage to be erected by the vendor at his cost and shall be dismantled upon completion of works and disposed materials should be disposed outside the municipal limits at his risk and cost.

20. Insurance

20.1 The contractor shall take all insurances at his cost to cover all kinds of risks from the time the lift equipment leaves the manufacturer's works till handing over the lifts to NABARD, in the joint names of NABARD and the contractor (NABARD's name being first) and it shall cover the following risks.

20.2 Contractor's All Risk Policy for 1.25 times of contract amount valid from the day of commencement of the contract till actual hand over of the lifts to the NABARD. CAR policy is also acceptable provided it includes dismantling of old lifts, and all ancillary works related to lift installations.

20.3 Workmen compensation policy for all the workmen of the contractor at site.

20.4 Third party liability policy for a total of Rs.30 lakhs and with a limit of Rs.5 lakhs per accident.

Note: These policies shall remain valid for all the time during the currency of the contract till the completion of the entire work. If these policies are not provided by the contractor, NABARD reserves the right to take the above insurance policies themselves and/ or recover the cost thereof from the bill of the contractor.

21. Warranty and Comprehensive Annual Maintenance Contract

21.1 The entire equipment shall be guaranteed to be free from defective workmanship or materials and any defects that may appear within 12 months from the date of issue of completion certificate for the work, which in the opinion of the Employer have arisen from bad workmanship or materials, shall upon intimation by NABARD, be made good by the Contractor at his own cost within the time specified. During the said period of 12 months, the contractor (successful tenderer) shall make periodical inspection of the working of the lifts free of charge at least once a month or as per requirement, if required, and attend to the lubrication of the various parts and such other service that may be required to keep the lifts in good operative condition all the time.

21.2 The contractor shall be fully responsible for the warranty, in respect of proper design, quality and workmanship and warrant all components, accessories, spare parts etc. against any manufacturing defects during the warranty period. Warranty shall not become void for use or non-use of lifts or repaired by third party in case of urgency and non-availability of services from the tenderer at any point of time. The contractor should also comply with all applicable central, state or local laws, orders rules and regulations for installation and services provided thereafter.

The warranty period shall be 12 months from the date of successful handing over / commissioning of the last lift of the contract i.e. date of virtual completion.

21.3 Scope of works during AMC

(A) The scope of work shall include the following:

- (i) Routine servicing / troubleshooting / setting/ adjustments / cleaning / lubrication / checking of safeties etc. to ensure smooth and trouble-free working of the lifts.
- (ii) Repairs/ replacement to the lifts including re-loading software etc. in the event of any breakdown including replacement of spares/ components/ sub-system/ cards/LCD's / motors/ ropes and any other component, part or whole, which may need replacement/ repairs.

- (iii) Import of spares and stocking them shall be the responsibility of the contractor. Non-availability of spares/ components will not be accepted as a reason for waiving of penalty towards delay in rendering prompt service.
- (iv) All manufacturers' preventive maintenance schedules / replacement periodicity of components like ropes, electrical / electronic parts including checking of safety devices, protections like rope/belt slip, load testing, blowers, batteries for automatic rescue devices, batteries for emergency alarm, batteries for emergency lights and batteries for intercom etc. shall be strictly followed as per the manufacturer's periodicity or as required in addition to the scope of maintenance indicated above.
- (v) The scope of maintenance in addition to periodic maintenance will also include attending to /any number of breakdown calls.

(B) Penalty for delay in service during warranty and AMC period

During the currency of the Annual Maintenance Service Contract, all care shall be taken so that the downtime of any lift is kept minimum.

However, an overall uptime of minimum 99 % of the operating time of lifts for each lift shall be maintained, failing which a penalty equivalent to four times of the daily rate of service contract amount (arrived at by dividing the annual contracted amount per lift by 365 and rounding it off to next higher rupee) multiplied by the percentage shortfall from the acceptable 99 % availability will be recovered from the payment due to the firm.

They shall also ensure that the required spares etc. for proper maintenance are readily available with them for the complete life span of the lift.

The payment towards AMC charges will be made every quarter after satisfactory completion of the service.

22. Terms of Payment

The payment for the works to be executed under this contract shall be made as follows:

I- First Stage Payment

60% of the quoted rate per lift against submission of the following:

- i) Manufacturer's Inspection and Test Certificates.
- ii) Delivery of material at site and Consultant's Certificate that all components, parts, sub systems, consumables etc. for successful installation, commissioning and testing of the systems including maintenance have been received at site in good condition.
- iii) Policies of insurance covering all the risks during transit, storage.
- iv) Permission from local authorities to install the lifts.

II - Second Stage Payment

20% of the quoted rate pro rata against installation.

III - Third Stage Payment

10% on commissioning and submitting of license from the Competent State Licensing / Inspecting Authority.

IV - Final Stage Payment

10% payment shall be released after expiry of 12 months of defect liability period or submission of Performance Bank Guarantee from a nationalized bank for an equivalent amount valid for 15 months.

Tenderer shall replace the existing 04 lift under **buy-back arrangement** as the materials, allied equipment etc. piled up/ collected out of dismantling of existing lift will be treated as scrap and the same will be disposed off by the tenderer at its own cost (all inclusive) whatsoever without any liability and on the rate acceptable to NABARD and the proceeds received / reported therefrom will be adjusted proportionately against payments due to the tenderer as per above terms.

(Note – Documentary proof of taxes paid is to be submitted for release of payment at First Stage.)

23. Other Issues

- i. The contractor shall furnish an undertaking as per the enclosed proforma (Annexure-V) that they will maintain the lifts satisfactorily for a minimum period of 19 years from the date of expiry of the defect liability period at the rate quoted by them in this contract towards all inclusive maintenance service contract subject to the terms, conditions, scope indicated under scope of service contract.
- ii. The Contractor shall carry out all the work strictly in accordance with the approved drawing and instructions of NABARD's consultant / officers. If in the opinion of NABARD's Consultant / Officers, nominal changes have to be made to suit the site condition 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.
- iii. The tenderer must obtain for himself on his own responsibility and at his own expense, all the information which may be necessary for the purpose of making a tender and for entering into a contract and must examine the drawings, 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 pertaining thereto. NABARD's decision in such cases shall be final and shall not be open to arbitration.
- iv. A Schedule of Probable Quantities in respect of each work and Specifications accompany these Special Conditions. The Schedule of Probable Quantities is

liable to alteration by omissions, deductions or additions at the discretion of NABARD. Each tender should contain not only the rates but also the value of each item of work entered in a separate column and all the items should be totalled in order to show the aggregate value of the entire tender.

- v. The rates quoted in the tender shall include all charges for scaffoldings and lighting at night as well as day including Saturdays/Sundays and holidays, protection of all other erections, matters or things and the Contractor shall take down and remove any or all such centering, scaffolding etc. as occasion shall require or when ordered to do so, and fully reinstate and make good all matters and things, disturbed during the execution of work and to the satisfaction of NABARD.
- vi. Guarding and protecting hoist way and lift machine rooms shall be responsibility of the tenderer from the date of commencement of work at site.
- vii. The contractor shall not be entitled to any compensation for any loss suffered by him on account of delays in commencing or executing the work, whatever the cause of delays may be, including delays arising out of modifications to the work entrusted to him or in any sub-contract connected therewith or delays in awarding contracts for other trades of the project or in commencement or completion of such works. NABARD does not accept liability for any sum besides the tender amount, subject to such variations as are provided for herein.
- viii. The successful tenderer is bound to carry out all items of work necessary for completion of the job even though such items are not included in the quantities and rates. Schedule of instruction in respect of such additional items and their quantities will be issued in writing by NABARD.
- ix. A brief specification and design data accompany these special conditions. It is not to be accepted as final by any means. The tenderer are expected to explain in detail the various designs in lift mechanism offered, which would give a more enhanced working and finish.
- x. The successful tenderer must co-operate with the other contractors appointed by NABARD so that the work shall proceed smoothly with the least possible delay. He should make his own arrangement for storage and protection of all materials supplied by him.
- xi. The work has to be carried out in residential towers located at NABARD Officers Quarters, Khelgaon, Ranchi-835217 and, therefore, in view of convenience and safety, appropriate care has to be taken during execution of work.
- xii. The contractor must bear in mind that all the work shall be carried out strictly in accordance with the specifications made by the Employer and also in compliance of the requirement of the local public authorities and to the requirements of the Lift Inspectorate and any other Acts/Rules/Regulations and no deviation on any account will be permitted.
- xiii. The successful tenderer shall liaison for obtaining license (if applicable) for the lift installation along with all the documents on behalf of NABARD and pay necessary inspection fee levied by the Government and/or any other

authorities and assist NABARD in obtaining necessary permission / license as required and also conduct such tests as are called for by the regulation of the authorities without any extra cost to NABARD. Follow up with the authorities has to be carried out by the tenderer. **The inspection / statutory fee will be reimbursed by NABARD.**

24. Contract Agreement

The Contract shall come into full force and effect on the date of issue of the Work Order. The costs of stamp duties and similar charges (if any) imposed by law in connection with the Contract Agreement shall be borne by the Contractor.

25. Integrity Pact (IP)

Tenderer shall implement 'Integrity Pact' with NABARD in the prescribed format as given in Annexure-III.

26. Confidentiality

The Contractor shall treat the details of the Contract as private and confidential, except to the extent necessary to carry out obligations under it or to comply with applicable Laws. The Contractor shall indemnify NABARD for any loss suffered by them as a result of disclosure of any confidential information. 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 agreement of NABARD.

I/We hereby declare that I/we have read and understood the above instructions for the guidance of the tenderers.

Signature of tenderer _____ Witness _____
Address _____ Address _____

Date _____ Date _____

Section III - Safety Code

A. GENERAL SAFETY

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

B. FIRE SAFETY

1. Cutting / drilling machine and other electrically operated equipment used at site shall be plugged into correctly rated electrical outlets.
2. Only ISI marked 3 pin plug and other appliances and equipment shall be used.

3. Electrical power cables/wires used shall not have any joints and shall be properly rated. All cables used should be FRLS (FRLS - Flame Retardant Low Smoke) based and of superior quality.
4. All electrical appliances i.e. welding, drilling, cutting machine etc. shall be safely and securely earthed to prevent leakage current while in operation.
5. Before commencing the welding work, fire section shall be informed and required precautions should be taken.
6. Two buckets of water, sand and a fire cloth of suitable size shall be kept in an easily accessible area on the site.
7. Fire extinguishers recommended by fire officers shall be kept on the site.
8. Used paint drums shall be stored in specified store only after closing them properly.
9. Personal protective equipment such as safety shoes, hand gloves, welder's mask, ear plug etc. depending upon the requirement of the work shall be provided by the contractor to the workmen to prevent occupational health hazards.
10. The safety belt shall be provided by the contractor and used by the workmen while working from height for more than 10" from Ground level.
11. None of the passages near lift lobby and staircases shall be used for stacking / dumping any kind of materials/waste.
12. Any debris/ waste generated from the work shall be collected on daily basis, removed from site and stored at the designated place in proper manner.
13. Battery operated emergency light/torches shall be provided by the contractor to the workmen while working beyond office hours.

Place:

Date:

**SIGNATURE AND SEAL
OF THE CONTRACTOR**

**Section IV –
The Conditions Hereinafter Referred to**

1. Interpretation Clause

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

- (a) “NABARD” Shall mean, National Bank for Agriculture and Rural Development, Jharkhand Regional Office, Ranchi and shall include its assigns and successors.
- (i) EMPLOYER shall mean **National Bank for Agriculture and Rural Development (NABARD), Jharkhand Regional Office, near PHED Water Tank, Bariatu-Booty Road, Ranchi, Jharkhand 834009.**
- (ii) The competent authority shall mean **CGM NABARD, Jharkhand Regional Office, Ranchi** and will include duly authorised representative / officials or any other person empowered by **CGM NABARD, Jharkhand Regional Office, Ranchi** in this behalf to discharge all or any of their functions.
- (b) “Contractor” (in the case of a partnership) shall mean _____ and _____ trading in the name and style of _____ and having a place of business at _____ and shall include the partners for the time being of the said firm and the legal representatives of a deceased partner.
- (in the case of individual) “Contractor” shall mean M/s _____ trading in the name _____ and style _____ of _____ and shall include his heirs, successors and legal representatives.
- (in the case of Company) “Contractor” shall mean _____ a _____ company incorporated under _____ and having its registered office at _____ and shall include its successors and assigns.

- (c) "Site" "Site" (a) Shall mean the site of the contract works including any building and erections thereon and any other land (inclusively) as aforesaid allotted by the Employer for the Contractor's use.
- (d) "This Contract" Shall mean the Articles of Agreement, the Special Conditions, the Conditions, annexures, the Schedule of Quantities and Specifications etc. attached hereto and duly signed.
- (e) "Notice in writing" "Notice in writing"
Or written notice shall mean a notice in written, typed or printed characters sent (unless delivered personally or otherwise proved to have been received) by registered post to the last known private or business address to have been received when in the ordinary course of post it would have been delivered.
- (f) "Act of Insolvency" of Shall mean any Act of Insolvency as defined by the Presidency Towns Insolvency Act or the Provincial Insolvency Act or any Act amending such original.
- (g) "Net Prices" If in arriving at the contract amount, the Contractor shall have added to or deducted from the total of the items in the Tender any sum, either as a percentage or otherwise, then the net price of any item in the tender shall be the sum arrived at by adding to or deducting from the actual figure appearing in the Tender as the price of that item a similar percentage or proportion of the sum so added or deducted by the Contractor the total amount of any Prime Cost items and provisional sums of money shall be deducted from the total amount of the tender. The expression "net rates" or "net prices" when used with reference to the contract or accounts shall be held to mean rates or prices so arrived at.
- (h) "The works" Shall mean the Design, Supply, Installation, Testing, Commissioning and Maintenance of 04 nos. Passenger Lifts at NABARD Officers' Quarters, Khelgaon, Ranchi-835217 as provided herein.

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

2. Scope of Contract

The work includes the complete replacement of 04 nos. passenger lifts in blocks 19 and 20 at NABARD Officers Quarters, Khelgaon, Ranchi-835217 in phase basis. Complete replacement means complete removal of all lift equipment, including guide rails, brackets, from the site and installation of new lift equipment, as specified. The contractor shall carry out and complete the said work in every respect in accordance with this contract and with the directions of and to the satisfaction of NABARD. NABARD may in his absolute discretion and from time to time issue further drawings and/or written instructions, details, directions and explanations, which are hereafter collectively referred to as 'NABARD's Instructions' in regard to:

- (a) The variation or modification of the design, quality or quantity of works or the addition or omission or substitution of any work.
- (b) Any discrepancy in the Drawings or between the Schedule of Quantities and/or Drawings and/or Specifications.
- (c) The removal from the site of any materials brought thereon by the Contractor and the substitution of any other material therefor.
- (d) The removal and/or re-execution of any works executed by the Contractor.
- (e) The dismissal from the works of any persons employed thereupon.
- (f) The opening up for inspection of any work covered up.
- (g) The amending and making good of any defects under **Clause 21 hereof**.

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

For the purpose of entering day to day instructions by the employer the contractor shall maintain at his own cost, a "Site Instruction Book" in which the instructions shall be entered by the employer and to be maintained by the engineer-in charge of the contractor. Instructions to the contractor shall be issued through NABARD's engineer/ engineer-in-charge.

