

भारत सरकार
GOVERNMENT OF INDIA
केन्द्रीय लोक निर्माण विभाग
CENTRAL PUBLIC WORKS DEPARTMENT
कार्यपालक अभियंता (वैधूत)- कोच्ची का कार्यालय
Office of the Executive Engineer (E) – Kochi,
CPWD, Kochi / के. लो. नि. वि, कोच्ची

निविदा आमंत्रण सूचना
NOTICE INVITING TENDER

सूचकांक/INDEX

Name of Work : MOEI & Fans i/c Running, Maintenance and Operation of Water Supply Pump set, 25 KVA DG set, Passenger Lift, Air conditioning units, Fire Extinguishers etc at Central Bureau of Investigation Office and Staff Quarters, Kochi during 2026-27. SH: Annual Comprehensive maintenance contract of 1 No 13 Passenger Lift (Make - JOHNSON LIFTS & ESCALATORS)

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Certified that this NIT contains page 1 to page 37 including this index page. Further certified that this NIT contains printed matter only and there is no correction/insertion/addition/deletion in it.

PART -A

**INFORMATIONS AND INSTRUCTIONS FOR CONTRACTORS
FOR e-TENDERING
CPWD-6
CPWD 7
SCHEDULE A TO F**

**INFORMATION AND INSTRUCTIONS FOR CONTRACTORS FOR e- TENDERING FORMING
PART OF BID DOCUMENT**

The Executive Engineer (Elect)-Kochi, CPWD, 4th Floor, 'A' Block, Kendriya Bhavan, Kakkanad, Kochi – 682 037 (Telephone No. 0484-2423729) on behalf of the President of India invites **Online Percentage rate** tenders from “**Manufacturer of M/s. JOHNSON LIFTS & ESCALATORS / their authorized service representatives**” in **Single Bid system** for the following work:

S. No.	NIT No.	Name of work & Location	Estimated cost put to Bid	Earnest Money	Period of Completion	Last date & time of submission of bid, copy of receipt for deposition of original EMD and other document as specified in the NIT	Time & date of opening of Eligibility Bid
1	2	3	4	5	6	7	8
1	27/EE(E)-KOCHI/2026-27	MOEI & Fans i/c Running, Maintenance and Operation of Water Supply Pump set, 25 KVA DG set, Passenger Lift, Air conditioning units, Fire Extinguishers etc at Central Bureau of Investigation Office and Staff Quarters, Kochi during 2026-27. SH: Annual Comprehensive maintenance contract of 1 No 13 Passenger Lift (Make - JOHNSON LIFTS & ESCALATORS)	Rs. 1,33,416/-	Rs 2,668/-	12 (Twelve) Months	06.08.2026 up to 15.00Hrs.	06.08.2026 at 15.30Hrs

- 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.
- This information and instructions for bidders posted on website shall form part of bid document.
- The bid document consisting of Plans, Specifications, 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 www.etender.cpwd.gov.in or www.cpwd.gov.in free of cost.
- 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 Banker's 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(P)), CPWD and other documents as specified.

5. Those contractors not registered on the website mentioned above, are required to get registered beforehand.
6. The intending bidder must have valid Composite Class III digital signature to submit the bid.
7. On opening date, the contractor can login and see the bid opening process. After opening of bids, he will receive the competitor bid sheets.
8. Contractor can upload documents in the form of **JPG** format and **PDF** format.
9. The work is **MOEI & Fans i/c Running, Maintenance and Operation of Water Supply Pump set, 25 KVA DG set, Passenger Lift, Air conditioning units, Fire Extinguishers etc at Central Bureau of Investigation Office and Staff Quarters, Kochi during 2026-27. SH: Annual Comprehensive maintenance contract of 1 No 13 Passenger Lift (Make - JOHNSON LIFTS & ESCALATORS).**

The bidder shall be required to execute the work on top priority and to arrange the resources of men and materials accordingly as directed by Engineer-in-Charge

10. Contractors must ensure to quote rate in the prescribed column meant for quoting rate in figures appears in yellow 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).

If a tenderer does not quote any percentage above/below on the total amount of the tender, the tender shall be treated as invalid and will not be considered as lowest tenderer.

11. The tenderer should also read the **General Conditions of Contract for CPWD Works 2023 (Maintenance Works)** amended up to date (available on CPWD above websites), which is available as Govt. of India Publications.
12. Tenders with any condition including that of conditional rebates in the tender document shall be rejected forthwith.
13. If any information furnished by the applicant is found incorrect at a later stage, he shall be liable to be debarred from tendering/ taking up of works in CPWD. The Department reserves the right to verify the particulars furnished by the applicant independently.
14. If the bidder has not obtained GST Registration as applicable, then he shall scan and upload following undertaking along with other bid documents.

"If work is awarded to me, I/we shall obtain GST registration Certificate, as applicable, 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."

15. **List of Documents to be filled in by the bidders in various forms to be scanned and uploaded in JPG / PDF format 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 (**drawn in favour of Executive Engineer, Cochin Central Division, CPWD, Cochin**) against EMD.
2. Copy of receipt for deposition of original EMD issued from Division Office of any Executive Engineer, CPWD (including NIT issuing EE/AE)

3. GST Registration Certificate as applicable or undertaking as given in Para - 14 of NIT.
4. Copy of PAN No. (Permanent Account Number)
5. Proof /Certificate of Original Equipment Manufacturer for lifts or Authorized Service Representative.

Assistant Engineer (E) (P)
O/o EE(E)-Kochi, CPWD, Kochi

Executive Engineer (E)-Kochi
CPWD, Kochi

ANNEXURE 20A.14
(New Annexure as per DG/MAN/341)

INFORMATION AND INSTRUCTIONS FOR EXECUTIVE ENGINEER for e-TENDERING

1. The Executive Engineer of all divisions including Division / Sub Division of CPWD should receive the original EMD for tender of other division.
2. The NIT approving authority/EE at the time of issue of NIT shall also fill and upload the following prescribed format of receipt of deposition of original EMD along with NIT:-

Receipt of deposition of original EMD (Receipt No...../Date.....)

