

**NAME OF WORK: - A/R & M/O of residential and non residential building (excluding CRP building i.e. OPD, IPD and A&E block) of LHMC & Associated Hospitals, New Delhi for the year 2025-26 (SH: Comprehensive maintenance of KONE MAKE Lifts).**

**NIT No. :- 22/AE(E)-IV/EE(E)/SSKHED/2026-27**

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Certified that this NIT contains pages **1 to 21** (Excluding covers).

सहायक अभियन्ता (वै०) 4  
श्री० सु० कृ० अ० वै० मं०  
के० लो० नि० वि०, नई दिल्ली।

# PART-A

**INFORMATION AND INSTRUCTIONS FOR CONTRACTORS FOR e-TENDERING (Applicable for inviting open bids) (Single Bid System)**

The Assistant Engineer (E), SSKHESD-IV, CPWD, New Delhi-110001, E- mail: - [rajesh.s1969@gov.in](mailto:rajesh.s1969@gov.in) on behalf of President of India invites online percentage rate bids in single bids system from **Manufacturer of OEM lift for the following work:-**

| S. No. | NIT No.                          | Name of work and location                                                                                                                                                                                                                        | Estimated cost put to bid | Earnest Money                                                                | Period of Completion | Last date & time of submission of bid and other Document as specified in the press notice | Time & date Of Opening of bid   |
|--------|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|------------------------------------------------------------------------------|----------------------|-------------------------------------------------------------------------------------------|---------------------------------|
| 1      | 22/AE(E)-IV/EE(E)/SSKHED/2026-27 | <b>A/R &amp; M/O of residential and non residential building (excluding CRP building i.e. OPD, IPD and A&amp;E block) of LHMC &amp; Associated Hospitals, New Delhi for the year 2025-26 (SH: Comprehensive maintenance of KONE MAKE Lifts).</b> | <b>Rs. 5,15,275/-</b>     | <b>Rs. 10,306/- (In favour of Executive Engineer, SSKHD, CPWD, New Delhi</b> | <b>(05 Months)</b>   | <b>Upto 3:00 PM on 23-07-2026</b>                                                         | <b>At 3:30 PM on 23-07-2026</b> |

- The intending bidder must read the terms and conditions of CPWD-6 carefully. He should only submit his bid if he considers himself eligible and he is in possession of all the documents required.
- Information and Instructions for bidders posted on website shall form part of bid document.
- The contractor can deposit original EMD either in the office of Assistant Engineer inviting bids or division office of any Executive Engineer, CPWD within the period of bid submission. (The EMD document shall only be issued from the place in which the office of receiving division office is situated.)** The contractor shall obtain the receipt of EMD from the concerned Executive Engineer in the prescribed format uploaded by NIT issuing Executive Engineer. The Bid Document as uploaded can be viewed and downloaded free of cost by anyone including intending bidder. But the bid can only be submitted after uploading the mandatory scanned documents such as Demand Draft/Pay order of Banker's Cheque/Bank Guarantee of any Scheduled Bank towards EMD in favour of respective **Executive Engineer, copy of receipt of original EMD** and other documents specified in the press notice.
- But the bid can only be submitted after deposition of original EMD either in the office of Executive Engineer inviting bids or division office of any Executive Engineer, CPWD within the period of bid submission and uploading the mandatory scanned documents such as Demand draft or Pay order or Bankers Cheque or Deposit at call Receipt or Fixed Deposit Receipts and Bank Guarantee of any scheduled Bank towards EMD in favour of Executive Engineer as mentioned in NIT, receipt for deposition of original EMD to division office of any Executive Engineer (including NIT issuing EE/AE), CPWD and other documents as specified.
- The bid document consisting of plans, specifications, the schedule of quantities of various types of items

to be executed and the set of terms and conditions of the contract to be complied with and other necessary documents can be seen and downloaded from website <https://etender.cpwd.gov.in> CPWD or [www.cpwd.gov.in](http://www.cpwd.gov.in) or [www.eprocure.gov.in](http://www.eprocure.gov.in) free of cost.

6. Those contractors not registered on the website mentioned above, are required to get registered beforehand. If needed they can be imparted training on online bidding process as per details available on the website.
7. The intending bidder must have valid class-III digital signature to submit the bid.
8. On opening date, the contractor can login and see the bid opening process. After opening of bids, he will receive the competitor bid sheets.
9. Contractor can upload documents in the form of **JPG** format and **PDF** format.
10. Contractor must ensure to quote rate of each item. The column meant for quoting rate in figures appears in pink color and the moment rate is entered, it turns sky blue. In addition to this, while selecting any of the cells a warning appears that if any cell is left blank the same shall be treated as "0". Therefore, if any cell is left blank and no rate is quoted by the bidder, rate of such item shall be treated as "0" (ZERO).

**List of Documents to be scanned and uploaded within the period of bid submission:**

1. Treasury Challan /Demand Draft/Pay order or Banker's Cheque /Deposit at Call Receipt/FDR / Bank Guarantee of any Scheduled Bank against EMD in **favour of Executive Engineer, SSKHD, CPWD, New Delhi.**
2. Copy of receipt for deposition of original EMD.
3. Certificate of OEM KONE make lift.
4. GST Registration Certificate of the State in which the work is to be taken up, if already obtained by the bidder.  
If the bidder has not obtained GST registration in the State in which the work is to be taken up, or as required by GST authorities then in such a case the bidder shall scan and upload following undertaking along with other bid documents.  
"If work is awarded to me, I/we shall obtain GST registration Certificate of the State, in which work is to be taken up, within one month from the date of receipt of award letter or before release of any payment by CPWD, whichever is earlier, failing which I/We shall be responsible for any delay in payments which will be due towards me/us on a/c of the work executed and/or for any action taken by CPWD or GST department in this regard.
5. Copy of Valid Electrical Contractor License or undertaking that they will either obtain valid electrical license at the time of execution of electrical work or associate contractor having valid electrical license of appropriate class.
6. Copy of Permanent Account No. (PAN).
7. Email & mobile no. of the firm/ agency on the letter head of firm/ agency (For making correspondence) .
8. Copy of ERP Training Certificate or submit affidavit for ERP Training certificate.
9. Undertaking on his/ her letter head is to be uploaded as regard to that I /We have not been debarred suspended for tendering in CPWD till the last date of submission of bid.