3. Scope of contract includes, but is not limited to, the following:

- a) The coordination, scheduling and management of work of component suppliers and subcontractors.
- b) Modernise or provide equipment as specified utilising existing or modified lift wells and machine rooms.

4. Contractor's Duties

Contractor's duties include the following:

- a) Provide and pay for labour, materials and equipment, tools, construction equipment and machinery and other facilities and services necessary for the proper execution and completion of the specified works.
- b) Secure and pay for required permits, statutory worker's compensation insurance, and fees and licenses necessary for proper execution and completion of required work.
- c) Give required notices.
- d) Enforce strict discipline and good order among employees. Do not employ unskilled persons in assigned task.

5. Variations to be approved by Employer

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

6. Drawings, Schedule of Quantities & Agreement

The Contract shall be executed in duplicate, and the Contractor shall be entitled to one executed copy for its use. Before the issue of the final completion certificate to the Contractor, he shall forthwith return to NABARD all Drawings and Specifications.

7. Work Sequence

The successful Contractor shall include all costs in the tender to complete the works in the time schedule as given by him in the work schedule table. By submitting a tender, the Contractor agrees that they have reviewed the project specifications and drawings, toured the jobsite, and will complete all work in accordance with the overall time frame of 40 weeks as per the approved schedule. The Contractor shall provide a detailed execution schedule, in accordance with the time frame approved as per the work task schedule, prior to award of the project

8. Contractor's use of Estate

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

- Confine operations at the site to areas permitted by law, ordinances, permits, Specification, and NABARD's specific instructions.
- Do not unreasonably encumber the site with materials or equipment. Staging area shall be located as directed by NABARD.
- Assume full responsibility for protection and safekeeping of tools and products stored on or off Estate.
- Move stored products which interfere with operations of building or the operations of other trades.

9. Contractor to provide everything necessary at his cost

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

10-12. No Disruption to Normal Office Functions

10. This project is a major lift replacement work in an existing building. It is essential that the Contractor gives special attention and priority to all matters concerning safety, protection from dust and loose materials, reduction of noise levels, protection from water and air infiltration into building, and maintenance of neat and orderly conditions in and around work areas inside and outside of building. Packaging, scrap materials and demolition debris shall be promptly removed from the building and site on a daily basis.
11. If the contract includes works, which will be disruptive during normal business operations, or would be dangerous to building occupants, said works shall be performed during hours as NABARD dictates. Examples of such work include, without limitation, saw cutting of concrete, jack hammering, welding, metal cutting, pouring concrete, erecting steel or hoisting equipment over occupied portions of the building or performing tests requiring all lifts in a group. The Contractor shall perform such work during NABARD dictated hours and shall include all costs in its tender.
12. The Contractor shall keep noise levels within permissible limits during normal building hours. When it is necessary to produce noise above this level, the Contractor shall advise NABARD of such needs and times will be scheduled as directed. The Contractor shall anticipate any excessive noise reducing procedures and include an allowance for it in the tender.

13. Protection of Work and Property

The Contractor shall install a suitable protective covering on all finished floors in areas where the works are being performed. No material handling equipment shall be permitted on or over finished floors unless said floors have been protected in a manner approved by NABARD. Any damage to building finishes caused by the Contractor shall be refinished at no additional cost to NABARD. The Contractor shall take photographs of any adjacent finishes that may be damaged during the works for a photographic record.

14. Authorities, Notices and Patents

The Contractor shall conform to the provisions of any Act of the Legislature relating to the works, and to the regulations and bye-laws of any authority, and of electric supply and other companies and/or authorities with whose systems, the installation is proposed to be connected and shall, before making any variations from the Drawings or Specifications that may be necessitated by so conforming, give to NABARD, written notice, specifying the variation proposed

to be made and the reason for making it and apply for instructions thereon. In case the Contractor shall not receive such instructions within five days, he shall proceed with the work conforming to the provisions, regulations or bye-laws, in question, and any variation so necessitated shall be dealt with under Clause No. 24 thereof.

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

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

15. Setting out of work

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

16. Materials and workmanship to conform the descriptions

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

17. Contractor's superintendence and representative on the works

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

18. Dismissal of Workmen

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.

19. Access to Works

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

20-21. Assignments and Sub-letting

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

- 21.** No alteration, omission or variation shall vitiate this Contract but in case the Employer thinks proper at any time during the progress of the works to make any alterations in or additions to or omissions from the works or any alteration in the kind or quality of the materials to be used therein and shall give notice thereof in writing under his hand to the Contractor, the Contractor shall alter, add to or omit from, as the case may be, in accordance with such notice but the Contractor shall not do any work extra to or make any alterations or additions to or omissions from the works or any deviation from any of the provisions of the Contract, Stipulation, Specifications or Contract Drawings without the previous consent in writing of the Employer and the value of such extras, alterations, additions or omissions shall in all cases be determined with the prior approval in writing of the Employer in accordance with the provisions of Clause 25 hereof, and the same shall be added to or deducted from the Contract Amount, as the case may be, accordingly.

22. Schedule of Quantities

The Schedule of Quantities, unless otherwise stated, shall be deemed to have been prepared in accordance with the Standard Method of Measurement.

Any error in description or in quantity or in omission of items from the Schedule of Quantities shall not vitiate this contract but shall be rectified and the value thereof as ascertained under Clause 26 hereof, shall be added to, or deducted from the Contract Amount (as the case may be) provided that no rectification of errors, if any, shall be allowed in the Contractor's Schedule of Rates.

23. Sufficiency of Schedule of Quantities

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

24. Measurement of Works

The Consultant may from time to time intimate to the Contractor and the Employer that he requires the works to be measured, and the Contractor shall forthwith attend or send a qualified Agent to assist NABARD in taking such measurements and calculations and to furnish all particulars or to give all assistance required by any of them.

Should the Contractor not attend or neglect or omit to send such Agent, then the measurement taken by NABARD shall be taken to be correct measurements of the works. Such measurements shall be taken in accordance with the Mode of Measurement detailed in the Specifications.

The Contractor or his Agent may at the time of measurement take such notes and measurements as he may require.

All authorised extra works, omissions and all variations made with the prior approval in writing of the Employer shall be included in such measurements.

25. Prices for extra etc. ascertainment of

The Contractor may, when authorised by Employer, add to, omit from, or vary the works shown upon the drawings, or described in the Specification, or included in the Schedule of Quantities, but the Contractor shall make no addition, omission or variation without such authorisation or direction. A verbal authority or direction by the NABARD shall, if confirmed by him in writing within seven days, be deemed to have been given in writing.

No claim for any extra shall be allowed unless it shall have been executed under provisions of Clause 5 hereof with the concurrence of the Employer as herein mentioned. Any such extra is herein referred to as authorised extra and shall be made in accordance with the following provisions.

- (a) (i) The net rates or prices in the original tender shall determine the valuation of the extra work where such extra work is of similar character and executed under similar conditions as the work priced therein.
(ii) Rates for all items, wherever possible, should be derived out of the rates given in the Priced Schedule of Quantities.
- (b) The net prices of the original tender shall determine the value of the items omitted, provided if omissions vary the conditions under which any remaining items of works are carried out, the prices for the same shall be valued under sub-clause (c) hereof.
- (c) Where the extra works are not of similar character and/or executed under similar conditions as aforesaid or where the omissions vary the conditions under which any remaining items of works are carried out or if the amount of any omission or additions relative to the amount of the whole of the Contract works or to any part thereof shall be such that in the opinion of NABARD the net rate or price contained in the Priced Schedule of Quantities or tender or for any item of the works involves loss or expense beyond that reasonably contemplated by the Contractor or is by reason of such omission or addition rendered unreasonable or

inapplicable, NABARD shall fix such other rate or price as in the circumstances he shall think reasonable and proper.

- (d) Where extra work cannot be properly measured or valued, the Contractor shall be allowed day work prices at the net rates in accordance with the local day work rates and wages for the district, provided that in either case vouchers specifying the daily time and materials employed, be delivered for verification to the employer at or before the end of the week following that in which the work has been executed plus 15% towards establishment charges, contractor's overhead and profits.

The measurement and valuation in respect of the Contract shall be completed within the "period of final measurement" stated in the Appendix, or if not stated, then defined in Clause 24 hereof.

26. Unfixed materials when taken into account to be the property of Employer

Where in any Certificate (of which the Contractor has received payment) the Employer has included the value of any unfixed materials intended for and/or placed on or adjacent to the works, such materials shall become the property of the Employer and they shall not be removed except for use upon the works, without the written authority of NABARD. The Contractor shall be liable for any loss of or damage to such materials.

27. Removal of improper work

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

28. Defects after virtual completion

Any defect, shrinkage, settlement or other faults which may appear within the "Defect Liability Period" stated in the Appendix hereto, if none stated, then within 12 months after the virtual completion of the works, arising in the opinion of NABARD / Consultant from materials or workmanship not in accordance with the contract, shall upon the directions in writing of NABARD, 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, NABARD may employ and pay other persons to amend and make good such defects, other faults, and all damages, loss and expenses consequent thereon or incidental thereto shall be made good and borne by the Contractor and such damage, loss and expenses shall be recoverable from him by NABARD or may be deducted by NABARD from any

moneys due or that may become due to the Contractor, or NABARD may in lieu of such amending and making good by the Contractor deduct from any money due to the Contractor a sum to be determined by NABARD equivalent to the cost of amending such work and in the event of the amount retained as Security Deposit being insufficient, recover the balance from the Contractor, together with any expenses NABARD 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 NABARD as provided in various clauses hereof, 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 and been subject to the provisions of this Clause and Clause 2 hereof. The Contractor shall remain liable under the provision of this Clause, notwithstanding the signing of any certificate or the passing of any accounts, by NABARD.

29. Certificate of virtual completion and Defect Liability Period

The works shall not be considered as completed until Consultant / NABARD has certified in writing that they have been virtually completed. The Defect Liability Period shall commence from the date of such Certificate or obtaining of licence whichever is later.

30. Other persons employed by Employer

NABARD reserves the right to use the Estate and any portions of the site for the execution of any work not included in this Contract, which it may desire to have carried out by other persons, and the Contractor shall allow all reasonable facilities for the execution of such work but shall not be required to provide any plant or materials for the execution of such work. Such work shall be carried out in such manner as not to impede the progress of the works included in the Contract and the Contractor shall not be responsible for any damage or delay which may happen to or occasioned by such work.

31. Nominated Sub-Contractor

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

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

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

32. Insurance in respect of damage to person and property

The Contractor shall be responsible 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 any employee or either, whether such injury or damage arises from carelessness, accident or any other cause whatever, in any way connected with the carrying out of this Contract. This liability under this clause shall be held to include inter alia, any damage to buildings, whether immediately adjacent or otherwise, and any damage to roads, streets, footpaths, bridges or ways as well as all damage caused to the buildings and other structures and works forming the subject matter of this Contract. The contractor shall also be responsible for any damage caused to the buildings and other structures and works forming the subject matter of this Contract by frost, rain, wind or other inclemency of weather. The Contractor shall indemnify and keep indemnified NABARD and hold him harmless in respect of all and any loss and expenses arising from any such injury or damage to persons or property as aforesaid and also against any claim made in respect of injury or damage, whether under any Statute or otherwise and also in respect of any award of compensation or damages consequent upon such claim. **The contractor shall, at his own expense, effect and maintain till issue of the completion certificate under this contract, with an insurance company approved by NABARD, an All Risks Policy for insurance for an amount equal to 125 % of the amount of the approved contract including earthquake risk in the joint names of NABARD 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.** The Contractor shall reinstate all damage of every sort mentioned in this Clause, so as to do delivery of the whole of the Contract works complete and perfect in every respect and so as to make good or otherwise satisfy all claims for damage to the property of third parties. The Contractor shall also indemnify and keep indemnified NABARD against all claims which may be made against the Employer by any person/ member of the public or other third party in respect of anything which may arise in respect of the works or in consequence thereof and **shall at his own expense arrange to effect and maintain, until the completion of the Contract, with an Insurance company approved by the employer a policy of Insurance in the joint names of NABARD and the Contractor (the name of the former being placed first in the policy) against such risks and deposit such Policy or Policies with NABARD before commencement of the work.** The minimum limit of coverage under the policy shall be as defined elsewhere under General instructions to the tenderer. The Contractor shall also similarly indemnify the Employer against all claims which may be made upon NABARD whether under the **Workmen 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 Sub-Contractor and **shall at his own expenses effect and maintain, until the completion of the Contract, with an Insurance company approved by the employer a policy of Insurance in the joint names of NABARD and the Contractor (the name of the former being placed first in the policy) against such risks and deposit such Policy or Policies with NABARD from time to time during the currency of the**

Contract. In default of the contractor ensuring as provided above, the employer may so ensure and may deduct the premiums paid from any money due or which may become due to the contractor.

The Contractor shall be responsible for any liability which may be excluded from the Insurance Policies above referred to and also for all other damages to any person, animal or property arising out of and incidental to the negligent or defective carrying out of this Contract, whatever may be the reasons due to which the damage shall have been caused. He shall also indemnify and keep indemnified NABARD in respect of all and any costs, charges or expenses arising out of any claim or proceedings relating to the works and also in respect of any award of compensation or damages, arising therefrom. Without prejudice to other rights of NABARD against contractor in respect of such default, NABARD shall be entitled to deduct from any sums payable to the Contractor the amount of any damage, compensation, costs, charges and other expenses paid by the employer and which are payable by the contractor under this clause. The contractor shall upon settlement by the insurer of any claim made against the insurer pursuant to a policy taken under this clause proceed with due diligence to rebuild or repair the works destroyed or damaged. In this event all the money received from the insurer in respect of such damage shall be paid to the contractor and the contractor shall not be entitled to any further payments in respect of the expenditure incurred for rebuilding or repairing of the materials or goods destroyed or damaged.

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

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

33. Damages for Non-completion

For the purpose of reviewing/ monitoring the progress of work, three financial milestones, to be achieved on or before the stipulated time, have been defined below. In case, the contractor does not achieve a particular milestone, if any, mentioned below or rescheduled milestone(s) in terms of time extension clause 28 hereof, the amount shown against that milestone shall be withheld to be adjusted against the liquidated damages levied at the time of completion of contract. Withholding of payments on failure to achieve a milestone shall be automatic and without any notice to the Contractor. No interest whatsoever shall be paid by NABARD on such withheld amount/s.

The application of liquidated damages (withholding of amount) shall not effect a change in the milestone or release the Contractor of his obligation to improve the progress of work.

If the Contractor fails to maintain the required progress of the works and fails to complete the works by the completion time stipulated in the Contractor within any extended time under time extension Clause 34 hereof and NABARD certifies in writing that in his opinion the same reasonably ought to have been completed, the Contractor shall pay NABARD the sum named as "Liquidated Damages" for the period during which the said works shall so remain incomplete and NABARD may deduct such damages from any moneys due to the Contractor.

The contractor hereby specifically agrees and authorizes NABARD to deduct such liquidated damages, if any, from any instalment of payment becoming due and payable to the contractor in terms of this contract or from the retention money.