Name of Work: MOEI & Fans i/c Running, Maintenance and Operation of Water Supply Pump set, 25 KVA DG set, Passenger Lift, Air conditioning units, Fire Extinguishers etc at Central Bureau of Investigation Office and Staff Quarters, Kochi during 2026-27. SH: Annual Comprehensive maintenance contract of 1 No 13 Passenger Lift (Make - JOHNSON LIFTS & ESCALATORS)

- | | | |
|---|----------------------------------|------------------------------|
| 1 | NIT No. | : 27/EE(E)-KOCHI/2026-27. |
| 2 | Estimated Cost: | : Rs. 1,33,416/- |
| 3 | Amount of Earnest Money Deposit: | : Rs. 2,668/- |
| 5 | Last date of submission of bid: | : 06.08.2026 up to 15.00.Hrs |

*(*To be filled by NIT approving authority/EE at the time of issue of NIT and uploaded along with NIT)*

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

Signature, Name and Designation of EMD receiving officer (EE/AE(P)/AE/AAO) along with Office stamp.

(# to be filled by EMD receiving EE)

3. The Executive Engineer receiving EMD in original form shall examine the EMD deposited by the bidder and shall issue a receipt of deposition of earnest money to the agency in a given format uploaded by tender inviting EE. The receipt may be issued by the AE (P)/AE/AAO.
4. The Executive Engineer receiving original EMD shall also intimate tender inviting Executive Engineer about deposition of EMD by the agency by email/fax/telephonically.
5. The original EMD receiving Executive Engineer shall release the EMD after verification from the e-tendering portal website (www.etender.cpwd.gov.in) that the particular contractor is not L-1 tender and work is awarded.
6. The tender inviting Executive Engineer will call for original EMD of the L-1 tenderer from EMD receiving Executive Engineer immediately.

NOTE : Earnest Money in the form of Treasury Challan or Demand Draft or Pay order or Banker's Cheque or Deposit at Call Receipt or Fixed Deposit Receipt (drawn in favour of Executive Engineer, Cochin Central Division, CPWD, Cochin.)

**GOVERNMENT OF INDIA
CENTRAL PUBLIC WORKS DEPARTMENT
CPWD-6 FOR e-TENDERING**

1. **Online Percentage rate bids** are invited on behalf of the President of India from “Manufacturer of M/s. JOHNSON LIFTS & ESCALATORS / their authorized service representatives” for the following work:

Name of Work: MOEI & Fans i/c Running, Maintenance and Operation of Water Supply Pump set, 25 KVA DG set, Passenger Lift, Air conditioning units, Fire Extinguishers etc at Central Bureau of Investigation Office and Staff Quarters, Kochi during 2026-27. SH: Annual Comprehensive maintenance contract of 1 No 13 Passenger Lift (Make - JOHNSON LIFTS & ESCALATORS)

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 should be valid on the original date of submission of Bids.

1.1 The work is estimated to cost **Rs. 1,33,416/-** This Estimate, however, is given merely as a rough guide.

1.1.1 The authority competent to approve NIT for the combined cost and belonging to the major discipline will consolidate NIT's for calling the bids. He will also nominate Division which will deal with all matters relating to the invitation of bids.

For composite bid, besides indicating the combined estimated cost put to bid, should clearly correspond to the combined estimated cost of different components put to bid.

1.2. Intending bidders is eligible to submit the bid provided he has definite proof from the appropriate authority, which shall be to the satisfaction of the competent authority, of having satisfactorily completed similar works of magnitude specified.

To become eligible for issue of bid, the bidders shall have to furnish an affidavit as under:-

I/We undertake and confirm that eligible similar works(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 bidding 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 Earnest Money Deposit/Performance Guarantee. (Scanned copy to be uploaded at the time of submission of bid)

2. Agreement shall be drawn with the successful bidders on prescribed **Form No. CPWD 7/8** (or other standard Form as mentioned) which is available as a Govt. of India Publication **and also available on website 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 12 (Twelve) 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 entire site is available

OR

~~The Site for the the work shall be made available in parts as specified.~~

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 on website www.etender.cpwd.gov.in or 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. While submitting the revised bid, contractor can revise the rate of one or more items(s) any number of times (be need not re- enter rates of all the items) but before last time and date of submission of bid as notified.
7. Earnest Money in the form of Treasury Challan or Demand Draft or Pay order or Banker's Cheque or Deposit at Call Receipt or Fixed Deposit Receipt (**drawn in favour of Executive Engineer, Cochin Central Division, CPWD, Cochin.**) shall be scanned and uploaded to the e-Tendering website within the period of bid submission. The original EMD should be deposited either in the office of Executive Engineer inviting bids or division office of any Executive Engineer, CPWD within the period of bid submission. The EMD receiving Executive Engineer (including NIT issuing EE/AE) shall issue a receipt of deposition of earnest money deposit to the bidder in a prescribed format (enclosed) uploaded by tender inviting EE in the NIT. This receipt shall also be uploaded to the e-tendering website by the intending bidder upto the specified bid submission date and time.

Copy of Enlistment order and other documents as specified in Tender notice shall be scanned and uploaded to the e-Tendering website within the period of Bid submission. ~~However, certified copy of all the scanned and uploaded documents as specified shall have to be submitted by the lowest bidder only along with original duly filled Proforma for EMD Declaration uploaded 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 duly filled Proforma for EMD Declaration and other documents scanned and uploaded are found in order.

For MSME registered firms also, there is no EMD exemption in this Tender

8. The contractors registered prior to 01.04.2015 on e-tendering portal of CPWD shall have to deposit tender processing fee at existing rates, or they have option to switch over to the new registration system without tender processing fee any time.