# Receipt of deposition of original EMD

(Receipt No. .... /date .....) )

|    |                                 |                                                                                                                                                                                                                               |
|----|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | Name of work                    | A/R & M/O of residential and non residential building (excluding CRP building i.e. OPD, IPD and A&E block) of LHMC & Associated Hospitals, New Delhi for the year 2025-26 (SH: Comprehensive maintenance of KONE MAKE Lifts). |
| 2. | NIT No.                         | 22/AE(E)-IV/EE(E)/SSKHED/2026-27                                                                                                                                                                                              |
| 3. | Estimated Cost                  | Rs. 5,15,275/-                                                                                                                                                                                                                |
| 4. | Amount of Earnest Money Deposit | Rs. 11,306/- in favour of Executive Engineer, SSKHD, CPWD, New Delhi                                                                                                                                                          |
| 5. | Last date of submission of bid  | Upto 23-07-2026 on 03:00 PM                                                                                                                                                                                                   |

  

|   |                                 |             |
|---|---------------------------------|-------------|
| 1 | Name of the Contractor          | .....#..... |
| 2 | Form of EMD                     | .....#..... |
| 3 | Amount of Earnest Money Deposit | .....#..... |
| 4 | Date of submission of EMD       | .....#..... |

  

Signature, Name and Designation of  
EMD Receiving  
office (EE/AE/AE(P))  
along with Office stamp

(#To )

**GOVERNMENT OF INDIA  
CENTRAL PUBLIC WORKS DEPARTMENT  
NOTICE INVITING TENDER  
E-TENDERING**

Percentage rate bids are invited on behalf of President of India from approved and eligible contractors of Building and Road category of CPWD for the work of **“A/R & M/O of residential and non residential building (excluding CRP building i.e. OPD, IPD and A&E block) of LHMC & Associated Hospitals, New Delhi for the year 2025-26 (SH: Comprehensive maintenance of KONE MAKE Lifts).”**

1. The enlistment of the contractors should be valid on the last date of submission of bids. In case the last date of submission of bid is extended, the enlistment of contractor should be valid on the original date of submission of bids.
  - 1.1 The work is estimated to cost **Rs. 10,306/-** This estimate, however, is given merely as a rough guide.
  2. Agreement shall be drawn with the successful bidders on prescribed Form No. CPWD 7 which is available as a Govt. of India Publication and also available on website [www.cpwd.gov.in](http://www.cpwd.gov.in). Bidders shall quote his rates as per various terms and conditions of the said form which will form part of the agreement.
  3. The time allowed for carrying out the work will be **(05 Months)** from the date of start as defined in schedule ‘F’ or from the first date of handing over of the site, whichever is later, in accordance with the phasing, if any, indicated in the bid documents.
  4. The site for the work is available.
  5. The bid document consisting of plans, specifications, the schedule of quantities of various types of items to be executed and the set of terms and conditions of the contract to be complied with and other necessary documents except Standard General Conditions of Contract Form can be seen from website <https://etender.cpwd.gov.in> or [www.cpwd.gov.in](http://www.cpwd.gov.in) free of cost.
  6. After submission of the bid the contractor can re-submit revised bid any number of times but before last time and date of submission of bid as notified.
  7. While submitting the revised bid, contractor can revise the percentage rate any number of times but before last time and date of submission of bid as notified.
  8. When bids are invited in three stage system and if it is desired to submit revised financial bid then it shall be mandatory to submit revised financial bid. If not submitted then the bid submitted earlier shall become invalid.
  9. Copy of Enlistment Order and certificate of work experience and other documents as specified in the bid document shall be scanned and uploaded to the e-Tendering website within the period of bid submission. Further, certified copy of all the scanned and uploaded documents as specified in bid document shall have to be submitted by the lowest bidder only within a week physically in the office of tender opening authority.
- Online bid documents** submitted by intending bidders shall be opened only of those bidders, whose documents scanned and uploaded are found in order.
- The bid submitted shall be opened at **03:00 PM on 23-07-2026**
10. The bid submitted shall become invalid if :
    - (i) The bidder is found ineligible.
    - (ii) **The bidder does not deposit original EMD with division office of any Assistant Engineer, CPWD (The EMD document shall only be issued from the place in which the office of receiving division office is situated).**
    - (iii) The bidder does not upload all the documents (including GST registration) as stipulated in the bid document **including the copy of receipt for deposition of original EMD.**
    - (iv) If any discrepancy is noticed between the documents as uploaded at the time of submission of bid and hard copies as submitted **physically by the bidder** in the office of bid opening authority.
    - (v) If a tender quotes nil rates against each item in item rate tender or does not quote any percentage

above/below on the total amount of the tender or any section/sub head in percentage rate tender, the tender shall be treated as invalid and will not be considered as lowest tenderer.