34. Delay and Extension of Time

If in the opinion of NABARD, the works be delayed (a) by force majeure or (b) by reason of any exceptionally inclement weather or (c) by reason of proceedings taken or threatened by or dispute with adjoining or neighbouring owners or public authorities arising otherwise than through the Contractor's own default or (d) by the works or delays of other Contractors or Tradesmen engaged or nominated by NABARD and not referred to in the Schedule of Quantities, and/or Specification or (e) by reason of NABARD's instructions as per Clause 2 hereof or (f) by reason of civil commotion, legal combination of workmen or strike or lock-out affecting any of the building trades or (g) in consequence of the Contractor not having received in due time, necessary instructions from NABARD for which he shall have specifically applied in writing or (h) from other causes which NABARD may certify as beyond the control of Contractor or (i) in the event the value of the work exceeds the value of the Priced Schedule of Quantities owing to variation, NABARD may make a fair and reasonable extension of time for completion of the Contract works.

In case of such strike or lockout the Contractor shall nevertheless constantly use his endeavours to prevent delay and shall do all that may reasonably be required to the satisfaction of NABARD to proceed with work.

If the contractor needs an extension of time for completion of the work or if the completion of work gets delayed for any reason beyond the due date of completion stipulated in the contract, the contractor shall apply to the employer for extension of time in writing at least 15 days before the expiry of the scheduled time and while applying for extension of time, contractor shall furnish the reasons in detail and his justification along with documentary evidence (copy of relevant pages of hindrance register), if any, for delays. Only that period of extension of time as granted by NABARD (on receipt of the application from the contractor or even in absence of any such application certification as to the reasonableness of the grounds for delay) will qualify for exemption of imposition of liquidated damages. For the balance period in excess of original stipulated period and an authorised extension of time granted by NABARD, the provision of liquidated damages as stated earlier under the clause 33 will become applicable.

Further, the contract shall remain in force even for the period beyond the due date of **completion** irrespective of whether the contractor has applied or not, for the grant of extension of time for completion unless the employer decides to terminate the contract. The delay for completion of work for any reason will not entail any right to the contractor to claim any revision of rates or any extra compensation for any reason.

35. Failure by Contractor to comply with Employer's instructions

If the Contractor after receipt of written notice from NABARD requiring compliance within ten days fails to comply with such further drawings and NABARD 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 NABARD as a debt or may be deducted by him from any moneys due to the Contractor.

36. Termination of Contract by the Employer

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

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

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

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

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

Or if NABARD determine that the Contractor

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

- (v) has neglected or failed persistently to observe and perform all or any of the acts, matters or things by the Contract to be observed and performed by the Contractor for seven days after written notice shall have been given to the Contractor requiring the Contractor to observe or perform the same.

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

37. Certificates and Payments

The Contractor shall be paid by NABARD from time to time by instalments under Interim Certificate to be issued by NABARD's engineer on account of the works executed, work to the approximate value named in the Appendix as "Value of work for Interim Certificates" (or less at the reasonable discretion of NABARD) has been executed in accordance with this Contract. NABARD may, at his discretion, include in the Interim Certificate such amount as he may consider proper on account of materials delivered in the site by the Contractor for use in the works. And when the works have been virtually completed and the Employer shall have certified in writing that they have been completed, the contractor shall be paid the balance amount by the employer in accordance with the certificate to be issued by NABARD's engineer. The Contractor shall be entitled to the release of Bank guarantee towards Security Deposit in accordance with the Final certificate to be issued in writing by NABARD at the expiration of the period referred to as "the Defect Liability Period and Completion of (19) Nineteen Year of AMC" in the Appendix hereto from the date of Virtual Completion or as soon after the expiration of such period as the works shall have been finally completed and defects made good according to the true intent and meaning hereof,

whichever shall last happen, provided always that the issue by NABARD of any certificate during the progress of the works at or after their completion shall not relieve the Contractor from his liability under Clause 2 and 28 nor relieve the Contractor of his inability in cases of fraud, dishonesty or fraudulent concealment relating to the works or materials or to any matter dealt within the Certificate, and in case of all defects and insufficiencies in the works or materials, which a reasonable examination would not have disclosed. No Certificate shall of itself be conclusive evidence that any works or materials, to which it relates, are in accordance with the Contract neither will the Contractor have a claim for any amounts which NABARD might have certified in any interim bill and paid by NABARD and which might subsequently be discovered as not payable and in this respect NABARD's decision shall be final and binding.

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

NABARD may by any Certificate make any correction in any previous certificate which shall have been issued by him. Payments shall be made within the period named in the Appendix as "Period for honouring Certificates" after such Certificates have been delivered to NABARD.

38. Matters to be finally determined by NABARD

The decision, opinion, direction, Certificate (except for payment), with respect to all or any of the matter under **Clauses 2,9,16,21,23,24,25,26,27,37,40** 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 NABARD or any refusal of NABARD to give any of the same shall be subject to the right of arbitration and review under Clause 39 hereof in the same way in all respects (including the provision as to opening the reference) as if it were a decision of NABARD.

39. Settlement of dispute by Arbitration

- I) The bids and any contract resulting therefrom shall be governed by and construed according to Indian laws.
- II) All disputes and differences of any kind whatsoever arising out of or in connection with this offer or in the discharge of any obligation arising under this offer (whether during the course of execution of the order or after completion and whether before or after termination abandonment or breach of the agreement) shall be resolved amicably.
- III) In case of failure to resolve the disputes and differences amicably within 30 days of notice by other party, then such unsettled dispute or difference shall be referred to arbitration by sole arbitrator mutually agreed in accordance with the Arbitration and Conciliation Act, 1996. If no agreement is arrived at, within 30 days from the date of notice as to who shall be the sole arbitrator, then the sole arbitrator shall be appointed as hereinafter provided.
- IV) In case of dispute not resolved as mentioned above, NABARD shall send to the contractor / bidder a list of 3 names of persons who shall be presently unconnected with NABARD or contractor / bidder. Contractor shall on

receipt of the names as foresaid select any one of the persons so named to be appointed as sole arbitrator and communicate to NABARD within 30 days of receipt of the names. NABARD shall there upon without delay appoint the said person as sole arbitrator. If bidder fails to select a person as sole arbitrator within 30 days of receipt of the panel and inform NABARD accordingly, then NABARD shall be entitled to appoint one of the persons of the panel from the panel as sole arbitrator and communicate his name to the bidder. If the person so appointed is unable or unwilling to act or refuses his appointment or vacates his office due to any reason whatsoever, another person shall be appointed by NABARD from the above lists of persons. The provisions of the Indian Arbitration and Conciliation Act, 1996, shall govern the arbitration.

- V) The venue of the arbitration shall be Ranchi, under the exclusive jurisdiction of courts at Ranchi only.
- VI) The language of Arbitration shall be English. The award shall be final and binding to both parties.
- VII) The fees, if any of the arbitration shall initially be paid in equal proportion by each of the parties. The cost of the reference and of the award including the fees, if any, of the arbitrator, shall be directed to be finally borne and paid by such party as or parties to the dispute in such a manner or proportion as may be directed by the arbitrator as the case may be in the award.
- VIII) Work under the tender document / agreement shall be continued by the contractor, during the arbitration proceedings, unless otherwise directed in writing by NABARD, unless the matter is such that the work cannot possibly be continued until the decision of the arbitrator is obtained. Save as those which are otherwise explicitly provided in the agreement, no payment due, or payable by NABARD, to the contractor shall be withheld on account of ongoing arbitration proceeding, if any, unless it is the subject matter or of the subject matters thereof.

40. Right of technical scrutiny of final bill

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

41. Employer entitled to recover compensation paid to workmen

If, for any reason, NABARD 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, NABARD shall be entitled to recover from the Contractor the amount of compensation so paid, and without prejudice to rights of NABARD under the said Act. NABARD 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 NABARD to the Contractor under this Contract or otherwise. NABARD 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 NABARD full security to the satisfaction of NABARD for all costs for which NABARD might become liable in consequence of contesting such claim.

42. Abandonment of Works

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

43. Return of surplus materials

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

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

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

45. Accident Reports

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

46. Marginal Notes

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

47. Progress of Work

Upon award, the Contractor shall reconfirm, in writing, the starting and completion schedule including equipment delivery dates based upon the information submitted on its tender form.

48. The Contractor shall submit, in writing, monthly reports showing current equipment delivery dates and anticipated completion dates for individual units.

A BARCHART/WORK SCHEDULE shall be submitted by the Contractor before the start of the work, for NABARD's approval and the same shall be adhered to for completion of work. Any deviation from the schedule without any genuine reason shall attract penalties as specified elsewhere in this tender document.

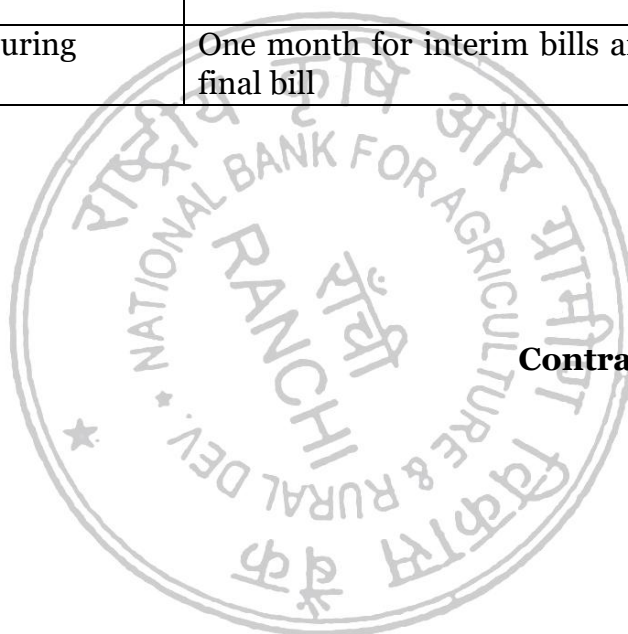


Section V - Appendix Hereinbefore Referred To

1.	Defect Liability Period	12 months from the date of Virtual Completion Certificate referred to in Clause 28 of the Section IV - “Conditions Hereinafter Referred To” .
2.	Date of Commencement	From the date of letter of award of work.
3.	Date of Completion	Date of virtual completion certificate issued by the Bank.
4.	Liquidated damages at the rate of	0.25 % per week of delay subject to a maximum of 5% of the contract value on incomplete portion of work as per the specified milestones referred to in Clause 33 of the section “Conditions Hereinafter Referred To” .
5.	Value of works for interim certificates	A minimum of Rs. 10 lakhs for RA bills
6.	Period for honouring certificates	One month for interim bills and 2 months for final bill

Employer:

Contractor:



Section-VI - Introduction

Design, Supply, Installation, Testing, Commissioning and Maintenance of 04 Nos. Passenger Lifts at NABARD Officers Quarters, Khelgaon, Ranchi-835217, desires to replace the lift with **State of the Art technology lift**.

1. The Scope of works in brief is as under:
2. The subject buildings are G + 9 floors. The lifts are currently operating in simplex down collective operation with Automatic doors. The lifts are having speed of 0.65 MPS. NABARD desires to replace the lifts with State-of-the-Art technology lifts.
3. Qualified bidders are requested to survey and submit their bids for the old elevators for which they have products to offer and under current line of manufacture with a written commitment to support the product in terms of availability of spares and services for the next 19 years.
4. The type of elevators and their respective specifications have been finalised under the following Annexures:

Scope of works:

The scope of work shall include the following.

- Design and manufacture of 04 nos of passenger Lifts (02 nos of 08 Passenger capacity + 02 nos of 13 Passenger capacity) and along with all accessories / components as per specifications and quality specified.
- Delivery of lift equipment / materials to site of the project mentioned above at Mumbai including packing, handling, transporting, clearing, loading / unloading at ports in India and any other places as required for the safe delivery of materials and unloading at site.
- Dismantling the existing lifts along with all allied equipment and accessories in phased manner as per the requirement and shifting to a safe place as per engineer's instructions.
- Erection, testing & commissioning of lift equipment as per technical specifications, obtaining operating approval from lift inspectorate and handing over the lifts to NABARD.
- Liaison with state /statutory authorities and arranging for licenses and NOCs as required for smooth operation of lifts.
- Providing all inclusive service including all spares, etc. during warranty period of new lifts and subsequent comprehensive Annual Maintenance Contract for the period specified and agreed by NABARD from the date of handing over of the new lift installation to the NABARD.
- All engineering, equipment, labour, and permits required to satisfactorily complete lift replacement required by this Specification.
- Any other work, related to but not mentioned above etc. required for completion of the job.

Related works to be provided by contractor:

- 1) Scaffolding necessary for erection, and all minor builder's work for cutting away

and making good to walls including front wall modifications with rough wall plaster on both sides and masonry work as required, including repairs to plaster, 2 coats of whitewash of lift well etc. Further, all chase cutting and openings as required by the Lift Contractor and shown on his drawings, will be carried out by the Lift Contractor. Machine RS beams and/or MS channels for support of lift machinery and buffers of reputed Make such as Jindal, Tata Steel or SAIL only shall be supplied and erected including civil works, complete in all respect, as per site requirement and instructions given by the engineer.

- 2) Smoke vent for each elevator of appropriate size and protection will have to be provided by the contractor. The location of the smoke vent will need NABARD approval. The vent should be with minimum cadappa stone framing with aluminium louvers and chicken wire mesh from outside. If the vent is exposed to the rains then a strong shade should be provided.
- 3) Steel items such as I beams / C channels. Sill angles, hitch plates or any other steel materials as may be required to install the lift.
- 4) 4 core armoured Copper main power FRLS cables of Finolex or equivalent make of 6 or 10 sq mm size confirming to BIS1554 and duly approved by the bank shall be laid through individual shafts to meet the current CPWD / BIS requirements. For lighting in each shaft, Single phase hoist way lighting armoured copper cable of 2.5 sq mm having specification of the same make as 3 phase cable be laid with necessary bulkhead fitting suitable for LED lamps with light point/ 3 pin plug and respective switches i.e. main switches at both ends. Double copper earthing of 10 gauge should also be provided. Main switches along with MCB'S / ELCB, RCCB of 63 Amps, 30 mA of reputed make MDS / Legrand/Siemens only duly approved by the bank etc. should also be supplied and included in your scope.

Available Infrastructures to be provided by the Employer:

A lift well with pit and head room, machine room, lighted and ventilated, as existing on as is and where it is basis will be provided by the Employer.

NABARD will also be doing the following

- 1) Dedicated earth pit for each lift.
- 2) Pit water proofing if required.
- 3) Granite architraves
- 4) Machine room ventilation, window repairs
- 5) Water proofing of machine room ceiling
- 6) Safe step ladder for entering machine room with side railings.

Section VII - Technical Specifications & Schedule of Work

1.General:

These specifications are intended to cover the complete installation of the lift with all materials in accordance with the drawings and specifications and with all other requirements unchanged.

1.1 Applicable Codes

Compliance with Regulatory Agencies: Comply with most stringent applicable provisions of following Codes, laws, and/or Authorities, including most recent amendments in effect.

Codes for Lifts IS-17900 Parts 1, 2, 3, 4 and 5 including all relevant parts, codes of practice and national variations as appropriate.

IS-14671 (1999) Edition or statutory modification thereof amended up to date.

IS-2147 (1962) Edition or statutory modification thereof amended up to date.

IS-2332 (1972) Edition or statutory modification thereof amended up to date.