The Bid submitted shall be opened at 15.30 Hrs on 06.08.2026.

9. The bid submitted shall become invalid and e-Tender processing fee shall not be refunded if:
 - (i) The bidder is found ineligible.
 - (ii) The bidder does not deposit original EMD with Division Office of any Executive Engineer, CPWD.
 - (iii) The bidder does not upload scanned copies of all the documents stipulated in the Bid document.
 - (iv) GST Registration Certificate is already obtained by the bidder.

If the bidder has not obtained GST registration as applicable, then he shall scan and upload following under taking along with other bid documents.

"If work is awarded to me, I/we shall obtain GST registration Certificate, as applicable, 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."

- (v) 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 lowest bidder in the office of tender opening authority.

- (vi) If a tenderer quotes NIL rates against all items 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.
10. 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.10000/-) 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. **Performance Guarantee (drawn in favour of Executive Engineer, Cochin Central Division, CPWD, Cochin)**. 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, he shall be suspended for one year and shall not be eligible to bid for CPWD Tenders from date of issue of Suspension order. The Contractor whose bid is accepted will also be required to furnish either copy of applicable license / registrations or proof of applying for obtaining labour licenses, registration with EPFO, ESIC and BOCW Welfare Board including 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 within the period specified in Schedule F
11. The Description of the work is as follows:
- MOEI & Fans i/c Running, Maintenance and Operation of Water Supply Pump set, 25 KVA DG set, Passenger Lift, Air conditioning units, Fire Extinguishers etc at Central Bureau of Investigation Office and Staff Quarters, Kochi during 2026-27. SH: Annual Comprehensive maintenance contract of 1 No 13 Passenger Lift (Make - JOHNSON LIFTS & ESCALATORS).**
- 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 bidders 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 bidders 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.
12. 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.
13. 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.
14. 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.

15. 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 CPWD 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.
16. 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.
17. **The bid for the works shall remain open for acceptance for a period of Thirty (30) days from the date of opening of Bid in case of Single Bid and ~~Seventy Five (75) days from the date of opening of Technical Bid in case bids are invited on 2 or 3 Bid system (strike out as the case may be)~~.** If any bidder withdraws 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.
18. 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 / 8 or other Standard C.P.W.D. Form as applicable.
19. In case any discrepancy is noticed between the documents as uploaded at the time of submission of the bid online and hard copies as submitted physically in the office of Executive Engineer, then the bid submitted shall become invalid and 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 tenderer shall not be allowed to participate in the retendering process of the work.

Assistant Engineer (E) (P)
O/o EE(E)-Kochi, CPWD, Kochi

Executive Engineer (E)-Kochi
CPWD, Kochi

**GOVERNMENT OF INDIA
CENTRAL PUBLIC WORKS DEPARTMENT**

Percentage Rate Tender & Contract for Works

(A) Tender for the work of: - **Name of Work:**

MOEI & Fans i/c Running, Maintenance and Operation of Water Supply Pump set, 25 KVA DG set, Passenger Lift, Air conditioning units, Fire Extinguishers etc at Central Bureau of Investigation Office and Staff Quarters, Kochi during 2026-27. SH: Annual Comprehensive maintenance contract of 1 No 13 Passenger Lift (Make - JOHNSON LIFTS & ESCALATORS).

(i) Tender to be uploaded by **15:00 hours on 06.08.2026** to Executive Engineer (E) - Kochi, CPWD, Kendriya Bhavan, Kakkanad, Kochi/ uploaded at www.etenderwizard.cpwd.gov.in.

(ii) Tender to be opened in presence of tenderers who may be present at **15:30 hours** on **06.08.2026** in the Office of Executive Engineer (E) - Kochi, CPWD, Kendriya Bhavan, Kakkanad, Kochi.

TENDER

I/We have read and examined the notice inviting tender, schedule, A, 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 respect with the specifications, designs, drawing 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 respect of accordance with, such conditions so far as applicable.

We agree to keep the tender open for **Thirty (30) days** from the due date of its opening in case of Single Bid system and ~~Sixty (60) days from the date of opening of Technical Bid in case Tenders are invited on 2/3 bid system for specialized works and~~ and not to make any modification in its terms and condition.

I/We have deposited **Earnest Money Deposit (EMD)** for the prescribed amount as per the bid document.

A copy of earnest money in 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 a schedule bank is scanned and uploaded (strike out as the case may be). If I/We, fail to furnish the prescribed performance guarantee within prescribed period. I/We agree that the said President of India or his successors, in office shall without prejudice to any other right or remedy, be at liberty to forfeit the said earnest money absolutely. Further, 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 earnest money and the performance guarantee absolutely, otherwise the said earnest money shall be retained by him towards security deposit 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:

Witness:

Address:

Occupation:

Signature of Contractor

Postal Address

ACCEPTANCE

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

The letters referred to below shall form part of this contract agreement:-

(a)

(b)

(c)

India

For & on behalf of President of

Signature

.....

Designation

.....

Dated:

(Guarantee offered by Bank to CPWD in connection with the execution of Contracts)

**FORM OF BANK GUARANTEE FOR EARNEST MONEY DEPOSIT / PERFORMANCE
GUARANTEE / SECURITY DEPOSIT / MOBILIZATION ADVANCE**

1. Whereas the Executive Engineer(name of Division)CPWD on behalf of the President of India (hereinafter called “The Government”) has invited bids under(NIT number)dated For(name of work) The Government has further agreed to accept irrevocable Bank Guarantee for Rs(Rupeesonly) valid upto(date)* as **Earnest Money Deposit** from(name and address of Contractor)(hereinafter called “the contractor(s)”) for compliance of his obligations in accordance with the terms and conditions of the said NIT.