11. The contractor whose bid is accepted will be required to furnish **performance guarantee of 5% (Five Percent)** of the bid amount within the period specified in Schedule F. This guarantee shall be in the form of cash (in case guarantee amount is less than Rs. 10,000/-) or Deposit at Call receipt of any scheduled bank/Banker's cheque of any scheduled bank/Demand Draft of any scheduled bank/Pay order of any Scheduled Bank of any scheduled bank (in case guarantee amount is less than Rs. 1,00,000/-) or Government Securities or Fixed Deposit Receipts or Guarantee Bonds of any Scheduled Bank or the State Bank of India in accordance with the prescribed form. In case the contractor fails to deposit the said performance guarantee within the period as indicated in Schedule 'F', including the extended period if any, the Earnest Money deposited by the contractor shall be forfeited automatically without any notice to the contractor. The earnest money deposited along with bid shall be returned after receiving the aforesaid performance guarantee.

The contractor whose bid is accepted will also be required to furnish either copy of applicable licenses/registrations or proof of applying for obtaining labour licenses, registration with EPFO, ESIC and BOCW Welfare Board **Provident Fund Code No. if applicable and also ensure the compliance of aforesaid provisions by the sub-contractors, if any engaged by the contractor for the said work** and Programme Chart (Time and Progress) within the period specified in Schedule F. Description of the work is as follows **“A/R & M/O of residential and non residential building (excluding CRP building i.e. OPD, IPD and A&E block) of LHMC & Associated Hospitals, New Delhi for the year 2025-26 (SH: Comprehensive maintenance of KONE MAKE Lifts).”** Intending Bidders are advised to inspect and examine the site and its surroundings and satisfy themselves before submitting their bids as to the nature of the ground and sub-soil (so far as is practicable), the form and nature of the site, the means of access to the site, the accommodation they may require and in general shall themselves obtain all necessary information as to risks, contingencies and other circumstances which may influence or affect their bid. A bidder shall be deemed to have full knowledge of the site whether he inspects it or not and no extra charge consequent on any misunderstanding or otherwise shall be allowed. The bidders shall be responsible for arranging and maintaining at his own cost all materials, tools & plants, water, electricity access, facilities for workers and all other services required for executing the work unless otherwise specifically provided for in the contract documents. Submission of a bid by a bidder implies that he has read this notice and all other contract documents and has made himself aware of the scope and specifications of the work to be done and of conditions and rates at which stores, tools and plant, etc. will be issued to him by the Government and local conditions and other factors having a bearing on the execution of the work.

1. The competent authority on behalf of the President of India does not bind itself to accept the lowest or any other bid and reserves to itself the authority to reject any or all the bids received without the assignment of any reason. All bids in which any of the prescribed condition is not fulfilled or any condition including that of conditional rebate is put forth by the bidders shall be summarily rejected.
2. Canvassing whether directly or indirectly, in connection with bidders is strictly prohibited and the bids submitted by the contractors who resort to canvassing will be liable for rejection.
3. The competent authority on behalf of President of India reserves to himself the right of accepting the whole or any part of the bid and the bidders shall be bound to perform the same at the rate quoted.
- 16A. GST or any other tax applicable in respect of inputs procured by the contractor for this contract shall be payable by the contractor and Government will not entertain any claim whatsoever in respect of the same. However, component of GST at time supply of service (as provided in CGST Act 2017) provided by the contract shall be varied if different from that applicable on the last date of receipt of tender including extension if any.
4. The contractor shall not be permitted to bid for works in the CPWD Circle (Division in case of contractors of Horticulture/Nursery category) responsible for award and execution of contracts, in which his near relative is posted a Divisional Accountant or as an officer in any capacity between the grades of Superintending Engineer and Junior Engineer (both inclusive). He shall also intimate the names of persons who are working with him in any capacity or are subsequently employed by him and who are near relatives to any gazetted officer in the Central Public Works Department or in the Ministry of Urban Development. Any breach of this condition by the contractor would render him liable to be removed from the approved list of contractors of this Department.
5. No Engineer of Gazetted Rank or other Gazetted Officer employed in Engineering or Administrative

duties in an Engineering Department of the Government of India is allowed to work as a contractor for a period of one year after his retirement from Government service, without the prior permission of the Government of India in writing. This contract is liable to be cancelled if either the contractor or any of his employees is found any time to be such a person who had not obtained the permission of the Government of India as aforesaid before submission of the bid or engagement in the contractor's service.

6. The bid for the works shall remain open for acceptance for a period of ~~thirty/ forty five / sixty/ninety~~ **(30/45/60/90)** days from the date of opening of bids. If any bidders withdraw his bid before the said period or issue of letter of acceptance, whichever is earlier, or makes any modifications in the terms and conditions of the bid which are not acceptable to the department, then the Government shall, without prejudice to any other right or remedy, be at liberty to forfeit 50% of the said earnest money as aforesaid. Further the bidders shall not be allowed to participate in the rebidding process of the work.
7. This notice inviting Bid shall form a part of the contract document. The successful bidders/contractor, on acceptance of his bid by the Accepting Authority shall within 15 days from the stipulated date of start of the work, sign the contract consisting of: -
  - (a) The Notice Inviting Bid, all the documents including additional conditions, specifications and drawings, if any, forming part of the bid as uploaded at the time of invitation of bid and the rates quoted online at the time of submission of bid and acceptance thereof together with any correspondence leading thereto.
  - (b) Standard C.P.W.D. Form 7 or other Standard C.P.W.D. Form as applicable.

**Assistant Engineer (E),  
SSKHESD-IV, CPWD, New Delhi  
For & on behalf of the President of India**

**GOVERNMENT OF INDIA  
CENTRAL PUBLIC WORKS DEPARTMENT**

# PERCENTAGE RATE TENDER AND CONTRACT FOR WORKS

**Tender for the work of: - A/R & M/O of residential and non residential building (excluding CRP building i.e. OPD, IPD and A&E block) of LHMC & Associated Hospitals, New Delhi for the year 2025-26 (SH: Comprehensive maintenance of KONE MAKE Lifts).**

To be uploaded by **3:00 PM** hours on **23-07-2026** at <https://etender.cpwd.gov.in> or [www.cpwd.gov.in](http://www.cpwd.gov.in)

- (i) To be opened in presence of tenderers who may be present at **03:00 PM** hours on **23-07-2026** in the office of the Assistant Engineer (E), SSKHESD-IV, CPWD, New Delhi.