IS-15330 (2003) Edition or statutory modification thereof amended up to date. Earthing shall be carried out conforming to BIS – 3043 amended up to date. Comply to the requirements of all other Codes, Ordinances and Laws applicable within the governing jurisdiction and latest Indian Standards, as applicable. The Electrical wiring shall strictly comply to IS: 732/734 and the entire installation shall be in accordance with the Indian Electricity Act 2003 and Indian Electricity Rules 1956 or latest amendments thereof. The Contractor shall arrange to obtain the sanction of the lift authorities for commissioning of the lift and hand-over for operation if prevalent.

1.2 Storage area

The Client will designate an equipment storage area for use by the Contractor. The Contractor shall restrict usage to area designated and shall notify Client prior to storing of any large equipment which will impose heavy concentrated loading on floor area. Contractor shall not store such equipment until approval is received.

1.3 Occupancy and work by others

The Contractor expressly affirms the Client's rights to let other contracts and employ other Trades in connection with the specified work. The Contractor will afford other Trades reasonable opportunity for introduction and storage of materials and equipment for execution of their work, The Contractor will also incorporate comparable provisions in all its subcontracts.

The Contractor declares that it will cooperate and coordinate their work with other Trades employed by the Client.

2. General Submittals

Within 4 weeks after award of contract and before beginning equipment fabrication, submit general arrangement drawings and required material samples for review. Allow 14 days for response to initial submittal.

1. Scaled or Fully Dimensioned Layout: Plan of pit, lift well and machine room indicating equipment arrangement and elevation section of lift well. Provide detail drawings of all new equipment provided as part of this specification including car enclosures, landing entrances, and car/landing signal fixtures.
2. Design Information: Indicate equipment lists, reactions, and design information on layouts
3. Power Confirmation Information designed for existing conditions.
4. Fixtures: Cuts, samples, or shop drawings.
5. Finish Material: Submit samples of actual finished material for review of colour, pattern, and texture. Compliance with other requirements is the exclusive responsibility of the Contractor. Include signal fixtures, lights, graphics, Braille plates, and details of mounting provisions.
6. The submittal review shall not be construed as approval that the submittal is correct or suitable, or that the work represented by the submittal complies with the Specification. Complete compliance with the Specifications, code requirements, dimensions, fit, and interface with other work is the Contractor's responsibility. Acknowledge and/or respond to review comments within 5 calendar days of return. Promptly incorporate required changes due to inaccurate data or incomplete definition so that delivery and installation schedules are not affected. Identify and cloud drawing revisions, including the Contractor elective revisions on each re-submittal. Contractor's revision response time is not justification for delay in equipment delivery or installation.

3. Painting

All exposed metal work furnished in these specifications, except as otherwise specified, shall be properly spray-painted/powder coated two coat through 7 tank process with good quality enamel paint the Lift Contractor's works over an anti-corrosive primer coat and after installations, if defects are found in the paint the same shall be rectified.

4.Site inspection

- 4.1 Prior to beginning installation of equipment, the contractor shall examine existing lift well and machine room areas. Verify that no irregularities exist which may affect execution of the works specified. The lift well shall be painted before execution of the work.

5. Product Delivery, Storage and Handling

- 5.1 Deliver all new material free from any defect in Contractor's original, unopened protective packaging.
- 5.2 Store material in original protective packaging. Prevent soiling, physical damage, or moisture damage.
- 5.3 Protect equipment and exposed finishes from damage and stains during transportation, erection, and construction
- 5.4 Allocate available site storage areas and coordinate their use with Client and other Trades.

- 5.5 Provide suitable temporary weather-tight storage facilities as may be required for materials that will be stored in the open. No material shall be stored on landings.

6. Installation Requirements

- 6.1 Install all equipment in accordance with NABARD's instructions, referenced codes, and specifications and approved submittals.
- 6.2. Install machine room equipment with clearances in accordance with referenced codes and specification.
- 6.3 Install all equipment for ease of maintenance.
- 6.4 Remove oil, grease, scale, and other foreign matter from the following equipment and apply one coat of field-applied machinery enamel.
- a) All exposed equipment and metal work installed as part of this work, which does not have architectural finish.
 - b) Machine room equipment as required lift well equipment including guide rails, guide rail brackets, and pit equipment.
 - c) Neatly touch up damaged factory-painted surfaces with original paint colour.
 - d) Protect machine-finish surfaces against corrosion.
 - e) Adjacent work areas that adjoin with new equipment installed as part of this specification.

7. Manufacturer's Nameplates

Manufacturer's nameplates and other identifying markings shall not be affixed on surfaces exposed to public view. This requirement does not apply to code required labels.

Each major component of mechanical and electrical equipment shall have identification and rating plates with the manufacturer's name, address, model number rating and any other information required by Governing Codes. Manufacturer's name plate and do's & don'ts in SS sheet shall be fixed inside the lift car.

8. Colours of factory-finished equipment

- 8.1 All colours will be selected from the manufacturer's standard range unless custom colours are specified herein.
- 8.2 Submit samples of all standard finishes available and/or specified custom finishes for review and approval.
- 8.03 Submit samples of all specified architectural metals specified for review and approval.

9. Materials and finishes

9.1 Structural Steel shapes and plates

- Stainless Steel: Type 304, with standard tempers and hardness required for fabrication, strength and durability. Apply mechanical finish on fabricated work in the locations shown or specified with texture and

reflectivity required to match Architect's sample. Protect with adhesive paper covering.

- Satin: Directional polish finishes. Graining direction as shown or if not shown in longest dimension.
- Textured Linen Pattern as manufactured by rigid metals or approved with bright directional polish (satin finish).

9.2 Mirror: Reflective polish finish with no visible graining and bubbles float glass.

9.3 Aluminium: Extrusions plus sheet and plate as per code.

9.4 Paint: Clean exposed metal parts and assemblies of oil, grease, scale, and other foreign matter and factory paint one shop coat of standard rust-resistant primer. After erection, provide one finish coat of industrial enamel paint. Galvanized metal need not be painted.

9.5 Prime Finish: Clean all metal surfaces, receiving baked enamel paint finish of oil, grease, and scale. Apply one coat of rust-resistant primer followed by a filler coat over uneven surfaces. Sand smooth and apply final coat of primer.

9.6 Entrance Field Paint: Clean all surfaces of dirt and grease. Sand and finish surfaces as necessary to remove pits and scratches and prepare surface for painting. Apply filler to ensure smooth surface, sand and apply two coats of sprayed on cellulose paint finish in the selected solid colour.

9.7 Refinishing of natural metals: Remove existing protective finish. Buff as necessary to remove scratches. Re-grain or finish as specified and protect as indicated for particular metal type.

10. Maintenance

10.1 Deploy technically qualified and competent personnel, acceptable to the Client, employed and supervised by the Contractor.

10.2 Warranty Maintenance:

- The lift contractor shall guarantee that the materials and workmanship of the equipment installed by him under tender specifications shall be first class in every respect. He will make good at his own cost any defects which may develop within one year from the date of commissioning of the installation, ordinary wear and tear and improper use accepted. This clause does not preclude any remedy the client may have for latent defects.
- Defective is defined to include operation or control system failures, car performance below required minimum, excessive wear, unusual deterioration or aging of materials or finishes, unsafe conditions, the need for excessive maintenance, abnormal noise or vibration and similar unsatisfactory conditions etc.
- Provide preventive and routine maintenance and 24-hour emergency call-back service for one year commencing on date of final acceptance by client. Systematically examine, adjust, clean, and lubricate all equipment. Repair or replace defective parts using parts produced by the manufacturer of installed equipment. Maintain lift machine room, lift shaft, and pit in clean condition.

- Make modifications and adjustments to meet performance requirements specified herein.

10.3 **Contract preventive maintenance**

Quote yearly cost for Annual Maintenance Contract (AMC) agreement commencing upon completion of the warranty period specified in Item 10.02 above. Base maintenance cost upon terms and conditions of the Contractors fully comprehensive preventive maintenance agreement, including call outs at no additional cost to the Employer during the building's operating hours.

11. **Products**

11.1 **Passenger Lifts Data Sheet / details for (9 stops) – 4 Nos**

(NABARD Officers Quarters, Khelgaon, Ranchi-835217, Block “19 & 20”)

Data Sheet (For 2 nos. of 8 passenger elevators)

		Existing old lifts	Required new lifts
1	Number of lifts	2 Nos.	2 Nos.
2	Type/ Make	Passenger	Passenger
3	Capacity	2 nos. 8 passengers	2 nos. 8 passengers
4	Speed	0.65 MPS	1.00 MPS
5	Travel	27.50 M Approx. (G + 9)	27.50 M Approx. (G + 9)
6	Stops & openings	10 stops 10 openings (all opening on same side).	10 stops 10 openings (all opening on same side).
7	Drive	Geared Machine with motor.	AC Variable Voltage Variable Frequency controller with PM SM (Permanent Magnet Synchronous Motor) gearless drive having closed loop.
8	Control & Operation	Microprocessor based Simplex Down Collective with/without attendant.	Microprocessor based Duplex Full Collective with /without attendant.
9	Lift machine room	Directly above the shaft	Directly above the shaft.
10	Power supply	AC 415 V +/- 10%, 50 Hz +/- 3%	AC 415 V +/-10%, 50 Hz +/- 3%
11	Car & landing Door operation	Automatic doors	Automatic VF Door / DC operating system with closed loop
12	Car door	Automatic doors	Centre Opening in Stainless Steel in Dot Matrix / Linen / equivalent finish (800 x 2000 mm) as available having 18 gauge thickness SS sheet 304 grade
13	Landing Door	Automatic door	Centre Opening in Stainless Steel 304 grade

			Hairline Finish with 2 hours fire rating (800 x 2000 mm) on all floors having 18 gauge thickness SS sheet.
14	Car	M.S. Cabin	Car of non clad SS sheets in Honeycomb finish 18 Gauge panels with 4/6 nos. LED White light fixtures with diffuser & approved make heavy duty ceiling mounted 2 nos. blowers in the centre with adequate ventilation and lighting (not less than 150 lux) and stainless steel mirror finish handrail on rear panel only. Flooring with approved shade / make of 20 mm thick glazed granite grade - flooring as approved by NABARD Notes: a) Car panels should be approved by NABARD. b) False ceiling design to be approved by NABARD
15	Car Size for 8 passenger lift	As per availability.	1400 mm wide x 1250 mm deep x 2400 mm clear height below false ceiling.
Operating Indications			
16	On all landing & located at gate	Digital Position Indicators combined with hall buttons on all floors.	LCD display and Indicator in car and Digital indicators on all floors. The lift technical details and editable text messages should appear in the display. The LCD display unit should display - lift moving direction, lift capacity, weight, overload, name of manufacturer, and the text "NABARD Jharkhand Regional Office" - optional. 2 risers Luminous Hall Buttons to stop lift in both directions on each operating floor except on terminal landings (one direction button).
17	In Car		01 no. Car operating Panel equipped with the following: 1. Auto / Manual selector key switch 2. Blower switch (in addition to fan auto control) 3. UP & Down buttons for attendant operation

			4. Luminous floor selector buttons. 5. Emergency stop button (optional) 6. Overload warning device with annunciation (lift should not take a start under overload condition) 7. Alarm button to be connected to alarm hooter at ground floor. 8. 5.6" LCD car position and direction indicator. 9. Emergency LED light with SMF battery backup. 10. 3 way Intercom system upto security desk at the lobby. The intercom should be handsfree with speaker and push button system. 11. 4.5 kg Fire extinguisher in machine room. This is a one time exercise. 12. Auto Fan / light off (half quantity when no car calls). There will be one ceiling fan with diffuser in the 08 passengers lift. The fan will have auto cut off option. 13. A suitable CCTV Camera will be installed inside the lift car. 14. Manufacturer's name plate and do's & don'ts in SS sheet shall be fixed inside the lift car. Notes: a) Separate communication cable only from lift machine room to lift car and desk instrument at security desk. Lobby should be common for both lifts. b) Faceplates of all operating fixtures should be in Stainless steel matt finish.
18	Hoist way available	1920 mm wide x 1720 mm deep	1920 mm wide x 1720 mm deep as per existing
19	Pit depth	1530 mm	1530 mm

20	Announcement system	NA	Floor announcement in English language with music of NABARD's choice. Music will be played inside the lift car, and option shall be there to change the music system by uploading it either through pen drive or over mobile. Floor announcement should be inside the lift.
21	Overhead	4750 mm	4750 mm
22	Safety Gear:	Governor Actuated	Provide New safety gear
23	Guide Rails:	Machined Steel Tees	New Car and Counterweight Guide Rails including guides shoes. Guide rails should conform to OEM's standards and as per specifications.
24	Buffers:	Spring	Provide new buffers as per manufacturer's standard
25	ARD	-	Automatic Rescue Device capable of moving the lift to the nearest landing on main power failure (1 phase or 3 phase) shall be provided in both lifts
26	Synchronous call buttons	-	Both the lifts are to be synchronised to save electricity. Each lift should be with independent call button and pressing any button shall call the nearest lift.

Data Sheet (For 2 nos. 13 passenger – cum - service elevators)

		Existing old lifts	Required new lifts
1	Number of lifts	2 Nos.	2 Nos.
2	Type/ Make	13 Passenger-cum Service	13 Passenger-cum Service
3	Capacity	13 passengers	13 passengers
4	Speed	0.65 MPS	1.00 MPS
5	Travel	27.50 M Approx. (G + 9)	27.50 M Approx. (G + 9)
6	Stops & openings	10 stops 10 openings (all opening on same side).	10 stops 10 openings (all opening on same side).
7	Drive		AC Variable Voltage Variable Frequency controller with PM SM (Permanent Magnet

			Synchronous Motor) gearless drive having closed loop.
8	Control & Operation	Microprocessor based Simplex Down Collective with/without attendant.	Microprocessor based Duplex Full Collective with /without attendant.
9	Lift machine room	Directly above the shaft	Directly above the shaft.
10	Power supply	AC 415 V +/- 10%, 50 Hz +/- 3%	AC 415 V +/-10%, 50 Hz +/- 3%
11	Car & landing Door operation	Automatic doors	Automatic VF Door / DC operating system with closed loop
12	Car door	Automatic doors	Centre Opening in Stainless Steel Honeycomb finish (900 x 2000 mm) as available having 18 gauge thickness SS sheet.
13	Landing Door	Automatic door	Centre Opening in Stainless Steel Hairline Finish with 2 hours fire rating (900 x 2000 mm) on all floors having 18 gauge thickness SS sheet.
14	Car	M.S. Cabin	Car of non cladded SS sheets in Honeycomb finish 18 Gauge panels with 6 nos. LED White light fixtures with diffuser & approved make heavy duty ceiling mounted 3 nos. blowers in the centre for adequate ventilation and lighting (not less than 150 lux) and stainless steel mirror finish handrail on rear panel only. Flooring with approved shade / make of 20 mm thick glazed granite grade - flooring as approved by NABARD Notes: a) Car panels should be approved by NABARD. b) False ceiling design to be approved by NABARD
15	Car Size for 13 passenger lift	As per availability.	1100 mm wide x 2000 mm deep x 2400 mm clear height below false ceiling.
Operating Indications			
16	On all landing & located at gate	Digital Position Indicators combined with hall buttons on all floors.	LCD display and Indicator in car and Digital indicators on all floors. The lift technical details and editable text messages should appear in the display. The LCD display unit should display - lift moving direction, lift capacity, weight, overload, name of

			manufacturer, the text “NABARD Jharkhand Regional Office” - optional. 2 risers Luminous Hall Buttons to stop lift in both directions on each operating floor except on terminal landings (one direction button).
17	In Car		01 no. Car operating Panel equipped with the following: 1. Auto / Manual selector key switch 2. Blower switch (in addition to fan auto control) 3. UP & Down buttons for attendant operation 4. Luminous floor selector buttons. 5. Emergency stop button (optional) 6. Overload warning device with annunciation (lift should not take a start under overload condition) 7. Alarm button to be connected to alarm hooter at ground floor. 8. 5.6” LCD car position and direction indicator. 9. Emergency LED light with SMF battery backup. 10. 3 way Intercom system upto security desk located at gate lobby. The intercom should be handsfree with speaker and push button system. 11. 4.5 kg Fire extinguisher in machine room. This is a one time exercise. 12. Auto Fan / light off (half quantity when no car calls). There will be one ceiling fan with diffuser in the 08 passengers lift and one/two numbers in the 13 passenger lifts. The fan will have auto cut off option. 13. A suitable CCTV Camera will be installed inside the lift car.