OR**

Whereas the Executive Engineer(name of Division)CPWD on behalf of the President of India (hereinafter called “The Government”) has entered into an agreement bearing numberwith(name and address of the contractor).....(hereinafter called “the Contractor”) for execution of work(name of the work).....The Government has further agreed to accept to accept an irrevocable Bank Guarantee for Rs(Rupeesonly) valid upto(date) as **Performance Guarantee / Security Deposit / Mobilization Advance** from the said Contractor for compliance of his obligations in accordance with the terms and conditions of the Agreement.

2. We..... (indicate Hereinafter referred to as “the Bank”) hereby undertake to pay to the Government an amount not exceeding Rs..... (Rupees.....only) on demand by the Government within 10 days of the demand.
3. We(Indicate the name of the Bank) do hereby undertake to pay the amounts due and payable under this Guarantee without any demure, merely on a demand from the Government stating that the amount claimed is required to meet the recoveries due or likely to be due from the said contractor(s). Any such demand made on the Bank shall be conclusive as regards the amount due and payable by the Bank under this Guarantee. However, our liability under this guarantee shall be restricted to an amount not exceeding Rs..... (Rupees.....only).
4. We,(indicate the name of the Bank)....., further undertake to pay to the Government any money so demanded notwithstanding any dispute or disputes raised by the contractors in any suit or proceeding pending before any Court or Tribunal, our liability under this Bank Guarantee being absolute and unequivocal. The payment so made by us under this Bank Guarantee shall be a valid discharge of our liability for payment there under and the contractors shall have no claim against us for making such payment.
5. We(Indicate the name of the Bank) further agree with the Government that the Government shall have the fullest liberty without our consent and without effecting in any manner our obligations hereunder to vary any of the terms and conditions of the said agreement or to extend time of performance by the said contractors from time to time or to postpone for any time or from time to time any of the powers exercisable by the Government against the said contractors and to for-bear or enforce any of the terms and conditions relating to the said agreement and we shall not be relieved from our liability by reason of any such variation, or extension being granted to the said contractors or for any forbearance, act of omission on the part of the Government or any indulgence by the Government to the said

contractor(s) or by any such matter or thing whatsoever which under the law relating to sureties would, but for this provision have effect of so relieving us.

6. We,(indicate the name of the Bank), further agree that the Government at its option shall be entitled to enforce this Guarantee against the Bank as a principal debtor at the first instance without proceeding against the Contractor and notwithstanding any security or other guarantee, the Government may have in relation to the Contractor's liabilities.
7. This Guarantee will not be discharged due to the change in the constituted of the Bank or the Contractor.
8. We(indicate the name of the Bank), undertake not to revoke this Guarantee except with the consent of the Government in writing.
9. This Bank Guarantee shall be valid up tounless extended on demand by Government. Notwithstanding anything mentioned above, our liability against this guarantee is restricted to Rs. (Rupees only) and unless a claim in writing is lodged with us within the date of expiry or extended date of expiry of this guarantee, all our liabilities under this guarantee shall stand discharged.

Dated

Witness :

- | | | |
|----|------------------|----------------------|
| 1. | Signature | Authorized signatory |
| | Name and Address | Name |
| | | Designation |
| | | Staff Code No. |
| | | Bank Seal |
| 2. | Signature | |
| | Name and Address | |

*** The Bank Guarantee submitted as a part of Earnest Money is valid for a period of 90 days for single bid works and 180 days for two bid system or more from the date of submission of the tender.**

**** In paragraph 1, strike out the portion not applicable. Bank Guarantee will be made either for Earnest money or for Performance Guarantee / Security Deposit / Mobilization Advance, as the case may be.**

PROFORMA OF SCHEDULE

SCHEDULE 'A'

Schedule of quantities (as per PWD-3)

: See part C of the NIT

SCHEDULE 'D' -

Extra schedule for specific requirements/document for the work, if any. : NIL

SCHEDULE 'E'

Reference to General Conditions of contract.

CPWD General Conditions of Contract
2023 – Maintenance Works with up to date
amendments.

Name of Work:

MOEI & Fans i/c Running, Maintenance and Operation of Water Supply Pump set, 25 KVA DG set, Passenger Lift, Air conditioning units, Fire Extinguishers etc at Central Bureau of Investigation Office and Staff Quarters, Kochi during 2026-27. SH: Annual Comprehensive maintenance contract of 1 No 13 Passenger Lift (Make - JOHNSON LIFTS & ESCALATORS)

Estimated cost of work	:	Rs. 1,33,416/-
(i) Earnest Money Deposit	:	Rs. 2,668/-
(ii) Performance Guarantee	:	5% of Tendered Amount
(iii) Security Deposit	:	2.5% of Tendered Amount

SCHEDULE 'F'

GENERAL RULES & DIRECTIONS:

Officer inviting tender :

Executive Engineer (E) - Kochi
CPWD, Kendriya Bhavan,
Kakkanad
Kochi – 682 037

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 as given below :

See below

Definitions:

2(v) Engineer-in-Charge

Executive Engineer (E) - Kochi
CPWD ,Kendriya Bhavan,
Kakkanad
Kochi – 682 037

2(viii) Accepting Authority.

Executive Engineer (E) - Kochi
CPWD, Kendriya Bhavan,
Kakkanad
Kochi – 682 037

2(x) Percentage on cost of materials and Labour to cover all overheads and profits:

15%

2(xi) Standard Schedule of Rates

Delhi Schedule of Rates (E&M) 2022 and prevailing market rates as applicable.

2(xii) Department

CPWD

9(ii) Standard CPWD Contract Form

CPWD GCC 2023 – Maintenance Works Form 7/8 with up to date amendments.