## TENDER

I/We have read and examined the Notice Inviting tender, schedule, A,B,C,D,E&F. Specifications applicable, Drawings & Designs, General Rules and Directions, Conditions of Contract, clauses of contract, Special conditions, Schedule of Rate & other documents and rules referred to in the conditions of contract and all other contents in the tender document for the work.

I/We hereby tender for the execution of the work specified for the President of India within the time specified in Schedule 'F', viz., schedule of quantities and in accordance in all respects with the specifications, designs, drawings and instructions in writing referred to in Rule-1 of General Rules and Directions and in Clause 11 of the Conditions of contract and with such materials as are provided for, by, and in respects in accordance with, such conditions so far as applicable.

We agree to keep the tender open for ~~thirty/ forty five /sixty/ ninety~~ (30/45/60/90) days from the due date of its opening in case of single bid system /Ninety(90) days from the date of opening of technical bid in case tenders are invited on 2 bid/envelop system/ One hundred twenty(120) days from the date of opening of technical bid in case bids are invited on 3 bid/envelop system for specialized work (strikeout as the case may be) and not to make any modification in its terms and conditions.

A sum of **Rs. 10,306/-** is hereby forwarded in Cash/Receipt Treasury Challan/Deposit at call Receipt of a Scheduled Bank/Fixed deposit receipt of scheduled bank/demand draft of a scheduled bank/bank guarantee issued by scheduled bank as earnest money. If I/We fail to commence work as specified, I/We agree that President of India or the successors in office shall without prejudice to any other right or remedy available in law, be at liberty to forfeit the said performance guarantee absolutely. The said Performance Guarantee shall be a guarantee to execute all the works referred to in the tender documents upon the terms and conditions contained or referred to those in excess of that limit at the rates to be determined in accordance with the provision contained in Clause 12.2 and 12.3 of the tender form.

Further, I/We agree that in case of forfeiture of Performance Guarantee as aforesaid, I/We shall be debarred for participation in the re-tendering process of the work. I/We undertake and confirm that eligible similar work(s) has/have not been got executed through another contractor on back-to-back basis. Further that, if such a violation comes to the notice of Department, then I/We shall be debarred for tendering in CPWD in future forever. Also, if such a violation comes to the notice of Department before date of start of work, the Engineer-in-Charge shall be free to forfeit the entire amount of Performance Guarantee.

I/We hereby declare that I/We shall treat the tender documents drawings and other records connected with the work as secret/confidential documents and shall not communicate information/derived there from to any person other than a person to whom I/We am/are authorized to communicate the same or use the information in any manner prejudicial to the safety of the State.

**Dated**

**Signature of Contractor**

**Witness:**

**Postal Address**

**Address:**

**Occupation:**

## ACCEPTANCE

The above tender (as modified by you as provided in the letters mentioned hereunder) is  
 accepted by me for and on behalf of the President of India for the sum of .....  
 (Rupees..... Only)

The Letter referred to below shall form part of the contract agreement.

- (a)
- (b)
- (c) (c)

Date :-

For & on behalf of President of India

Signature .....

Designation .....

## Proforma of Schedule

(Operative schedules shall be supplied separately to each intending tenderer)

SCHEDULE 'A' (Comprehensive maintenance of KONE MAKE Lifts).

Schedule of Quantities

3) As per separate sheets attached for Electrical Items of Work.

SCHEDULE 'D'

Extra schedule for specific requirements/document for the work, if any: As attached in tender form

SCHEDULE 'E'

Reference to General Conditions of contract – GCC 2023 (Maintenance works), CPWD form-7 as modified and corrected upto date

Name of Work: A/R & M/O of residential and non residential building (excluding CRP building i.e. OPD, IPD and A&E block) of LHMC & Associated Hospitals, New Delhi for the year 2025-26 (SH: Comprehensive maintenance of KONE MAKE Lifts).

Estimated cost of work:

Electrical Items of Work Rs. **5,15,275/-**

i) Earnest money:

**As mentioned in NIT**

ii) Performance Guarantee:

**5% of Tender Amount**

iii) Security deposit:

2.5 % of the tendered value of the work

SCHEDULE 'F'

GENERAL RULES &  
DIRECTIONS :

CPWD General Specifications  
for Electrical Works Part III,  
Lifts & Escalators– 2003,  
amended upto date.

Officer inviting tender:

Assistant Engineer (E),  
SSKHESD-IV, CPWD, New  
Delhi

Maximum percentage for quantity  
of items of work to be executed  
beyond which rates are to be  
determined in accordance with  
Clauses 12.2 & 12.3

**See below**

Definitions:

|        |                      |                              |                                                      |
|--------|----------------------|------------------------------|------------------------------------------------------|
| 2(v)   | Engineer-in – Charge | For Electrical Items of Work | Assistant Engineer (E), SSKHESD-IV, CPWD, New Delhi. |
| 2(vii) | Accepting Authority  |                              | Competent Authority                                  |