			14. Manufacturer's name plate and do's & don'ts in `SS sheet shall be fixed inside the lift car. Notes: a) Separate communication cable only from lift machine room to lift car and desk instrument at security desk at Lobby should be common for both lifts. b) Faceplates of all operating fixtures should be in Stainless steel matt finish.
18	Hoist way available	1900 mm wide x 2330 mm deep	1900 mm wide x 2330 mm deep as per existing
19	Pit depth	1530 mm	1530 mm
20	Announcement system	NA	Floor announcement in English language with music of NABARD's choice. Music will be played inside the lift car, and option shall be there to change the music system by uploading it either through pendrive or over mobile. Floor announcement should be inside the lift.
21	Overhead	4750 mm	4750 mm
22	Safety Gear:	Governor Actuated	Provide New safety gear
23	Guide Rails:	Machined Steel Tees	New Car and Counterweight Guide Rails including guides shoes. Guide rails should conform to OEM's standards and as per specifications.
24	Buffers:	Spring	Provide new buffers as per manufacturer's standards.
25	ARD	-	Automatic Rescue Device capable of moving the lift to the nearest landing on main power failure (1 phase or 3 phase) shall be provided in all lifts
26	Synchronous call buttons	-	Both the lifts are to be synchronised to save electricity. Each lift should be with independent call button and pressing any button shall call the nearest lift.

Standard Features (for all lifts)

- a) Advance Door Opening
- b) Automatic Car Return
- c) Home Landing
- d) Car Call to Top Landing
- e) Hall Call Cut off Operation
- f) Current Harmonic Filter
- g) Door Time Close Protection
- h) Door Time Open Protection
- i) Failure Auto Diagnose
- j) Intercommunication unit
- k) Infra-red door detector with minimum 150 beams
- l) Reverse Phase Relay
- m) Load Non Stop
- r) Nudging Door
- o) Overload Device (Car)
- p) Re-levelling
- q) Top of car Inspection
- r) Motor Thermic Device
- s) Anti-Nuisance Operation features
- t) Automatic Rescue Device
- u) Attendant Operation
- v) BA interface
- w) Braille Button as specified
- x) Car Arrival Chime
- y) Car Call Cancellation
- z) Emergency Fireman Service
- za) Synchronous call buttons

Special Requirement

Since there is frequent power fluctuations varying from 450 volts to 360 Volts, please include for a Voltage Stabilizer to be installed in the machine room so that stable & uniform source of supply to the elevator is maintained

11.2 Intercommunication

Used to achieve the communication between car, machine room and security / control room. The intercom should be handsfree with speaker and push button system.

Hardware consists of instrument in machine room and control room, and hands free 3 way speaker facility built in the Car operating panel in car. Bidders to provide extra cable length of 10 metres from the ground floor lift landing area. The bidder shall connect the instrument at the security desk. Please note there

should be one common instrument for 2 lifts in each block, i.e maximum 3 instruments.

ICU consists of Intercommunication Unit (Car to Machine room), Master hardware provided is host interphone at machine room. Intercommunication Unit (Car to Control Room), hardware provided is host interphone at control room.

11.3 MACHINE ROOM EQUIPMENT

Arrange equipment in existing machine room spaces available. No additional space will be provided.

Machine room flooring to be marked and painted with suitable colour as per code

Performance characteristics

Minimum guaranteed performance of the lifts:

- **Car Speed:** $\pm 3\%$ of contract speed under any loading condition.
- **Car Brake Capacity:** Should be capable of preventing the lift car from movement with 125% of rated load, with the lift car at rest.
- **Car Stopping Zone:** ± 5 mm under any loading condition.
- **Car Ride Quality:**
 1. **vibration should be in conformity with industry/ manufacturer's standard and to be supported by relevant test certificates and shall be verified with required monitoring/testing instrument at site before handing over.**
 2. **Acceleration and Deceleration: the controller should provide for smooth acceleration and deceleration without any perceivable jerks**

Traction Hoist Machine:

Provide new ACVVVF PMSM gearless traction type motor with regenerative brake, drive sheave in proper alignment on a common, isolated bedplate. Provide bedplate blocking to elevate secondary or deflector sheave above machine room floor.

Provide hoist machine mounted digital, closed-loop velocity encoder. Arc of contact 170 to 180 degrees.

Hoist machine installations, which require block outs through machine room floor for other than hoist ropes shall be provided with a 14 gauge galvanized sheet metal enclosure over entire block out on underside of floor slab.

Solid State Power Conversion and Regulation Unit:

Provide alternating current, variable voltage, variable frequency (ACVVVF), I.G.B.T. converter and inverter drives for ACVVVF Gearless machines as per manufacturer's **standard** drives. VF drive KW rating should be more than the motor KW rating. Makes of VF drives shall be approved by NABARD

Design unit to limit current, suppress noise, and prevent transient voltage feedback into building power supply. Provide internal heat sink cooling fans

for the power drive portion of the converter panels. Conform to IEE standards for line harmonics and switching noise.

Isolate unit to minimise noise and vibration transmission

Encoder: Direct drive, solid-state, digital type. Update car position at each floor and automatically restore after power loss.

Controller:

Compartment: Securely mount all assemblies, power supplies, chassis switches, relays, etc., on a substantial, self-supporting steel frame. Completely enclose equipment with covers. Provide means to prevent overheating. The components should conform to manufacturers standard specifications.

Wiring: Labelled copper wire for factory wiring. Neatly route all wiring interconnections and securely attach wiring connections to studs or terminals.

Permanently mark components (relays, fuses, PC boards, etc.) with symbols shown on wiring diagrams.

The controller should have provision to be connected to an elevator management system to monitor the performance of the lifts.

Machine and Equipment Support Beams:

Provide new structural steel beams required for direct support of/ and attachment to building structure of hoist machine, deflector sheaves, overhead sheaves, governor, and hoist rope dead-end hitch assemblies.

Provide bearing plates, anchors, shelf angles, blocking, embedment, etc. for support and fastening of machine beams or equipment to the building structure.

Isolate machine and overhead sheave beams to prevent noise and vibration transmission to building structure.

Governor: Provide new over speed governor. Tripping of the safety gear shall be adjusted to 140 percent of the rated speed.

Emergency Brake:

Provide means to prevent ascending car over-speed and unintended car movement as per Code. Mount the auxiliary brake on suitable structural steel supports. Provide control circuits to enable the device to function as required by Code.

Noise/Vibration Isolation: All lift equipment including their supports and fastenings to building, shall be mechanically isolated from the building structure to minimise objectionable noise and vibration transmission to car, building structure, or adjacent occupied areas of building.

Sound Isolation: Noise level relating to lift equipment operation in machine room shall not exceed 75 db. All db readings shall be taken one metre off the floor and one metre from equipment.

11.4 LIFT WELL EQUIPMENT

Guide Rails: Provide new, machined steel T-sections for car (82.5 mm x 68.5 mm x 9 mm about 8.7 kg. weight per metre) .and counterweight hollow metal

type of (50 mm x 50 mm x 20 mm) and weight about 2.85 kg per metre) for the application as per standard manufacturer's specifications, including brackets for attachment to building structure.

Buffers, Car and Counterweight: Provide new spring buffer with blocking and support channels.

Diverter or Secondary Sheaves: Provide new sheaves with machined grooves and sealed bearings. Provide mounting means to machine beams, machine bedplate, car and counterweight structural members, or building structure.

Counterweight: Provide new counterweight with steel frame with metal or concrete filler weights and guides shoes.

Governor pit tensioning sheaves: Provide new and mount sheaves and support frame on pit floor or guide rail. Provide frame with guides or pivot point to enable free vertical movement and proper tension of rope/belt and tape. Provide sheave guard and electrical safety switch. Provide inside pit, a ladder made out of Aluminium extruded sections for maintenance of pit equipment and pit cleaning.

Hoist Ropes / Belts and Governor Ropes: Provide New

Traction type machine to suit manufacturer's requirement. Fasten with staggered length, adjustable, spring isolated wedge type shackles.

Terminal Stopping: Provide normal and final devices.

Electrical Wiring and Wiring Connections:

Conductors and Connections: Entire Copper wires with connections on identified studs, rating tag or terminal blocks. All wiring shall be run in troughs. Use no splices or similar connections in wiring except at terminal blocks, control compartments, or junction boxes. Provide 10% spare conductors throughout. Run spare wires from car connection points to individual lift controllers in the machine room. Provide four pairs of spare shielded communication wires in addition to those required to connect specified items. Tag spares in machine room.

Flat Travelling Cables (FRLS): Flame and moisture-resistant outer cover. To start from machine room up to car top. Each core to minimum 1 sq mm. Prevent travelling cable from rubbing or chafing against lift well or equipment within lift well.

All insulated conductors & conduit or tubing as well as fittings including boxes, trough and ducts shall comply with the requirements of relevant IS specification or BS specifications.

Entrance Equipment: Provide the following new equipment:

- Door Hangers.
- Door Tracks
- Door Interlocks.
- Door Closers.

- 18 gauge galvanised Facia sheets wherever necessary should be full length (i.e. from upper sill to top of header on all floors)

11.5 LIFT WELL ENTRANCES

Architraves:

Landing doors: Provide as specified

Sills: Provide new sills manufactured of extruded aluminium.

The firms are advised to take necessary care to retain the architrave without any change/damage/modification.

11.6 CAR EQUIPMENT

Car Sling: Provide new with welded or bolted, rolled or formed steel channel construction.

Safety Gear: Provide new governor actuated safety properly affixed to underside of car platform.

Platform: Provide new, isolated type, constructed of steel, which are fireproofed on underside with recess of 20 mm natural granite flooring.

Guide Shoes: Provide new guides for car and counterweight.

Car Sills: Provide new aluminium car sill manufactured with one piece extrusion.

Car Doors: Provide as specified with one hour fire rating

Car Operating Panel: – 1 No. per car

New car operating panels with matt finish stainless steel faceplates (for all lifts)

Suitably identify and locate floor buttons (Braille), alarm button, in accordance with statutory requirements. Height of COP should be such that all the buttons should be easily accessible. **Approval to be obtained from NABARD of car operating panel.**

Provide alarm button to ring bell located on car and actuate two-way communication systems.

Car Top Control Station: Mount in location to provide safe access and utilisation while standing in an upright position on car top.

Communication System:

Provide a two-way communication instrument in car with automatic dialling, actuated by pressing the alarm bell button.

CAR ENCLOSURE

Passenger Lift Car Enclosure: Provide new and complete as specified herein. Provide the following features:

Shell, Canopy: steel formed panels as per manufacturer's standard specifications with baked enamel interior finish as selected.

Front Return Panels (18 gauge) and Integral Entrance Columns, Transom and Interior Wall Finish: stainless steel honeycomb finish or as approved by the Employer

Base: Approved shade of minimum 20 mm thick granite slab with design and inlays as approved by NABARD

Ventilation: Minimum of 2 / 3 nos. Blowers of adequate CFM, mounted to car canopy on isolated rubber grommets.

Lighting: Recessed type LED fixtures of reputed make without drivers

Suspended Ceiling: Stainless steel NABARD approval essential

LANDING CONTROL STATIONS

Pushbuttons: Provide 2 nos. on each floor with flush mounted faceplates. Include push buttons for each direction of travel, which illuminate to indicate call registration. Provide for any cutting and patching required. Stainless steel, illuminated Braille buttons shall be installed in the panel inside the car.

SIGNALS

Hall Position Indicator: Provide LCD indicator containing floor designations and direction arrows shall indicate floor served and direction of car travel. Provide for any cutting and patching of wall as necessary and leave adjacent wall surfaces in good condition.

Car Position Indicator: Provide 5.6" LCD containing date, time, floor designations / directory, text message and direction arrows to indicate floor served and direction of car travel. When a car leaves or passes a floor, illuminate indication-representing position of car in lift well.

Faceplate Material and Finish: Matt Stainless steel all fixtures as per landing door finishes.

Building Management System: Vendors to provide potential free contacts on control systems for Fire service, emergency power, floor indications etc.

Overload sensor should be provided. Inbuilt anti banging kit should be provided to prevent banging of doors during power failure. Provision to be made for connect to NABARD D.G. set in case of power failure.

11.7 EXECUTION

At the time of execution successful tenderer has to dismantle two lifts (one from each wing) at a time. Other lift will be in operation.

After dismantling of the existing lift, firm has to provide required scaffolding in the shaft which may be used by NABARD for carrying out major civil work if any. Any damages to scaffolding during this period will be attended by the NABARD. Major civil repair work like any modification required in the existing foundation will be done by NABARD. Allied civil work like puncturing wall / ceiling, removing & repairing of plaster, white wash to lift shaft will be in scope of tenderer. NABARD will provide storage space in the premises for storage of materials. Locking and responsibility of the materials will lie with the tenderer.

11.8 FIELD QUALITY CONTROL

Execution of work at site will be inspected and checked during course of installation. Full cooperation and access to inspecting engineer / consultant and any other officer(s) shall be given during inspection and is mandatory.

Accomplish corrective measures / work required prior to performing further installation.

11.9 ADJUSTMENTS

Install rails plumb and align vertically. Secure joints without gaps and file any irregularities to a smooth surface. Static balance car to equalise pressure of guide shoes on guide rails. Lubricate all equipment in accordance with manufacturer's instructions. Adjust motors, power conversion units, brakes, controllers, levelling switches, limit switches, stopping switches, door operators, interlocks, and safety devices to achieve required performance levels.

The lift/Car shall be protected as follows.

- (a) Against overload
- (b) By safety gear on car so that in the event of rope breaking or loosening, the car will be brought to rest immediately.
- (c) By car and landing door locks so that in the event of any door kept opened, the lift will not start.
- (d) By speed governor operating on the control circuit and applying the brakes in case of over-speeding of car in any direction.
- (e) By means of over travel limit switches in both downward and upward direction.
- (f) By means of a phase reversal relay.
- (g) By means of a single phasing relay.
- (h) By a device that ensures that the brakes apply as soon as a single phasing occurs or when the drive fails to start for whatever reason.
- (i) By means of suitable type and capacity buffers in the lift pit.
- (j) The car and landing door shall not open when the lift car is not within the levelling zone.
- (k) Any other safety device as per the statutory requirements.

12. Conditions before handing over the lift

Before handing over the lift the following tests shall be conducted on the lift installation. The lift will not be taken over unless all the test results conform to the specifications.