Clause 1

(i) Time allowed for submission of Performance Guarantee, Programme Chart (Time and Progress) and applicable labour

07 (Seven) days

Labour licenses, registration with EPFO, ESIC and BOCW Welfare Board or proof of applying thereof from the date of issue of letter of acceptance

(ii) Maximum allowance extension with late fee @ 0.1% per day of Performance Guarantee amount beyond the period provided in (i) above

07 (Seven) days

Clause 2

Authority for fixing compensation under clause 2

Superintending Engineer – Cochin
CPWD, Kendriya Bhavan, Kakkanad
Kochi – 682 037

Clause 5

Number of days from the date of issue of letter of acceptance for reckoning date of start

07 (Seven) days

Time allowed for execution of work

: 12 (Twelve) months

Authority to decide:

- (i) Authority to convey the decision of Extension of time and shifting of mile stone. : Executive Engineer (E) – Kochi
CPWD, Kendriya Bhavan, Kakkanad
- (ii) Rescheduling of mile stones and Extension of time : Superintending Engineer – Cochin
CPWD, Kendriya Bhavan, Kakkanad
Kochi – 682 037
- (iii) Shifting of date of start in case of delay in handing over of site : Superintending Engineer – Cochin
CPWD, Kendriya Bhavan, Kakkanad
Kochi – 682 037

Schedule of handing over of site

Part	Portion of site	Description	Time Period for handing over reckoned from date of issue of letter of intent.
Part A	Portion without any hindrance	Entire site is available for Maintenance	N/A
Part B	Portion with encumbrances	N/A	N/A
Part C	Portions dependent on work of other agencies	N/A	N/A

Clause 5.1 (iv)

Schedule of rate of recovery for any delay in Submission of the Programme/ Modified programme in terms of delay days : **AMC of Lift, Hence not applicable.**

Clause 5A : **Applicable**

Clause 7 : **Applicable**

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 : **Rs 0.33 Lakhs**

Clause 7A

Whether Clause 7A shall be applicable : **Yes**

Clause 10A

List of testing equipment to be provided by the Contractor : **Not Applicable**

Clause 10B (ii)

Whether Clause 10 B (ii) shall be applicable : **Not Applicable**

Clause 10C: (Applicable in only those contracts where 10cc is not applicable)

Component of labour expressed as percent of value of work : **100%**

Clause 10CA : **Deleted**

Clause 10CC : **Applicable /Not Applicable**

A. For Construction period

Sl No.	Relevant component of Material / Labour for price escalation	Percentage of total value of work
1.	Cement component	
2.	Labour Component	
3.	Civil Component of other Construction Materials	
4.	E & M (Electrical & Mechanical) component of Construction Materials	
5.	POL (Diesel) component	
6.	Reinforcement steel bars / TMT bars / structural steels (including strands and cables) component	
7.	Bitumen component	
	Total	100%

B For maintenance period

Sl No.	Relevant component of Material / Labour for price escalation	Percentage of total value of work
1.	Labour component	
2.	Civil Component of other Construction Materials	
3.	E & M (Electrical & Mechanical) component of Construction Materials	
4.	Bitumen component (For Road work component)	
	Total	100%

Clause 11

Specifications to be followed for execution of work : **CPWD General Specifications for Electrical Works Part-I- Internal 2023, Part-II External 2023, General Specifications for Electrical works (Part-III – Lifts & Escalators) – 2003, As per relevant IE Rules and also as per direction of the Engineer-in-Charge.**

Clause 12

12.2. & 12.3 Deviation Limit beyond which clauses 12.2 & 12.3 shall apply for building work. : No Limit

12.5 (i) Deviation Limit beyond which clauses 12.2 & 12.3 shall apply for foundation work (except items mentioned in earth work sub head in DSR and related items) **N.A.**
(ii) Deviation Limit for items mentioned in earth work subhead of DSR and related items **N.A.**

Clause 16

Competent Authority for deciding reduced rates. : Superintending Engineer – Cochin CPWD, Kendriya Bhavan, Kakkanad Kochi – 682 037

Clause 18

List of mandatory machinery, tools & plants to be deployed of by the contractor at site : As required for timely execution work as per direction of Engineer – in – charge.

Clause 19C authority to decide penalty for each default : Executive Engineer (E), KCED,CPWD

Clause 19D authority to decide penalty for each default : Executive Engineer (E), KCED,CPWD

Clause 19G authority to decide penalty for each default : Executive Engineer (E), KCED,CPWD

Clause 19K authority to decide penalty for each default : Executive Engineer (E), KCED,CPWD

Constitution of Dispute Redressal Committee (DRC)

Conciliator	:	Additional Director General, Region Kochi, CPWD
Arbitrator Appointing Authority	:	Superintending Engineer – Cochin CPWD, Kendriya Bhavan, Kakkanad Kochi – 682 037
Place of Arbitration	:	Cochin

Clause 32**Requirement of Technical Representative(s) and recovery Rate**

S.No	Minimum Qualification of Technical Representative	Discipline	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	
						Figures	Words
1	Graduate Engineer OR Diploma Engineer	Electrical	Site Engineer	02 Years 05 Years	1	Rs. 15,000.00 per month per person	Rupees Fifteen Thousand Only per month per person

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 holder 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 DSR 2018 with amendments.~~

(ii) ~~_____ Variations permissible on theoretical quantities:~~

~~_____ (a) _____ Cement
_____ For Works with estimated cost put to Tender
_____ Not more than Rs 25 Lakhs : _____ 3% plus/minus
_____ For Works with estimated cost put to Tender
_____ more than Rs 25 Lakhs : _____ 2% plus/minus
_____ (b) _____ Bitumen all works : _____ 2.5% plus & only & nil on
_____ minus side
_____ (c) _____ Steel reinforcement and structural steel
_____ Sections for each diameter, section & category : _____ 2% plus/minus
_____ (d) _____ All other materials : _____ NIL~~

Assistant Engineer (E) (P)
O/o EE(E)-Kochi, CPWD, Kochi

Executive Engineer (E)-Kochi
CPWD, Kochi

INTEGRITY PACT

To,

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

Sub: NIT No. 27/EE(E)-KOCHI/2026-27 for the work:-

Name of Work: MOEI & Fans i/c Running, Maintenance and Operation of Water Supply Pump set, 25 KVA DG set, Passenger Lift, Air conditioning units, Fire Extinguishers etc at Central Bureau of Investigation Office and Staff Quarters, Kochi during 2026-27. SH: Annual Comprehensive maintenance contract of 1 No 13 Passenger Lift (Make - JOHNSON LIFTS & ESCALATORS)

Dear Sir,

It is here by declared that CPWD is committed to follow the principle of transparency, equity and competitiveness in public procurement.