Additions: - NIL

Correction: - NIL

Overwriting: -NIL

Deletion: -NIL

AE(E)

|        |                                                                               |                                 |
|--------|-------------------------------------------------------------------------------|---------------------------------|
| 2(x)   | Percentage on cost of materials and labour to cover all overheads and profits | 15%                             |
| 2(xi)  | Standard Schedule of Rates:                                                   |                                 |
|        | Electrical Items of Work:                                                     | Schedule of rates – 2022 & MR   |
| 2(xii) | Department:                                                                   | Central Public Works Department |
| 9(ii)  | Standard CPWD contract Form:                                                  | CPWD Form 7                     |

|            |                                                                                                                                                                                                                                                                                                                                                                                               |                            |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| Clause 1   | Time allowed for submission of Performance Guarantee, Programme Chart (Time and Progress) and applicable labour licenses, registration with EPFO, ESIC and BOCW Welfare Board or proof of applying thereof from the date of issue of letter of acceptance<br>Maximum allowable extension with late fee @ 0.1% per day of Performance Guarantee amount beyond the period provided in (i) above | 7 days<br><br>3 days       |
| Clause 2   | Authority for fixing Compensation under Clause 2                                                                                                                                                                                                                                                                                                                                              | SE, DC IX, CPWD, New Delhi |
| Clause 2 A | Whether Clause 2A shall be applicable                                                                                                                                                                                                                                                                                                                                                         | No                         |
| Clause 5   | Number of days from the date of issue of letter of acceptance for reckoning date of start                                                                                                                                                                                                                                                                                                     | 10 days                    |
|            | Time allowed for execution of work                                                                                                                                                                                                                                                                                                                                                            | 12 Months                  |
|            | Authority to decide:<br>Extension of time                                                                                                                                                                                                                                                                                                                                                     | SE ,DC IX ,CPWD, New Delhi |
|            | ii) Rescheduling of mile stones                                                                                                                                                                                                                                                                                                                                                               | SE ,DC IX ,CPWD, New Delhi |

Clause-6:- EMB

EMB through ERP

|                 |                                                                                                                                                                          |     |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| Clause 7        | Gross work to be done together with net payment/Adjustment of advances for material collected, if any, since the last such payment for being eligible to interim payment | NA  |
| Clause 7 A      | Whether clause 7A shall be applicable                                                                                                                                    | NA  |
| Clause 10A      | List of testing equipment's to be provided by the contractor at site lab.                                                                                                | N/A |
| Clause 10 B (i) | Whether clause 10-B (i) shall be applicable.                                                                                                                             | NA  |

Additions: - NIL

Correction: - NIL

Overwriting: -NIL

Deletion: -NIL

AE(E)

**13**

|                                                   |                                                                                                                                          |                                                              |
|---------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|
| Clause 10 C                                       | Component of labour expressed as percent of value of work                                                                                | Labour Component 25%                                         |
| Clause 10 CA                                      |                                                                                                                                          | Not Applicable                                               |
| Clause 10CA Materials Covered under this clause : | Nearest Materials (other than cement, Reinforcement bars and Structural Steel) for which All India Wholesale Price Index to be followed: | Base Price of all the materials covered under clause 10 CA : |
| NIL                                               |                                                                                                                                          | N/A                                                          |
| Clause 10 CC                                      | Clause 10CC to be applicable in contracts with stipulated period of completion exceeding the period shown in next column                 | N/A                                                          |
|                                                   | Schedule of component of other Material, labour, POL etc. for price escalation.                                                          |                                                              |
| (i)                                               | Component of Electrical construction Material expressed as percent of total value of component work (Xm):                                | N/A                                                          |
| (ii)                                              | Component of Labour: expressed as expressed as percent of total value of component work (Y).                                             | N/A                                                          |
| (iii)                                             | Component of P.O.L.:- expressed as percent of total value of component work(Z).                                                          | N/A                                                          |

**Clause 11**

Specifications to be followed for execution of work :- C.P.W.D. General Specifications for Electrical, amended upto date, & as per terms & condition attached.

|              |                                                                                    |                                                       |                                                                                     |
|--------------|------------------------------------------------------------------------------------|-------------------------------------------------------|-------------------------------------------------------------------------------------|
| Clause 12    | Authority to Decide deviation of contract amount                                   | Upto 1.25 times the contract amount                   | As per OM No. DG/Manual-2022/13 dated 18/12/2023 issued by DG, CPWD, Nirman Bhawan. |
|              |                                                                                    | Beyond 1.25 times upto 1.50 times of contract amount. |                                                                                     |
| Type of Work |                                                                                    |                                                       | GCC 2023 (Maintenance works)                                                        |
| 12.2 & 12.3  | (i) Deviation limit beyond which clause 12.2 & 12.3 shall apply for building work. |                                                       | No limit                                                                            |
| 12.5         | i) Deviation limit beyond which clause 12.2 & 12.3 shall apply for foundation work |                                                       | No limit                                                                            |

**Clause 16:**

Competent Authority for deciding reduce rates

**As per Applicable**

**Clause 18:**

|                                                                                       |                                        |
|---------------------------------------------------------------------------------------|----------------------------------------|
| List of mandatory machinery, tools & plants to be deployed by the contractor at site. | As per direction of Engineer-In-charge |
|---------------------------------------------------------------------------------------|----------------------------------------|

**Clause 19C:** Authority to decide penalty for each default : Engineer-in-charge

**Clause 19D:** Authority to decide penalty for each default : Engineer-in-charge

**Clause 19G:** Authority to decide penalty for each default : Engineer-in-charge

**Clause 19K:** Authority to decide penalty for each default : Engineer-in-charge

**Clause 25 Settlement of Disputes by Conciliation and Arbitration :**

|     |                       |                                 |
|-----|-----------------------|---------------------------------|
| (a) | Conciliator           | ADG (Delhi Region)              |
| (b) | Arbitrator appointing | Superintending Engineer (DC-IX) |
| (c) | Place of Arbitration  | New Delhi                       |