- (a) The lift will be loaded for its full capacity and the following will be tested in both directions of travel.
 - (i) Speed
 - (ii) Levelling at all landings
- (b) The lift will be kept empty and the following will be tested in both directions of travel.
 - (i) Speed
 - (ii) Levelling at all landings
- (c) All protection and safety devices shall be tested for its proper functioning.
- (d) Overload safety– No start and overload annunciation.
- (e) Insulation resistance and earthing continuity and resistance testing.

- (f) Voice annunciation system
- (g) Emergency alarm and two way communication system
- (h) ARD function test and inverter back up for light and fan/blower.
- (i) Controller function test (Test certificates shall be submitted)
- (j) Any other safety device as per the statutory requirements
- (k) The firm will submit three sets of “as built” drawings, Manufacturer's maintenance schedule, list of the equipments and their brands used in the lift, Details of service centres and escalation matrix, lift manual/operating instructions after the lifts are installed.

13. Test Certificates

Test Certificates for Machine, Motor, Buffers, Controller, VF Drive, Hoist Ropes / belts, Governor Rope, governor, travelling cables and Two (2) hours fire rating for landing doors should be furnished for all elevators.



Section VIII - Check List for Performance Test of Lift Installations

Site Tests:

Before a new lift is taken from a manufacturer and put into commission before the licence is issued, certain essential tests shall be performed to ensure that the lift is satisfactory and conforms to the various conditions laid down in the specifications.

1. Overload Test: During this test, the car shall be loaded with 10% more than the contract load and the lift shall be run in both the directions with stops at all the floors. The starting and running currents, the speeds and accuracy of levelling shall be recorded.
2. Buffers: The car shall be run on to its buffers at contract speed and with contract load in the car to test whether there is any permanent distortion of the car or the buffer. In case of oil buffers, after conducting the test it shall be ensured that there is no leakage of oil from the buffers.
3. Size of the Car: The floor area of the car shall be measured in order to check that passenger capacity plate is correctly engraved.
4. Earthing: Two earthing points shall be available in the Machine Room from two separate earth stations. This earth shall be extended to metal parts of all the lifts' electrical equipment. NABARD will provide for one earth pit per lift per wing / block with termination in meter room.
5. Emergency Signal: The bell/buzzer fitted in the car shall be operated and shall be clearly audible outside the lift well/lobby. Wherever there are large number of lifts, this signal shall be arranged to give warning in the Machine Room.
6. Insulation and Earth Test: All the electrical equipment shall be tested for insulation and earth test.
7. Rope Test: The car shall be loaded until the weight on the rope is twice the combined weight of the car and the specified load. This load test shall be carried out for about 30 minutes without any sign of stress/weakness, temporary set or permanent elongation of the suspension rope strands.

Technical Particulars to be provided by the contractor-

• Elevator

- Manufacturer
- Type & Model No.
- Number offered
- Pay load in **Kgs./Persons**
- Weight of unloaded Car in **Kgs.**
- Rate speed (**mtrs/min**)
- Travel and landing as per specification requirement
- Design life as per **Indian Electricity Act 1956**

- Design, fabrication, and testing of elevator conform to the **I.S. Code**
(Mention the name and serial number of I.S. Code)
- **Car**
 - Size in **mm** (specify height, width, and length of the car)
 - Type and material of construction
 - Thickness of panels on sides and thickness and grade
 - Lighting inside the car
 - a. Type of lighting (LED, etc.)
 - b. Number and wattage (total watts /lux)
 - c. Type of fitting for above
 - Isolating cushion between car and car frame
 - Details of isolating cushion
- **Car Platform**
 - Overall platform size (**mm x mm**)
 - Type of construction
 - Thickness of granite flooring (**mm**)
- **Car Roof**
 - Type & material of construction
- **Car Frame**
 - Materials
 - Type of construction
 - Number of Renewable Guide Shoes
- **Door**
 - Type of Door
 - Type of Door operation
- **Control & Operation**
 - Type of control
 - Type of operation
 - Car operating Panel supplied as per specification requirement
 - Type of construction
 - Car position indicator provided in the car as per specification requirement
- **Type of construction**
 - Terminal Buffers
 - Type of buffers
 - Stroke of buffers
 - Number(s)
 - Location of buffers
 - Material of buffers
 - Load Plate supplied as per specification
 - Counterweights
- **Type and material of construction**
 - Shades
 - Type of section and weight per metric length

- Material of construction
- Lubrication particulars
- **Limit Switches**
 - Number(s)
 - Location
 - Type
 - Operation
- **Controller**
 - Manufacturer
 - Type & Model No.
- **Cubicles**
 - a) Size
 - b) Construction
- **Car Safety and Conveyor**
 - Safety Gears
 - a) Type, No., and Location
 - b) Stopping distance
 - c) Conforms to **IS - 4666**
 - Overspeed governor devices
 - a) Type and model of operation for Car
 - b) Tripping speed
 - c) Location
 - d) Material of construction
 - e) Design conforms to applicable standards
 - f) Mode of operation
 - Any other safety devices provided
 - a) Location
 - b) Mode of operation
- **Ropes / Belts**
 - Manufacturer
 - Number of ropes / Belts
 - Type and size of rope / Belts
 - Conforms to **I.S. Code** (Mention Number)
 - Breaking strength of one rope / Belt
 - Design factor of safety
 - Hoist rope compensation
- **Sheaves and Pulleys**
 - Material of construction
 - Size (**mm**)
 - Type of bearing
- **Hoistway doors**
 - Number(s)
 - Whether all required landing entrances materials have been provided?
- **Elevator Machine Room Size**

- **Elevator Traction Machine**

- Number
- Manufacturer
- Type and Model Number
- Motor Particulars
- KW Rating
- Rated Voltage (**Volts**)
- Full load current (**Amps**)
- Starting current with full load on lift (**Amps**)
- Full load torque (**Kg-m**)
- Starting torque % of full load torque
- Rated speed (**rpm**)
- Type of enclosure
- Insulation class
- Temperature rise above **50oC** ambient temperature
- Tropical protection

- **Power Transmission Gearing**

- Type
- Speed reduction ratio
- Material of construction

- **Breaking Device**

- Type of operation
- Type of brakes
- Whether all required starters, overload relays, reverse phase relay, and other protective devices for traction motor have been furnished

- **Hand Lamp** with adequate length of cables

- **Final Paints**

- Type, quality, and quantity to be provided

Section IX - Check List- Commercial Conditions

**Design, Supply, Installation, Testing, Commissioning and Maintenance of
04 Nos. of Passenger Lifts at NABARD Officers Quarters, Khelgaon,
Ranchi-835217**

Sr. No.	Description	Bank's (NABARD) Terms	Acceptance of Bank's terms (Y/N)
1	Validity	90 days from the date of opening of Part – II	
2	EMD (in Rs.)	Rs.2,30,000/- (Rupees Two Lakh Thirty Thousand Only)	
3	Terms of payment	As per clause 22 (Section I Part 2) of this tender document.	
	Terms of payment for AMC	Quarterly payment after satisfactory completion of service.	
4	Technical specifications	As per Section VII Clause 4.2 of this tender document.	
5	Warranty Period	12 months from the date of handing over of the last lift of the contract including & quality workmanship.	
6	Terms, Conditions and payment during AMC	Confirm that the terms, conditions and payment for the AMC and conditions for renewal of AMC as per the tender provision are acceptable.	
7	Service after sales	Free of cost during the warranty period including replacement of any material / assembly / equipment / software if found necessary.	
8	Committed period for lift maintenance	At least 19 years after one year defect liability period.	
9	Completion period	40 weeks from day of letter of award of work as per detailed completion programme.	
10	Liquidated damages	0.25 % per week of delay subject to a maximum of 5% on incomplete portion of the contract value as per the specified milestones referred to in Clause 33 of the section "Conditions Hereinafter Referred To".	
11	Penalty for delay in providing service	As per Clause 21.3 B (Section II) of this tender document.	

12	Service facility	Shall be available at Ranchi and approachable on telephone, mobile.	
13	Annual Maintenance Charges	a. Percentage increase on Basic price of AMC charges on which GST is applicable b. Rate of GST on above _____	

Part II should not contain any terms and conditions but only priced bill of quantity. Terms and conditions, if any, incorporated in Part II, will not be valid or considered.

Place

Date

Signature of Contractor -----

Name & Designation -----

Seal of the Contractor / firm _____



Section-X

Tender for Design, Supply, Installation, Testing, Commissioning and Maintenance of 04 Nos. Passenger Lifts at Blocks '19' & '20' in NABARD Officers' Quarters, Khelgaon, Ranchi-835217

UNPRICED BILL OF QUANTITY

Part I – 02 nos of 08 passenger lifts

Sr.No (I)	Description of item (II)	Qty (III)	Rate (IV)	GST (V)	Amount in figure and words (VI=IV+V)
A	Rebate for buying back and taking away for all dismantled equipment of existing old 08 passenger lifts in Block-19 and 20 of NABARD's officers' quarters at Khelgaon.	02 Nos.			
B	Design, Supply, Installation, Testing and Commissioning of 08 passenger lifts serving 10 stops @ 1.00 MPS in Block- 19 and 20 of NABARD's officers' quarters at Khelgaon as per detailed specifications, corrigendum issued and the scope of work in Phase-I. Rate shall be inclusive of applicable taxes including GST, customs duty, clearance charges, Entry tax, Insurance, Premium, transportation cost etc.	02 Nos.			
C	1.Civil Work: Elevator related civil work such as minor repairs to lift shaft internally with patch work and re-plaster wherever required, buffer blocks, sill grouting, front wall modifications on all floors including gap filling, plastering on both sides to suit automatic doors, machine mounting blocks in machine room, white washing with 2 coats in lift shaft and machine room, Buttons and indicator box grouting on all floors, FMS and alarm box on ground floor, minor chipping work wherever the lift shaft is not in plumb, Core cutting of holes in existing slab to suit new machine. Repairs to existing machine room if any, providing smoke vent with jail and louvers etc.	02 Nos.			
D	2.Electrical Work including changing of 3-phase 4 core armoured copper main power FRLS cables; Iron clad Mains Switches for 3 phase and single phase car light and machine room and shaft lights; MCB, ELCB, RCCB of 63 Amps, 30 mA; For lighting in each shaft, Single phase hoist way lighting armoured copper cable of 2.5 sq mm having specification of the same make as 3 phase cable be laid with necessary bulkhead fitting suitable for LED lamps with light point/ 3 pin plug and respective switches i.e. main switches at	02 Nos.			

	both ends on each floor; and double copper earthing of 10 gauge.				
E	Capital Cost (E = B+C+D-A)				
F	Comprehensive annual maintenance charges inclusive of all taxes, transport, insurance, handling etc. as applicable after guarantee period as per terms & conditions specified in Part I on per year for proposed 2 nos of 8 passenger lifts only for the 1st year.	2 Nos			
G	Comprehensive annual maintenance contract charges for the two number of new 08 passenger lifts for period of 19 years (after expiry of warranty period of one year) arrived after multiplying with Multiplication Factor as per Clause 4.2 under Sec-II of this Tender Document.	2 Nos			
H	Total Project Cost for 08 passenger lift (Capital cost+ AMC charges for 19 years) (H= E+G)	2 Nos			

Part II – 02 nos of 13 passenger lifts

Sr.No (I)	Description of item (II)	Qty (III)	Rate (IV)	GST (V)	Amount in figure and words (VI=IV+V)
P	Rebate for buying back and taking away for all dismantled equipment of existing old 13 passenger lifts in Block-19 and 20 of NABARD's officers' quarters at Khelgaon.	02 Nos.			
Q	Design, Supply, Installation, Testing and Commissioning of 13 passenger lifts serving 10 stops @ 1.00 MPS in Block- 19 and 20 of NABARD's officers' quarters at Khelgaon as per detailed specifications, corrigendum issued and the scope of work in Part-I after the 08 passenger lifts are successfully installed and commissioned in Phase-I. Rate shall be inclusive of applicable taxes including GST, customs duty , clearance charges, Entry tax, Insurance Premium, transportation cost etc.	02 Nos.			

R	1.Civil Work: Elevator related civil work such as minor repairs to lift shaft internally with patch work and re-plaster wherever required, buffer blocks, sill grouting, front wall modifications on all floors including gap filling, plastering on both sides to suit automatic doors, machine mounting blocks in machine room, white washing with 2 coats in lift shaft and machine room, Buttons and indicator box grouting on all floors, FMS and alarm box on ground floor, minor chipping work wherever the lift shaft is not in plumb, Core cutting of holes in existing slab to suit new machine. Repairs to existing machine room if any, providing smoke vent with jail and louvers etc.	02 Nos.			
S	2.Electrical Work including changing of 3-phase 4 core armoured copper main power FRLS cables; Iron clad Mains Switches for 3 phase and single phase car light and machine room and shaft lights; MCB, ELCB, RCCB of 63 Amps, 30 mA; For lighting in each shaft, Single phase hoist way lighting armoured copper cable of 2.5 sq mm having specification of the same make as 3 phase cable be laid with necessary bulkhead fitting suitable for LED lamps with light point/ 3 pin plug and respective switches i.e. main switches at both ends on each floor; and double copper earthing of 10 gauge.	02 Nos.			
T	Capital Cost (T = Q+R+S-P)				
U	Comprehensive annual maintenance charges inclusive of all taxes, transport, insurance, handling etc. as applicable after guarantee period as per terms & conditions specified in Part I on per year for proposed 2 nos of 13 passenger lifts only for the 1st year.	2 Nos			
V	Comprehensive annual maintenance contract charges for the two number of new 13 passenger lifts for period of 19 years (after expiry of warranty period of one year) arrived after multiplying with Multiplication Factor as per Clause 4.2 under Sec-II of this Tender Document.	2 Nos			
W	Total Project Cost for 13 passenger lift (Capital cost+ AMC charges for 19 years) W= T+V				

Part I + Part II

Sr No	Particulars	Total Cost (Rs)	Total Cost in words (Rs)
1	Total project cost for two nos of 08 Passenger lifts (H)	Rs. _____	Rupees _____ _____ _____ Only
2	Total project cost for two nos of 13 Passenger lifts (W)	Rs. _____	Rupees _____ _____ _____ Only
3	Total Project Cost (1+2)	Rs. _____	Rupees _____ _____ _____ Only

*The rates quoted by the firms shall be exclusive of all taxes, levies, duties, insurance, transportation etc.

The AMC charges for the 1st year should be exclusive of GST.

*The price bid shall be finalised based on the combined price of installation cost and AMC fees.

Signature and Company Seal -----

ANNEXURE-I
ARTICLES OF AGREEMENT

ARTICLES OF AGREEMENT made on this day of (month) between the National Bank for Agriculture and Rural Development (NABARD) (hereinafter called “the Employer”) and having its Head Office at Plot No. C-24, G-Block, Bandra Kurla Complex, Bandra (E), Mumbai – 400051 and Regional Office near PHED Water Tank, Bariatu-Booty Road, Ranchi, Jharkhand 834009. of the one part and M/s..... (hereinafter called “the Tenderer” or “the Contractor”) and having its registered office at..... of the other part.

WHEREAS the Employer is desirous of getting executed the work of “**Design, Supply, Installation, Testing, Commissioning and Maintenance of 04 Nos. of Passenger Lifts at NABARD Officers Quarters, Khelgaon, Ranchi-835217**” and has caused the Technical and Price bids showing and describing the work to be done under the direction of the Employer.