The subject Notice Inviting Tender (NIT) is an invitation to offer made on the condition that the Bidder will sign the integrity Agreement, which is an integral part of tender/bid documents, failing which the tenderer/bidder will stand disqualified from the tendering process and the bid of the bidder would be summarily rejected.

This declaration shall form part and parcel of the Integrity Agreement and signing of the same shall be deemed as acceptance and signing of the Integrity Agreement on behalf of the CPWD.

Yours faithfully

**Executive Engineer (E) - Kochi,
CPWD, KOCHI.**

INTEGRITY PACT

To,

**Executive Engineer (E) - Kochi
C.P.W.D.
Kendriya Bhavan
Kochi - 682037**

Sub: Submission of Tender for the work of: -

MOEI & Fans i/c Running, Maintenance and Operation of Water Supply Pump set, 25 KVA DG set, Passenger Lift, Air conditioning units, Fire Extinguishers etc at Central Bureau of Investigation Office and Staff Quarters, Kochi during 2026-27. SH: Annual Comprehensive maintenance contract of 1 No 13 Passenger Lift (Make - JOHNSON LIFTS & ESCALATORS).

Dear Sir,

I/We acknowledge that CPWD is committed to follow the principles thereof as enumerated in the Integrity Agreement enclosed with the tender/bid document.

I/We agree that the Notice Inviting Tender (NIT) is an invitation to offer made on the condition that I/We will sign the enclosed integrity Agreement, which is an integral part of tender documents, failing which I/We will stand disqualified from the tendering process. I/We acknowledge that THE MAKING OF THE BID SHALL BE REGARDED AS AN UNCONDITIONAL AND ABSOLUTE ACCEPTANCE of this condition of the NIT.

I/We confirm acceptance and compliance with the Integrity Agreement in letter and spirit and further agree that execution of the said Integrity Agreement shall be separate and distinct from the main contract, which will come into existence when tender/bid is finally accepted by CPWD. I/We acknowledge and accept the duration of the Integrity Agreement, which shall be in the line with Article 1 of the enclosed Integrity Agreement.

I/We acknowledge that in the event of my/our failure to sign and accept the Integrity Agreement, while submitting the tender/bid, CPWD shall have unqualified, absolute and unfettered right to disqualify the tenderer/bidder and reject the tender/bid in accordance with terms and conditions of the tender/bid.

Yours faithfully

(Duly authorized signatory of the Bidder)

INTEGRITY PACT

**TO BE SIGNED BY THE BIDDER AND SAME SIGNATORY COMPETENT /
AUTHORISED TO SIGN THE RELEVANT CONTRACT ON BEHALF OF CPWD.**

INTEGRITY AGREEMENT

This Integrity Agreement is made at on this day of 20.....

BETWEEN

President of India represented through **Executive Engineer (E) - Kochi, C.P.W.D., Kendriya Bhavan, Kochi - 682037**, (Hereinafter referred as the (Address of Division) '**Principal/Owner**', which expression shall unless repugnant to the meaning or context hereof include its successors and permitted assigns)

AND

..... (Name and Address of the Individual/ firm/ Company) through..... (Hereinafter referred to as the (Details of duly authorized signatory) "**Bidder/Contractor**" and which expression shall unless repugnant to the meaning or context hereof include its successors and permitted assigns)

PREAMBLE

WHEREAS the Principal / Owner has floated the Tender (**NIT No. 27/EE(E)-KOCHI/2026-27**) (hereinafter referred to as "**Tender/Bid**") and intends to award, under laid down organizational procedure, contract for:-

Name of Work:

MOEI & Fans i/c Running, Maintenance and Operation of Water Supply Pump set, 25 KVA DG set, Passenger Lift, Air conditioning units, Fire Extinguishers etc at Central Bureau of Investigation Office and Staff Quarters, Kochi during 2026-27. SH: Annual Comprehensive maintenance contract of 1 No 13 Passenger Lift (Make - JOHNSON LIFTS & ESCALATORS).

Hereinafter referred to as the "**Contract**".

AND WHEREAS the Principal/Owner values full compliance with all relevant laws of the land, rules, regulations, economic use of resources and of fairness/transparency in its relation with its Bidder(s) and Contractor(s).

AND WHEREAS to meet the purpose aforesaid both the parties have agreed to enter into this Integrity Agreement (hereinafter referred to as "**Integrity Pact**" or "**Pact**"), the terms and conditions of which shall also be read as integral part and parcel of the Tender/Bid documents and Contract between the parties.

NOW, THEREFORE, in consideration of mutual covenants contained in this Pact, the parties hereby agree as follows and this Pact witnesses as under:

Article 1: Commitment of the Principal/Owner

- 1) The Principal/Owner commits itself to take all measures necessary to prevent corruption and to observe the following principles:

- (a) No employee of the Principal/Owner, personally or through any of his/her family members, will in connection with the Tender, or the execution of the 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/Owner will, during the Tender process, treat all Bidder(s) with equity and reason. The Principal/Owner 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 / Owner shall endeavor to exclude from the Tender process any person, whose conduct in the past has been of biased nature.
- 2) If the Principal/Owner obtains information on the conduct of any of its employees which is a criminal offence under the Indian Penal code (IPC)/Prevention of Corruption Act, 1988 (PC Act) or is in violation of the principles herein mentioned or if there be a substantive suspicion in this regard, the Principal/Owner will inform the Chief Vigilance Officer and in addition can also initiate disciplinary actions as per its internal laid down policies and procedures.