**Clause 32**

| Sl. No. | Minimum Qualification of Technical Representative | Displine | Designation (Principal Technical/ Technical Representative) | Minimum Experience | Number | Rate at which recovery shall be made from the contractor in the event of not fulfilling provision of clause 32(i) |       |
|---------|---------------------------------------------------|----------|-------------------------------------------------------------|--------------------|--------|-------------------------------------------------------------------------------------------------------------------|-------|
|         |                                                   |          |                                                             |                    |        | Figures                                                                                                           | Words |
| N.A.    |                                                   |          |                                                             |                    |        |                                                                                                                   |       |

| Clause 38 |     |     |                                                                                                                                           |      |
|-----------|-----|-----|-------------------------------------------------------------------------------------------------------------------------------------------|------|
|           | i)  | a)  | Schedule/ statement for determining theoretical quantity of cement & bitumen on the basis of Delhi Schedule of Rates 2022 printed by CPWD | N.A. |
|           | ii) |     | Variations permissible on theoretical quantities                                                                                          |      |
|           |     | a)  | Cement for works with estimated cost put to tender not more than Rs. 5 lakhs.                                                             | N.A. |
|           |     | (b) | For works with estimated cost put to Tender is more than Rs. 5 lakhs                                                                      | N.A. |
|           |     | (c) | Bitumen all works                                                                                                                         | N.A. |
|           |     | (d) | All other materials                                                                                                                       | Nil  |

|     |                       |                                                            |
|-----|-----------------------|------------------------------------------------------------|
| (b) | Member Secretary:-    | Superintending Engineer, DC-9, CPWD, I.P Bhawan, New Delhi |
| (c) | Member 1: -           | Superintending Engineer (W cum TLQA) Region Delhi.         |
| (d) | Member 2: -           | Superintending Engineer, Delhi Circle- 4, CPWD, New Delhi. |
| (e) | Case Presenter to DRC | AE(E) SSKHESD-IV                                           |

Clause 32 Requirement of Technical Representative(s) and Recovery Rate

| Sl. No.<br>cost of<br>work<br>(Rs. in<br>Crore) | Requirement of<br>Technical staff |                                                  | Minimum<br>experience<br>(Years) | Designation of<br>Technical staff | Rate at which recovery shall<br>be made from the contractor<br>in the event of not fulfilling<br>provision of Clause 36(i) |       |
|-------------------------------------------------|-----------------------------------|--------------------------------------------------|----------------------------------|-----------------------------------|----------------------------------------------------------------------------------------------------------------------------|-------|
|                                                 | Qualificati<br>on                 | Number<br>(of Major<br>+ Minor<br>Compone<br>nt) |                                  |                                   | Figures                                                                                                                    | Words |
|                                                 |                                   |                                                  |                                  |                                   |                                                                                                                            |       |

|                    |                                             |     |                                                          |                                                                      |                                      |                                           |
|--------------------|---------------------------------------------|-----|----------------------------------------------------------|----------------------------------------------------------------------|--------------------------------------|-------------------------------------------|
|                    | Graduate Engineer<br>Or<br>Diploma Engineer | 1+1 | 2<br><br>Or<br><br>5 respectively                        | Project Planning/<br>Quality/ Billing Engineer                       | Rs. 15,000/-<br>per month            | Rs. Fifteen Thousand per month            |
| than 10 to 20      | Graduate Engineer                           | 1   | 10 (and having experience of one similar nature of work) | Project Manager                                                      | Rs. 30,000/-<br>per month            | Rs. Thirty Thousand per month             |
|                    | Graduate Engineer<br>Or<br>Diploma Engineer | 1   | 5<br><br>Or<br>10 respectively                           | Project / Site Manager                                               | Rs. 25,000/-<br>per month            | Rs. Twenty Five Thousand per month        |
|                    | Graduate Engineer<br>Or<br>Diploma Engineer | 1+1 | 2<br><br>Or<br>5 respectively                            | Project Planning/<br>Quality / billing Engineer                      | Rs. 15,000/-<br>per month per person | Rs. Fifteen Thousand per month per person |
| More than 5 to 10  | Graduate Engineer                           | 1   | 5 (and having experience of one similar nature of work)  | Project Manager                                                      | Rs. 25,000/-<br>per month            | Rs. Twenty Five Thousand per month        |
|                    | Graduate Engineer<br>Or<br>Diploma Engineer | 1+1 | 2<br><br>Or<br>5 respectively                            | Project Planning/<br>Quality / Site/<br>billing Engineer             | Rs. 15,000/-<br>per month per person | Rs. Fifteen Thousand per month per person |
| More than 1.5 to 5 | Graduate Engineer<br>Or<br>Diploma Engineer | 1+1 | 2<br><br>Or<br>5 respectively                            | Project Manager cum Planning/<br>Quality / Site/<br>billing Engineer | Rs. 15,000/-<br>per month            | Rs. Fifteen Thousand per month            |
| upto to 1.5 crore  | Graduate Engineer<br>Or<br>Diploma Engineer | 1   | 2<br><br>Or<br>5 respectively                            | Project Manager cum Planning/<br>Quality/Site/<br>billing Engineer   | Rs. 15,000/-<br>per month            | Rs. Fifteen Thousand per month            |

Assistant Engineers retired from Government services that are holding Diploma will be treated at par with Graduate Engineers. Diploma holder with minimum 10 years relevant experience with a reputed construction co. can be treated at par with Graduate Engineers for the purpose of such deployment subject to the condition that such diploma holders should not exceed 50% of requirement of degree engineers.