AND WHEREAS the said Technical Bid and the Price Bid have been digitally signed by or on behalf of the parties hereto.

AND WHEREAS the Tenderer has agreed to execute upon and subject to the conditions set forth in the Technical & Price Bids and Conditions of Contract (all of which are collectively hereinafter referred to as “the said Conditions”) the work shown upon the said technical specifications, and included in the Price Bid at the respective rates therein set forth amounting the sum as therein arrived or such other sum as shall become payable there under (hereinafter referred to as “the said contract amount”).

NOW IT IS HEREBY AGREED AS FOLLOWS:

1. In consideration hereinafter mentioned, the Tenderer will upon and subject to the conditions annexed, carry out and complete the works shown in the contract, described by or referred to in the Schedule of Quantities and in the said conditions.
2. The Employer shall pay the Tenderer the said contract amount or such sum as shall become payable at the times and in the manner specified in the said conditions.
3. The said Conditions and Appendix thereto and the documents attached hereto shall be read and construed as forming part of this Agreement and the parties hereto shall be respectively abide by, submit themselves to the said conditions and the correspondence and perform the agreement on their part respectively in the said conditions and the documents contained herein. This Agreement and documents mentioned herein shall form the basis of this contract.
4. This contract is an **item rate contract** for carrying out the work of “**Design, Supply, Installation, Testing, Commissioning and Maintenance of 04 Nos. of Passenger Lifts at NABARD Officers Quarters, Khelgaon, Ranchi-835217 at Ranchi**” and to be paid for according to actual measured quantities at the rates contained in the Schedule of Rates and probable quantities or as provided in the said conditions.
5. The Tenderer shall afford every reasonable facility for the works of all the other Contractors, who are engaged by the Employer and shall make good any damage

done by them or their people to any of the Employer's property etc. after the completion of such works.

6. The Employer reserves to itself the right of altering the nature of work by adding to or omitting any items of work or having portions of the same carried out by engaging any other contractor / agency at it's sole discretion without prejudice to this contract. The contractor shall not have any right to claim loss of profit / loss of opportunity to work from the Employer.

7. The tenderer shall have to submit the "no other claims certificate" along with the final bill and once the final bill is settled by the Employer, the tenderer will not have any right to claim for either any tender related or non-related work.

8. Time shall be considered as the essence of this contract, and the Tenderer hereby agrees to complete the entire work within **Forty (40) weeks** as prescribed in the tender, which shall be reckoned from 10th day of the date of issue of work order subject nevertheless to the provision for extension of time as permissible by the Employer.

9. All disputes arising out of or in any way connected with this agreement shall be deemed to have arisen at Ranchi and only the sole Arbitrator as appointed by both the parties upon mutual consent in Ranchi shall have the jurisdiction to determine the same.

10. That all parts of this contract have been read and fully understood by the tenderer.

IN WITNESS WHEREOF the Employer has set its hands to these presents through its duly authorized officials and the Tenderer has caused its common seal to be affixed hereunto and the said two duplicates/ has caused these presents and the said two duplicates here of to be executed on its behalf, the day and year first herein above written.

Signature Clause

SIGNED AND DELIVERED by the
National Bank for Agriculture and
Rural Development by the hand of

Shri

(Name & Designation) In the presence of:

Witness # 1

Signature:

Name:

Address:

Witness # 2

Signature:

Name:

Address:

SIGNED AND DELIVERED by the Bidder by the hand of

Shri

(Name and Designation)

In the presence of:

Witness # 1

Signature:

Name:

Address:

Witness # 2

Signature:

Name:

Address:



ANNEXURE-II
INDEMNITY BOND

Know all men by these presents that I, Shri.....of
M/s do hereby execute Indemnity Bond in favour of
National Bank for Agriculture and Rural Development (NABARD), having their
Registered Office at C-24, G Block, Bandra-Kurla Complex, Bandra (E) Mumbai
400051 and Regional Office Near PHED Water Tank, Bariatu-Booty, Ranchi,
Jharkhand 834009 and M/s having their registered office
at..... on this day of

WHEREAS NABARD has appointed M/s as the Contractor for
their proposed work relating to **“Design, Supply, Installation, Testing,
Commissioning and Maintenance of 04 Nos. of Passenger Lifts at
NABARD Officers Quarters, Khelgaon, Ranchi-835217”**.

THIS DEED WITNESSETH AS FOLLOWS:

I/We, on behalf of M/s hereby do indemnify to keep
NABARD and its Employees harmless against and from

1. any third party claims, civil or criminal complaints, liabilities, site mishaps and other accidents or disputes and/or damages occurring or arising out of any mishaps at the site due to faulty work, for our negligence, faulty construction and/or for violating any law, rules and regulations in force, for the time being while executing/executed works by e/us,
2. any damages, loss or expenses due to or resulting from negligence or breach of duty on the part of me/us or any of our sub-contractor/s if any, servants or agents.
3. any claim by an employee of mine/ours or of sub-contractor/s, if any, under the Workmen Compensation Act, 1923 and Employers Liability Act, 1938 or any other law, rules and regulations in force for the time being and any Acts replacing and/or amend the same or any of the same as may be in force at the time and under any law in respect of injuries to persons or property arising out of and in the course of the execution of the contract work and/or arising out of and in the course of employment of any workmen/employee.
4. any act or omission of mine/ours or sub-contractor/s if any, our/their servants or agents which may involve any loss, damage, liability, civil or criminal action.

Yours faithfully

(Name and Designation) of Authorized Official

ANNEXURE-III
PRE CONTRACT INTEGRITY PACT (IP)

(To be submitted on Rs. 200 Stamp Paper only on first page
and remaining document on normal A4 size pages duly signed by the bidder)

Between

National Bank for Agriculture and Rural Development (NABARD) hereinafter
referred to as “The Principal”

And

..... hereinafter referred to as “The Bidder/Contractor”

Preamble

The Principal intends to award, under laid down organizational procedures, contract/s for.....The Principal values full compliance with all relevant laws of the land, rules, regulation, and economic use of resources and of fairness / transparency in its relations with its Bidder(s) and/or Contractor(s).

In order to achieve these goals, the Principal will appoint Independent External Monitors (IEMs) who will monitor the tender process and the execution of the contract for compliance with the principles mentioned above.

Section 1 – Commitments of the Principal

- (1) The Principal commits itself to take all measures necessary to prevent corruption and to observe the following principles:-
 - a. No employee of the Principal, personally or through family members, will in connection with the tender for, or the execution of a contract, demand, take a promise for or accept, for self or third person, any material or immaterial benefit which the person is not legally entitled to.
 - b. The Principal will, during the tender process treat all Bidder(s) with equity and reason. The Principal will, in particular, before and during the tender process, provide to all Bidder(s) the same information and will not provide to any Bidder(s) confidential / additional information through which the Bidder(s) could obtain an advantage in relation to the tender process or the contract execution.
 - c. The Principal will exclude from the process all known prejudiced persons.
- (2) If the Principal obtains information on the conduct of any of its employees which is a criminal offence under the IPC/PC Act, or if there be a substantive suspicion in this regard, the Principal will inform the Chief Vigilance Officer and in addition can initiate disciplinary actions.

Section 2 – Commitments of the Bidder(s)/Contractor(s)

- (1) The Bidder(s) / Contractor(s) commit themselves to take all measures necessary to prevent corruption. The Bidder(s)/ Contractor(s) commit themselves to observe the following principles during participation in the tender process and during the contract execution:

- a. The Bidder(s) / Contractor(s) will not, directly or through any other person or firm, offer, promise or give to any of the Principal's employees involved in the tender process or the execution of the contract or to any third person any material or other benefit which he/she is not legally entitled to, in order to obtain in exchange any advantage of any kind whatsoever during the tender process or during the execution of the contract.
- b. The Bidder(s)/Contractor(s) will not enter with other Bidders into any undisclosed agreement or understanding, whether formal or informal. This applies in particular to prices, specifications, certifications, subsidiary contracts, submission or non- submission of bids or any other actions to restrict competitiveness or to introduce cartelization in the bidding process.
- c. The Bidder(s)/Contractor(s) will not commit any offence under the relevant IPC/PC Act; further the Bidder(s)/Contractor(s) will not use improperly, for purposes of competition or personal gain, or pass on to others, any information or document provided by the Principal as part of the business relationship, regarding plans, technical proposals and business details, including information contained or transmitted electronically.
- d. The Bidder(s)/Contractor(s) of foreign origin shall disclose the name and address of the Agents/representatives in India, if any. Similarly, the Bidder(s)/Contractors(s) of Indian Nationality shall furnish the name and address of the foreign principals, if any.
- e. The Bidder(s) /Contractor(s) will, when presenting their bid, disclose any and all payments made, is committed to or intends to make to agents, brokers or any other intermediaries in connection with the award of the contract.
- f. Bidder(s) /Contractor(s) who have signed the Integrity Pact shall not approach the Courts while representing the matter to IEMs and shall wait for their decision in the matter.

- (2) The Bidder(s) /Contractor(s) will not instigate third persons to commit offences outlined above or be an accessory to such offences.

Section 3 – Disqualification from tender process and exclusion from future contracts

If the Bidder(s) /Contractor(s), before award or during execution has committed a transgression through a violation of Section 2, above or in any other form which put their reliability or credibility in question, the Principal is entitled to disqualify the Bidder(s)/Contractor(s) from the tender process.

Section 4 – Compensation for Damages

- (1) If the Principal has disqualified the Bidder(s) from the tender process prior to the award according to Section 3, the Principal is entitled to demand and recover the damages equivalent to Earnest Money Deposit/Bid Security.
- (2) If the Principal has terminated the contract according to Section 3, or if the Principal is entitled to terminate the contract according to Section 3,

the Principal shall be entitled to demand and recover from the Contractor liquidated damages of the Contract value or the amount equivalent to Performance Bank Guarantee.

Section 5 – Previous transgression

- (1) The Bidder declares that no previous transgressions occurred in the last three years with any other Company in any country conforming to the anti-corruption approach or with any Public Sector Enterprise in India that could justify his exclusion from the tender process.
- (2) If the Bidder makes incorrect statement on this subject, he can be disqualified from the tender process.

Section 6 – Equal treatment of all Bidders / Contractors/ Subcontractors

- (1) In case of Sub-contracting, the Principal Contractor shall take the responsibility of the adoption of Integrity Pact by the Sub-contractor.
- (2) The Principal will enter into agreements with identical conditions as this one with all Bidders and Contractors
- (3) The Principal will disqualify from the tender process all bidders who do not sign the Pact or violate its provisions.

Section 7 – Criminal charges against violating Bidders(s) / Contractor(s)/ Subcontractor(s)

If the Principal obtains knowledge of conduct of a Bidder, Contractor or Subcontractor, or of an employee or are presentative or an associate of a Bidder, Contractor or Subcontractor which constitutes corruption, or if the Principal has substantive suspicion in this regard, the Principal will inform the same to the Chief Vigilance Officer.

Section 8 – Independent External Monitor

- (1) The Principal appoints competent and credible Independent External Monitor for this Pact after approval by the Central Vigilance Commission. The task of the Monitor is to review independently and objectively, whether and to what extent the parties comply with the obligations under this agreement.
The Independent External Monitors appointed for NABARD is -
Dr. Rabindra Kumar, IFoS (Retd), Bhagirathipuram, GMS Road, Dehradun 248001, Uttarakhand
Email : rabindra_us@yahoo.com
- (2) The Monitor is not subject to instructions by the representatives of the parties and performs his/her functions neutrally and independently. The Monitor would have access to all Contract documents, whenever required. It will be obligatory for him / her to treat the information and documents of the Bidders /Contractors as confidential. He / she reports to the Chairman, NABARD.
- (3) The Bidder(s)/Contractor(s) accepts that the Monitor has the right to access without restriction to all Project documentation of the Principal including that provided by the Contractor. The Contractor will also grant the Monitor, upon his/her request and demonstration of a valid interest,

unrestricted and unconditional access to their project documentation. The same is applicable to Sub-contractors.

- (4) The monitor is under contractual obligation to treat the information and documents of the Bidder(s) /Contractor(s) / Sub-contractor(s) with confidentiality. The Monitor has also signed declarations on 'Non-disclosure of Confidential Information and of 'Absence of Conflict of Interest'. In case of any conflict of interest arising at a later date, the IEM shall inform Chairman, NABARD and recuse himself/herself from that case.
- (5) The Principal will provide to the Monitor sufficient information about all meetings among the parties related to the Project, provided such meetings could have an impact on the contractual relations between the Principal and the Contractor. The parties offer to the Monitor the option to participate in such meetings.
- (6) As soon as the Monitor notices, or believes to notice, a violation of this agreement, he/ she will so inform the Management of the Principal and request the Management to discontinue or take corrective action, or to take other relevant action. The monitor can in this regard submit non-binding recommendations. Beyond this, the Monitor has no right to demand from the parties that they act in a specific manner, refrain from action or tolerate action.
- (7) The monitor will submit a written report to the Chairman, NABARD within 8 to 10 weeks from the date of reference or intimation to him by the Principal and, should the occasion arise, submit proposal for correcting problematic situations.
- (8) If the Monitor has reported to the Chairman, NABARD, a substantiated suspicion of an offence under the relevant IPC/PC Act, and the Chairman NABARD has not, within reasonable time, taken visible action to proceed against such offence or reported it to the Chief Vigilance Officer, the Monitor may also transmit this information directly to the Central Vigilance Commissioner.
- (9) The word '**Monitor**' would include both singular and plural.

Section 9 – Pact Duration

This Pact begins when both parties have legally signed it. It expires for the Contract or 12 months after the last payment under the contract, and for all other Bidders 6 months after the contract has been awarded. Any violation of the same would entail disqualification of the bidders and exclusion from future business dealings. If any claim is made/lodged during this time, the same shall be binding and continue to be valid despite the lapse of this pact as specified above, unless it is discharge/ determined by the Chairman of NABARD.

Section 10 – Other provisions

- (1) This agreement is subject of Indian Law, Place of performance and jurisdiction is the Head Office of the Principal, i.e. Ranchi.
- (2) Changes and supplements as well as termination notices need to be made in writing. Side agreements have not been made.

- (3) If the Contractor is a partnership or a consortium, this agreement must be signed by all partners or consortium members.
- (4) Should one or several provisions of this agreement turn out to be invalid, the remainder of this agreement remains valid. In this case, the parties will strive to come to an agreement to their original intentions.
- (5) Issues like Warranty/Guarantee etc. shall be outside the purview of IEMs.
- (6) In the event of any contradiction between the Integrity Pact and its Annexure, if any, the Clause in the Integrity Pact will prevail.

(For & On behalf of the Principal Employer) (For & on behalf of the Bidder/Contractor)
(Office Seal) (Office Seal)

Place _____

Date _____

Witness 1:
(Name &Address)

Witness2:
(Name &Address)



ANNEXURE-IV
Proforma of undertaking for maintenance
confirmation by the Tenderer on Company's Letterhead

Date: -----

The Chief General Manager,
NABARD Jharkhand Regional Office
near PHED Water Tank, Bariatu,
Ranchi 834009.