Article 2: Commitment of the Bidder(s)/Contractor(s)

- 1) It is required that each Bidder/Contractor (including their respective officers, employees and agents) adhere to the highest ethical standards, and report to the Government / Department all suspected acts of **fraud or corruption or Coercion or Collusion** of which it has knowledge or becomes aware, during the tendering process and throughout the negotiation or award of a contract.
- 2) The Bidder(s)/Contractor(s) commit himself to take all measures necessary to prevent corruption. He commits himself to observe the following principles during his 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/Owner's employees involved in the Tender process or 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 Bidder(s) 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 cartelize 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)/Contract(s) will not use improperly, (for the purpose of competition or personal gain), or pass on to others, any information or documents provided by the Principal/Owner 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 names and addresses of agents/representatives in India, if any. Similarly Bidder(s)/Contractor(s) of Indian Nationality shall disclose names and addresses of foreign agents/representatives, if any. Either the Indian agent on behalf of the foreign principal or the foreign principal directly could bid in a tender but not both. Further, in cases where an agent participate in a tender on behalf of one manufacturer, he shall not be allowed to quote on behalf of another manufacturer along with the first manufacturer in a subsequent/parallel tender for the same item.

- (e) The Bidder(s)/Contractor(s) will, when presenting his bid, disclose (with each tender as per proforma enclosed) any and all CON 255 Page 9 payments he has made, is committed to or intends to make to agents, brokers or any other intermediaries in connection with the award of the Contract.
- 3) The Bidder(s)/Contractor(s) will not instigate third persons to commit offences outlined above or be an accessory to such offences.
- 4) The Bidder(s)/Contractor(s) will not, directly or through any other person or firm indulge in fraudulent practice means a willful misrepresentation or omission of facts or submission of fake/forged documents in order to induce public official to act in reliance thereof, with the purpose of obtaining unjust advantage by or causing damage to justified interest of others and/or to influence the procurement process to the detriment of the Government interests.
- 5) The Bidder(s)/Contractor(s) will not, directly or through any other person or firm use Coercive Practices (means the act of obtaining something, compelling an action or influencing a decision through intimidation, threat or the use of force directly or indirectly, where potential or actual injury may befall upon a person, his/ her reputation or property to influence their participation in the tendering process).

Article 3: Consequences of Breach

Without prejudice to any rights that may be available to the Principal/Owner under law or the Contract or its established policies and laid down procedures, the Principal/Owner shall have the following rights in case of breach of this Integrity Pact by the Bidder(s)/Contractor(s) and the Bidder/ Contractor accepts and undertakes to respect and uphold the Principal/Owner's absolute right:

- 1) If the Bidder(s)/Contractor(s), either before award or during execution of Contract has committed a transgression through a violation of Article 2 above or in any other form, such as to put his reliability or credibility in question, the Principal/Owner after giving 14 days notice to the contractor shall have powers to disqualify the Bidder(s)/Contractor(s) from the Tender process or terminate/determine the Contract, if already executed or exclude the Bidder/Contractor from future contract award processes. The imposition and duration of the exclusion will be determined by the severity of transgression and determined by the Principal/Owner. Such exclusion may be forever or for a limited period as decided by the Principal/Owner.
- 2) **Forfeiture of Performance Guarantee/Security Deposit:** If the Principal/Owner has disqualified the Bidder(s) from the Tender process prior to the award of the Contract or terminated/determined the Contract or has accrued the right to terminate/determine the Contract according to Article 3(1), the Principal/Owner apart from exercising any legal rights that may have accrued to the Principal/Owner, may in its considered opinion forfeit the entire amount of Performance Guarantee / Security Deposit of the Bidder/Contractor.
- 3) **Criminal Liability:** If the Principal/Owner obtains knowledge of conduct of a Bidder or Contractor, or of an employee or a representative or an associate of a Bidder or Contractor which constitutes corruption within the meaning of Indian Penal code (IPC)/Prevention of Corruption Act, or if the Principal/Owner has substantive suspicion in this regard, the Principal/Owner will inform the same to law enforcing agencies for further investigation.

Article 4: Previous Transgression

- 1) The Bidder declares that no previous transgressions occurred in the last 5 years with any other Company in any country confirming to the anticorruption approach or with Central Government or State Government or any other Central/State Public Sector Enterprises 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 or action can be taken for banning of business dealings/ holiday listing of the Bidder/Contractor as deemed fit by the Principal/ Owner.

- 3) If the Bidder/Contractor can prove that he has resorted / recouped the damage caused by him and has installed a suitable corruption prevention system, the Principal/Owner may, at its own discretion, revoke the exclusion prematurely.

Article 5: Equal Treatment of all Bidders/Contractors/Subcontractors

- 1) The Bidder(s)/Contractor(s) undertake(s) to demand from all subcontractors a commitment in conformity with this Integrity Pact. The Bidder/Contractor shall be responsible for any violation(s) of the principles laid down in this agreement/Pact by any of its Subcontractors/sub-vendors.
- 2) The Principal/Owner will enter into Pacts on identical terms as this one with all Bidders and Contractors.
- 3) The Principal/Owner will disqualify Bidders, who do not submit, the duly signed Pact between the Principal/Owner and the bidder, along with the Tender or violate its provisions at any stage of the Tender process, from the Tender process.

Article 6- Duration of the Pact

This Pact begins when both the parties have legally signed it. It expires for the Contractor/Vendor 12 months after the completion of work under the contract or till the continuation of defect liability period, whichever is more and for all other bidders, till the Contract has been awarded.

If any claim is made/lodged during the time, the same shall be binding and continue to be valid despite the lapse of this Pacts as specified above, unless it is discharged/determined by the Competent Authority, CPWD.