| Clause 38 |     |     |                                                                                                                                           |      |
|-----------|-----|-----|-------------------------------------------------------------------------------------------------------------------------------------------|------|
|           | i)  | a)  | Schedule/ statement for determining theoretical quantity of cement & bitumen on the basis of Delhi Schedule of Rates 2022 printed by CPWD | N.A. |
|           | ii) |     | Variations permissible on theoretical quantities                                                                                          |      |
|           |     | a)  | Cement for works with estimated cost put to tender not more than Rs. 5 lakhs.                                                             | N.A. |
|           |     | (b) | For works with estimated cost put to Tender is more than Rs. 5 lakhs                                                                      | N.A. |
|           |     | (c) | Bitumen all works                                                                                                                         | N.A. |
|           |     | (d) | All other materials                                                                                                                       | Nil  |

# PART-B

## **TERMS AND CONDITIONS**

1. The Contractor will employ trained and appropriately skilled staff. They will be qualified to keep the equipment properly adjusted and they will take proper care to maintain the equipment in reliable efficient and safe operating condition.
2. Comprehensive maintenance shall be carried out as per CPWD Specification for lift and OEM standards.
3. All material shall be repair/replaced after getting approval of engineer in charge.
4. The contractor shall issue of safety certificate by the OEM, these lifts whenever as required.
5. Dismantle material shall be retained by the contractor and nothing extra shall be deducted on this account.
6. The firm will give priority in its service, repair, and other facility to restoring the equipment to normal services.
7. All parts which are repair/ replaced as in **Clause 6.1** will be furnished by the firm on an exchange basis under which replaced parts will become the property of the firm.
8. All works and services provided for in this Agreement are to be performed during normal working hours on normal working days.
9. The Contractor will provide minor adjustment. The contract shall provide CALL BACK Service for any breakdown of lifts in round the clock on all Days including Holidays within 24 Hrs of complaint lodge through telephone/e-mail/message etc. Failure to attend break down complaints@ **Rs.1000/-** per day of delay per lift after 24 Hrs. of complaint lodge through telephone/e-mail/message etc.
10. The work shall be carried out as General Specifications for lifts Part-III, 2003 amended up to date and the entire satisfaction of the Engineer-In-Charge.
11. In a month minimum one service should be carried out and duly certified by the Engineer-in-charge. If monthly servicing will not be done then the recovery of Rs.1,000/- per lift per month shall be made from your bill. Payment shall be made on Quarterly basis.
12. The tendered rates shall be deemed to include for all services covered under this contract and no extra payment will be made on this account.
13. Any accident occurred due to failure of safety device will be the entire responsibility of the CMC service providing agency of the lift.
14. Monthly payment will be made only if one servicing in a month have been carried out and duly certified by the Engineer-in-Charge. Non carrying out monthly services and panel recover of **Rs. 5,000/-** per lift per servicing will be deducted from the monthly bill.
15. No conditional offer will be accepted.
16. This contract does not cover any alteration, modernization or modification jobs.
17. Agency will not be liable for any loss/damage due to the fire incident, damage due to entering of water in monsoon or any other reason in lift shaft / machine.
18. The department reserves the right to discontinue the work without assigning any reason.

**Scope of work:-****Comprehensive Maintenance Contract**

This contract includes once in one month inspection and servicing of the lift/s such as examining the ropes and their attachments, examining the motor and gear, examining and lubricating the door locks, cleaning and lubricating the guides, lubricating all moving parts & making minor adjustments so as to keep the lifts and its installation safe and in good working condition. This also covers attending to break down calls and attending inspection, if any, carried out by the competent authority.

This job will be supervised and attended by the well-qualified and trained personnel.

**Inclusion: -**

You will undertake to repair or replace the Main Motor bearing, brake shoes, Linear, Brake coil, braking Resistors, Control Panel accessories such as contacts and contractors, R-cam coil, Relay Coil, Overload Protection Relay, Landing Gate Lock Contacts, Switches, Gang Switches, Reed Switches, All type of Limit Switches, Buttons, Position Indicator Cards, Alarm Card and Speakers, Car and Counter Weight Shoe liner, Door Encoder, Main Suspension Rope, Main Pulley, OSG Rope, OSG Pulley, Pit/Bottom Pulley, Traveling Cable, Motor and Machine Unit, VFD unit and Door Motor Drive Unit, ARD Other Electrical and Mechanical accessories which show normal wear and tear & All Dismantled materials will be Kone property.

**Exclusion :-**

Inverter Batteries, Passenger Overload Sensor, Cabin, Car and Landing gate, Light Fittings, Fan and Mirror etc. Repairs or replacement involving these components shall be billed and charged extra.

**Assistant Engineer (E)  
SSKHESD-IV, CPWD,  
New Delhi.**

### Schedule of Work

**Name of Work :-** A/R & M/O of residential and non residential building (excluding CRP building i.e. OPD, IPD and A&E block) of LHMC & Associated Hospitals, New Delhi for the year 2025-26 (SH: Comprehensive maintenance of KONE MAKE Lifts).