Dear Sir,

Tender for Design, Supply, Installation, Testing, Commissioning and Maintenance of 04 nos. Passenger lifts in 19 & 20 blocks at NABARD Officers Quarters, Khelgaon, Ranchi-835217

We hereby undertake to maintain the lifts installed by us in your NABARD Officers Quarters, Khelgaon, Ranchi-835217, satisfactorily, for a period of not less than 19 years after expiry of the defect liability/warranty period at the rate quoted by us towards all inclusive maintenance contract, subject only to the price revision clause specified in the tender.

In the unlikely event of M/s _____ the original equipment manufacturer, failing to provide support in terms of spares etc due to technological obsolescence or for any reason, we shall continue to provide all inclusive service to your satisfaction, by arranging required spares etc ourselves, within the rate quoted by us for the all inclusive maintenance contract for the period accepted as above.

Yours faithfully,

For _____

Authorised Signatory

ANNEXURE-V
Proforma of Bank Guarantee
in lieu of 5 % of Total contract value

(To be Stamped as a Security Bond - To be submitted on Non-judicial stamp paper of appropriate value purchased in the name of the issuing bank)

To
The Chief General Manager,
NABARD Jharkhand Regional Office
near PHED Water Tank, Bariatu-Booty Rd,
Ranchi 834009.

Dear Sir,

Tender for Design, Supply, Installation, Testing, Commissioning and Maintenance of 04 Nos. Passenger Lifts at Blocks '19' & '20' in NABARD Officers' Quarters, Khelgaon, Ranchi-835217.

WHEREAS

1. You have awarded a contract dated _____ for Tender for Design, Supply, Installation, Testing, Commissioning and Maintenance of 04 Nos. Passenger Lifts at Blocks '19' & '20' in NABARD Officers' Quarters, Khelgaon, Ranchi-835217 at --- ----- to our constituents MIS., a _____ having Its Registered Office at _____ hereinafter referred to as " the Contractor which expression shall Include its successors and assigns planners for the time being and from time to time) on the terms and conditions mentioned in the contract.
2. One of the terms of the Agreement is that the Employer shall be entitled to deduct and keep in deposit with them a sum equivalent to 5 % of the Running Bills submitted or to be submitted by the Contractors in connection with the said construction work subject to a maximum of Rs. _____ (Rupees _____ only) In the manner provided in the said Agreement. It is further provided that the Employer may, inter-alia, at its discretion agree to hold the said deposit partly in cash by deduction as aforesaid and partly by a Bank Guarantee;
3. The Contractors have requested the Employer and the Employer has agreed to deduct from the Running Bills submitted by the Contractors only upto a sum of Rs. _____ (Rupees _____ only) in the form of a Bank Guarantee instead of deducting the said amount from the Running Bills as aforesaid ;

4. The Contractors who are our constituents have since requested us to furnish the said Guarantee to the Employer in respect .of the said sum of Rs. _____(Rupees _____ only)

NOW, THEREFORE, THIS LETTER OF GUARANTEE WITNESSETH THAT -

In consideration of the National Bank for Agriculture and Rural Development having agreed at our request not to deduct from the Running Bills submitted or to be submitted by the Contractors further sums towards the Retention / Earnest Money Deposit in terms of the said Agreement dated in excess of Rs. _____(Rupees _____ only) and also to accept this Guarantee in lieu of the remaining sum or sums of Rs. Rs. _____(Rupees _____ only) to be deducted from the Running Bills submitted or to be submitted by the Contractors towards the Retention Money / Earnest Money Deposit. We, the bank, hereby unconditionally and irrevocably guarantee unto the National Bank for Agriculture and Rural Development (hereinafter referred to as "the NABARD", which expression shall include its successors and assigns) that in the event of the NABARD coming to the conclusion that the Contractors have not performed their obligations under the said Agreement or have committed a breach thereof in particular failed to rectify the defect in the construction/workmanship brought to their notice in terms of the said Agreement which conclusion shall be final and binding on us, WE shall on demand and without demur pay to the NABARD the sum of Rs.------(Rupees ----- only) or any lower amount that may be demanded by the NABARD and our this guarantee shall be treated as equal to the Retention Money/Earnest Money Deposit kept with the NABARD for the due performance of the aforesaid obligations of the Contractors under the said Agreement.

2. We, the bank, also agree and confirm that the sum not -- exceeding Rs. (Rupees only) as indicated in the written demand issued by the NABARD shall be final and binding on us and we shall not ask for any further proof or evidence and we shall not question the same either inside or outside in any Court, Tribunal or Arbitration, etc.; and that we will make the payment pursuant to the demand notice issued by NABARD without reference to the Contractors and notwithstanding any dispute or difference that may exist or arise between the NABARD and the Contractors or any other person; and that this guarantee shall be a continuing guarantee and shall not be revoked by us without prior consent in writing of the NABARD ;

3. We hereby further agree that -

- a. any neglect or forbearance, act or omission on the part of the NABARD in enforcing any of this conditions of the contract or granting of any time or the showing of any indulgence by the NABARD to the Contractors in respect of the completion of the building or any other matter in connection therewith or any variation in the terms of the said contract made by mutual agreement between the NABARD and the Contractors or any other act or deed on the pan of the NABARD, which, but for this Clause, may have the effect of discharging the guarantor under the Law of Sureties, shall not discharge us in any way and our obligation under this guarantee shall be discharged only by payment in full of the sums guaranteed hereunder ;

- b. it shall not be necessary for the NABARD to exhaust its remedies against the Contractors before invoking this guarantee and the guarantee herein contained shall be forceable notwithstanding that any other security, which the National Bank may have obtained or may obtain from the Contractors, is outstanding and unrealised ;
- c. our liability under this guarantee shall not be affected by any infirmity or irregularity on the part of the Contractors in entering into the said contract or by the dissolution or change in the constitution or name of the Contractors ;
- d. our liability under this guarantee shall not exceed the sum of Rs. _____ (Rupees _____ only) mentioned above ;
4. This guarantee shall remain in force upto provided that if so desired by the NABARD, this guarantee shall be renewed by us for a further period as may be indicated by the NABARD on the same terms and conditions as contained herein but at the cost of the Contractors, failing which the amount guaranteed hereunder shall become payable to the NABARD on demand.
5. Our liability under this guarantee will terminate on the aforesaid date, unless renewed as provide hereinabove, or on the day when the Contractors comply with the obligations under the said Agreement, in particular that relating to the rectification of defects in the construction or workmanship during the period of defects liability as provided in the with Agreement (as to which a certification In writing by the NABARD alone shall be conclusive proof), whichever date Is earlier. Unless a claim or suit or action Is filed against us within 6 months from the date aforesaid or the extended period of this guarantee, all the rights of the NABARD against us under this guarantee shall stand forfeited and we shall be released and discharged from all our obligation and liabilities hereunder.

Yours faithfully,

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

SIGNED AND DELIVERED

(For & on behalf of the above named Bank)

For & on behalf of

(Banker's Name & Seal)

Branch Manager

(Banker's Seal)

Bank Address

ANNEXURE-VI - List of professional staff
with the contractor, giving their qualification, experience, including that in the present organisation*

S. No.	Name	Age	Qualification	Experience	Date from which employed in the present organisation
1	2	3	4	5	6



*** Use separate/additional sheets as per the requirement**

ANNEXURE-VII
Information(s) to be furnished by the bidder

Description	Document(s)/ Details to be furnished (self-attested)	Submitted (Y/N)
Address of the organisation		
Email id		
Contact Details		
Type of organisation		
Date of establishment		
Details of similar works carried out during last 07 years: i.03 works of Rs.32 lakhs each ii.Two works of Rs.40 lakhs iii.One work of Rs.64 Lakhs		
Yearly turnover duly audited by a registered CA for: i.2022-23		

ii.2023-24 iii.2024-25		
Name of the office which would handle the work. Name and address of contact person		
i.Works carried out for any Govt. / PSU / FI or ii.Registered with them or iii.CAMC with them		
Whether office in Jharkhand		
PAN	Scanned Copy of PAN	
GSTIN	Scanned copy of GST Registration Certificate	
Bank Account given in form of tender	Scanned copy of cancelled cheque	
Civil Suit or litigation, if any		

ANNEXURE-VIII

Proforma for Details of Principal Banker / Other Bankers

Sl. No.	Particulars	Principal Banker	Banker 1	Banker 2
1	Name of the Bank			
2	Address			
3	Contact Person			
4	Email			
5	Telephone No.& Mobile No.			
6	Fax No.			

Signature of the Tenderer: -----

Date: -----



PART – II **(Price Bid)**

NABARD
Department of Premises, Security and Procurement
Jharkhand Regional Office, 4th Floor,
Opposite DAV Nandraj School, Booty Rd,
near PHED Water Tank, Bariatu,
Ranchi 834009

Telephone: 0651-2999990
Email: dpsp.ranchi@nabard.org

Tender For
Design, Supply, Installation, Testing, Commissioning and
Maintenance of 04 Nos. Passenger Lifts
at NABARD Officers Quarters, Khelgaon, Ranchi -835217

Elevator Consultant

M/s OM Consultants
Building No.1, B/19, 1st floor, Ganjawala Apartments
S.V.P. Road, Borivali (West)
Mumbai-400092
Mobile No. 9892900734

Name of the Tenderer: _____

Address: _____

Due date and time for submission of tender: 27/05/2026 up to 17:30 hrs

Tender for Design, Supply, Installation, Testing, Commissioning and Maintenance of 04 Nos. Passenger Lifts at Blocks '19' & '20' in NABARD Officers' Quarters, Khelgaon, Ranchi-835217

BILL OF QUANTITY

Part I – 02 nos of 08 passenger lifts

Sr.No (I)	Description of item (II)	Qty (III)	Rate (IV)	GST (V)	Amount in figure and words (VI=IV+V)
A	Rebate for buying back and taking away for all dismantled equipment of existing old 08 passenger lifts in Block-19 and 20 of NABARD's officers' quarters at Khelgaon.	02 Nos.			
B	Design, Supply, Installation, Testing and Commissioning of 08 passenger lifts serving 10 stops @ 1.00 MPS in Block- 19 and 20 of NABARD's officers' quarters at Khelgaon as per detailed specifications, corrigendum issued and the scope of work in Phase-I. Rate shall be inclusive of applicable taxes including GST, customs duty, clearance charges, Entry tax, Insurance, Premium, transportation cost etc.	02 Nos.			
C	1.Civil Work: Elevator related civil work such as minor repairs to lift shaft internally with patch work and re-plaster wherever required, buffer blocks, sill grouting, front wall modifications on all floors including gap filling, plastering on both sides to suit automatic doors, machine mounting blocks in machine room, white washing with 2 coats in lift shaft and machine room, Buttons and indicator box grouting on all floors, FMS and alarm box on ground floor, minor chipping work wherever the lift shaft is not in plumb, Core cutting of holes in existing slab to suit new machine. Repairs to existing machine room if any, providing smoke vent with jail and louvers etc.	02 Nos.			
D	2.Electrical Work including changing of 3-phase 4 core armoured copper main power FRLS cables; Iron clad Mains Switches for 3 phase and single phase car light and machine room and shaft lights; MCB, ELCB, RCCB of 63 Amps, 30 mA; For lighting in each shaft, Single phase hoist way lighting armoured copper cable of 2.5 sq mm having specification of the same make as 3 phase cable be laid with necessary bulkhead fitting suitable for LED lamps with light point/ 3 pin plug and respective switches i.e. main switches at both ends on each floor; and double copper earthing of 10 gauge.	02 Nos.			
E	Capital Cost (E = B+C+D-A)				

F	Comprehensive annual maintenance charges inclusive of all taxes, transport, insurance, handling etc. as applicable after guarantee period as per terms & conditions specified in Part I on per year for proposed 2 nos of 8 passenger lifts only for the 1st year.	2 Nos			
G	Comprehensive annual maintenance contract charges for the two number of new 08 passenger lifts for period of 19 years (after expiry of warranty period of one year) arrived after multiplying with Multiplication Factor as per Clause 4.2 under Sec-II of this Tender Document.	2 Nos			
H	Total Project Cost for 08 passenger lift (Capital cost+ AMC charges for 19 years) (H= E+G)	2 Nos			

Part II – 02 nos of 13 passenger lifts

Sr.No (I)	Description of item (II)	Qty (III)	Rate (IV)	GST (V)	Amount in figure and words (VI=IV+V)
P	Rebate for buying back and taking away for all dismantled equipment of existing old 13 passenger lifts in Block-19 and 20 of NABARD's officers' quarters at Khelgaon.	02 Nos.			
Q	Design, Supply, Installation, Testing and Commissioning of 13 passenger lifts serving 10 stops @ 1.00 MPS in Block- 19 and 20 of NABARD's officers' quarters at Khelgaon as per detailed specifications, corrigendum issued and the scope of work in Part-I after the 08 passenger lifts are successfully installed and commissioned in Phase-I. Rate shall be inclusive of applicable taxes including GST, customs duty , clearance charges, Entry tax, Insurance Premium, transportation cost etc.	02 Nos.			
R	1.Civil Work: Elevator related civil work such as minor repairs to lift shaft internally with patch work and re-plaster wherever required, buffer blocks, sill grouting, front wall modifications on all floors including gap filling, plastering on both sides to suit automatic doors, machine mounting blocks in machine room, white washing with 2 coats in lift shaft and machine room, Buttons and indicator box grouting on all floors, FMS and alarm box on ground floor, minor chipping work wherever the lift shaft is not in plumb, Core cutting of holes in existing slab to suit new machine. Repairs to existing machine room if any, providing smoke vent with jail and louvers etc.	02 Nos.			

S	2.Electrical Work including changing of 3-phase 4 core armoured copper main power FRLS cables; Iron clad Mains Switches for 3 phase and single phase car light and machine room and shaft lights; MCB, ELCB, RCCB of 63 Amps, 30 mA; For lighting in each shaft, Single phase hoist way lighting armoured copper cable of 2.5 sq mm having specification of the same make as 3 phase cable be laid with necessary bulkhead fitting suitable for LED lamps with light point/ 3 pin plug and respective switches i.e. main switches at both ends on each floor; and double copper earthing of 10 gauge.	02 Nos.			
T	Capital Cost (T = Q+R+S-P)				
U	Comprehensive annual maintenance charges inclusive of all taxes, transport, insurance, handling etc. as applicable after guarantee period as per terms & conditions specified in Part I on per year for proposed 2 nos of 13 passenger lifts only for the 1st year.	2 Nos			
V	Comprehensive annual maintenance contract charges for the two number of new 13 passenger lifts for period of 19 years (after expiry of warranty period of one year) arrived after multiplying with Multiplication Factor as per Clause 4.2 under Sec-II of this Tender Document.	2 Nos			
W	Total Project Cost for 13 passenger lift (Capital cost+ AMC charges for 19 years) W= T+V				

Part I + Part II

Sr No	Particulars	Total Cost (Rs)	Total Cost in words (Rs)
1	Total project cost for two nos of 08 Passenger lifts (H)	Rs. _____	Rupees _____ _____ _____ Only
2	Total project cost for two nos of 13 Passenger lifts (W)	Rs. _____	Rupees _____ _____ _____ Only

3	Total Project Cost (1+2)	Rs. _____	Rupees _____ _____ _____ _____ Only
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*The rates quoted by the firms shall be exclusive of all taxes, levies, duties, insurance, transportation etc.
The AMC charges for the 1st year should be exclusive of GST.
*The price bid shall be finalised based on the combined price of installation cost and AMC fees.

Signature and Company Seal -----



Signature Not Verified