| S. No. | Description of Items                                                                                                                                                                                                                                                                                                                                                                               | Qty |       | Rate      | Unit                | Amount            |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-------|-----------|---------------------|-------------------|
| 1      | Comprehensive maintenance of VVF drive automatic AC control KONE make passenger lift capacity of 8 passenger having car speed of 1.5 mtr. Per sec. with 4 stop and 4 opening for (G+3 Floor building) installed in type-III Quarter of RMO block (A & B) SSK Hospital i/c servicing, replacement of parts as and when required attending day to day complaints as per terms & conditions attached. |     |       |           |                     |                   |
| 1.1    | Lift No. 40288965                                                                                                                                                                                                                                                                                                                                                                                  |     |       |           |                     |                   |
| 1.1.1  | For Ist Year                                                                                                                                                                                                                                                                                                                                                                                       | 5   | Month | 14,336.00 | Per Month           | 71,680.00         |
| 1.2    | Lift No. 40288966                                                                                                                                                                                                                                                                                                                                                                                  |     |       |           |                     |                   |
| 1.2.1  | For Ist Year                                                                                                                                                                                                                                                                                                                                                                                       | 5   | Month | 14,336.00 | Per Month           | 71,680.00         |
| 1.3    | Lift No. 40288967                                                                                                                                                                                                                                                                                                                                                                                  |     |       |           |                     |                   |
| 1.3.1  | For Ist Year                                                                                                                                                                                                                                                                                                                                                                                       | 5   | Month | 14,336.00 | Per Month           | 71,680.00         |
| 1.4    | Lift No. 40288968                                                                                                                                                                                                                                                                                                                                                                                  |     |       |           |                     |                   |
| 1.4.1  | For Ist Year                                                                                                                                                                                                                                                                                                                                                                                       | 5   | Month | 14,336.00 | Per Month           | 71,680.00         |
| 2      | Comprehensive maintenance of VVF drive automatic AC control KONE make passenger lift capacity of 8 passenger having car speed of 1.5 mtr. Per sec. with 5 stop and 5 opening for (G+4 Floor building) installed in new UG hostel SSK Hospital i/c servicing, replacement of parts as and when required attending day to day complaints as per terms & conditions attached.                         |     |       |           |                     |                   |
| 2.1    | Lift No. 40306389                                                                                                                                                                                                                                                                                                                                                                                  |     |       |           |                     |                   |
| 2.1.1  | For Ist Year                                                                                                                                                                                                                                                                                                                                                                                       | 5   | Month | 15,237.00 | Per Month           | 76,185.00         |
| 2.2    | Lift No. 40306390                                                                                                                                                                                                                                                                                                                                                                                  |     |       |           |                     |                   |
| 2.2.1  | For Ist Year                                                                                                                                                                                                                                                                                                                                                                                       | 5   | Month | 15,237.00 | Per Month           | 76,185.00         |
| 2.3    | Lift No. 40306391                                                                                                                                                                                                                                                                                                                                                                                  |     |       |           |                     |                   |
| 2.3.1  | For Ist Year                                                                                                                                                                                                                                                                                                                                                                                       | 5   | Month | 15,237.00 | Per Month           | 76,185.00         |
|        |                                                                                                                                                                                                                                                                                                                                                                                                    |     |       |           | <b>TOTAL</b>        | <b>515,275.00</b> |
|        |                                                                                                                                                                                                                                                                                                                                                                                                    |     |       |           | <b>Say (in Rs.)</b> | <b>515,275.00</b> |

**Assistant Engineer (E)**  
**SSKHESD-IV, CPWD,**  
**New Delhi.**

| <b>केंद्रीय लोक निर्माण विभाग</b><br><b>Central Public Works Department</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                               |                                 |                                                                                        |                             |                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|----------------------------------------------------------------------------------------|-----------------------------|-----------------------|
| नाइट नं।<br>N.I.T. No:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 22/AE(E)-IV/EE(E)/SSKHED/2026-27                                                                                                                                                                                              |                                 |                                                                                        |                             |                       |
| लाइन नं।<br>Line No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 1                                                                                                                                                                                                                             |                                 |                                                                                        |                             |                       |
| कार्य का नाम<br>Name of Work/Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | A/R & M/O of residential and non residential building (excluding CRP building i.e. OPD, IPD and A&E block) of LHMC & Associated Hospitals, New Delhi for the year 2025-26 (SH: Comprehensive maintenance of KONE MAKE Lifts). |                                 |                                                                                        |                             |                       |
| <b>मात्रा की अनुसूची</b><br><b>SCHEDULE OF QUANTITY</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                               |                                 |                                                                                        |                             |                       |
| ठेकेदार का नाम<br>Name of the Contractor                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                               |                                 |                                                                                        |                             |                       |
| क्रम संख्या<br>Sl.No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | घटकका नाम<br>Name of Component                                                                                                                                                                                                | अनुमानित लागत<br>Estimated cost | अनुमानितलागत से ऊपर या नीचे का प्रतिशत<br>Percentage above or below the estimated cost | % अंकों में<br>% in Figures | कुललागत<br>Total Cost |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | As per SOQ                                                                                                                                                                                                                    | 5,15,275.00                     |                                                                                        |                             | -                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Grand Total                                                                                                                                                                                                                   | कुल योग                         |                                                                                        |                             | -                     |
| <b>NOTE:</b><br>2. If any cells (Rates) left Blank, then the same will be treated as "Zero".<br><b>Note to CPWD Department / User :</b><br><b>DO's</b><br>1. User can Add / Delete Multiple Rows in this Schedule Template, as required for additional decryption / items.<br>2. If User Add Multiple Rows, User must Ensure to fill in all the required descriptions& required amount calculation's<br><b>DON'T's</b><br>1. Department user should not change the Structure / Format / Adding Columns of the Sample Schedule Template. (Any Assistance May contact E-Procurement Helpdesk)<br>2. Department user should not protect the Financial Schedule Template (BOQ/SOQ). E-Procurement portal will protect the files and necessary cells automatically.<br><b>Note To Contractors /Vendors:</b><br><b>DO's</b><br>1. Contractor / Vendor has to mandatorily fill in their Firm Name under "Name of the Contractor".<br><b>DON'T's</b><br>1. Contractor / Vendor should fill in the rate and then upload the same file without changing the Schedule / BOQ File Name.<br>2. Only 2 Decimal Points are supposed to be entered . |                                                                                                                                                                                                                               |                                 |                                                                                        |                             |                       |

Assistant Engineer (E)  
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