Article 7- Other Provisions

- 1) This Pact is subject to Indian Law, place of performance and jurisdiction is the Head quarters of the Division of the Principal/Owner, who has floated the Tender.
- 2) Changes and supplements need to be made in writing. Side agreements have not been made.
- 3) If the Contractor is a partnership or a consortium, this Pact must be signed by all the partners or by one or more partner holding power of attorney signed by all partners and consortium members. In case of a Company, the Pact must be signed by a representative duly authorized by board resolution.
- 4) Should one or several provisions of this Pact turn out to be invalid; the remainder of this Pact remains valid. In this case, the parties will strive to come to an agreement to their original intentions.
- 5) It is agreed term and condition that any dispute or difference arising between the parties with regard to the terms of this Integrity Agreement / Pact, any action taken by the Owner/Principal in accordance with this Integrity Agreement/ Pact or interpretation thereof shall not be subject to arbitration.

Article 8- LEGAL AND PRIOR RIGHTS

All rights and remedies of the parties hereto shall be in addition to all the other legal rights and remedies belonging to such parties under the Contract and/or law and the same shall be deemed to be cumulative and not alternative to such legal rights and remedies aforesaid. For the sake of brevity, both the Parties agree that this Integrity Pact will have precedence over the Tender/Contact documents with regard any of the provisions covered under this Integrity Pact.

IN WITNESS WHEREOF the parties have signed and executed this Integrity Pact at the place and date first above mentioned in the presence of following witnesses:

.....
(For and on behalf of Principal/Owner)

.....
(For and on behalf of Bidder/Contractor)

WITNESSES:

1.
(Signature, name and address)

2.
(Signature, name and address)

Place :

Date :

PART -B

SPECIAL CONDITIONS, PARTICULAR SPECIFICATIONS

SPECIAL CONDITIONS

Scope of work: It is proposed to provide MOEI & Fans i/c Running, Maintenance and Operation of Water Supply Pump set, 25 KVA DG set, Passenger Lift, Air conditioning units, Fire Extinguishers etc at Central Bureau of Investigation Office and Staff Quarters, Kochi during 2026-27. SH: Annual Comprehensive maintenance contract of 1 No 13 Passenger Lift (Make - JOHNSON LIFTS & ESCALATORS).

1 . GENERAL

The work shall be generally carried out in accordance with tender/bid specifications and the following specifications / rules.

- 1.1 . CPWD General Specifications for Electrical Works Part-I- Internal 2023, Part-II External 2023, General Specifications for Electrical works (Part-III – Lifts & Escalators) – 2003.with up-to-date amendments
- 1.2 . Commercial and Additional conditions for this work.
- 1.3 . The Indian Electricity Act, 2003, as amended up to date.
- 1.4 . CEA (Measures relating to Safety and Electric Supply) Regulations, 2023 as amended up-to date.

2 . COMMERCIAL CONDITIONS

- (a) Type of Contract: The work to be awarded by this tender shall be treated as indivisible works contract.
- (b) Income tax, GST, labour cess & other statutory deductions etc. shall be made at source as per the prevalent laws. The deductions of Security Deposit, Income-Tax etc. shall be done after calculation of the due payment and net payment shall be reduced accordingly.
- (c) RATES: The rates quoted by the tenderer, shall be firm and inclusive of all taxes (including GST, labour cess etc.).
- (d) The tenderer shall himself assess the requirements of materials, contingencies and other site specific constraints for execution of the work and that may affect the work and no extra charge attributed due to any misunderstanding or otherwise shall be allowed.

3 . COMPLETENESS OF TENDER

All sundry equipment, fittings, unit assemblies, accessories, hardware items, foundation bolts, termination lugs for electrical connections, and all other items which are necessary for efficient operation of the work unless specifically otherwise elsewhere in the document shall be deemed to have been included in the tender irrespective of the fact whether such items are specifically mentioned in the tender documents or not.

4 . STORAGE AND CUSTODY OF MATERIALS

The agency has to make his own arrangement for storage of materials. No storage accommodation shall be provided by the department. Watch and ward of the stores and their safe custody shall be the responsibility of the contractor.

5. **CARE OF THE BUILDING**

Care shall be taken by the contractor while handling and installing the various equipment's and components of the work to avoid damage to the building. He shall be responsible for repairing all damages and restoring the same to their original finish at his cost. He shall also remove at his cost all unwanted and waste materials arising out of the installation from the site of work as and when occurs.

6. **PERIOD OF CONTRACT**

The completion period indicated in the tender documents is for the entire work including arrangement of materials & equipment, delivery at site including transportation, testing and commissioning wherever applicable and upkeep of the entire system to the satisfaction of the Engineer-in-charge.

7. **EXTENT OF WORK**

7.1. The work shall comprise of entire labour including supervision and all materials necessary to make a complete installation and such tests and adjustments and commissioning, as may be required by the department. The term installation shall not only mean major items of the plant and equipment covered by specifications but all incidental sundry components necessary for complete execution and satisfactory performance of installation with all layout drawings whether or not those have been mentioned in detail in the tender document in connection with this contract as this is a turnkey job.

7.2. The extent of work pertaining to each item of work is detailed in the particular specifications for the respective item mentioned in this document and shall be invariably followed.

8. **INDEMNITY**

The successful tenderer shall at all times indemnify the department, consequent on this works contract. The successful tenderer shall be liable, in accordance with the Indian Law and Regulations for any accident occurring due to any cause and the contractor shall be responsible for any accident or damage incurred or claims arising therefrom during the period of erection, construction and putting into operation/maintenance of the equipment and ancillary equipment under the supervision of the successful tenderer. The successful tenderer shall also provide all insurance including third party insurance as may be necessary to cover the risk. No extra payment would be made to the successful tenderer on account of the above.

9. **TOOLS & TACKLES**

No tools and tackles would be made available by the department. The successful tenderer shall make his own arrangement for all these facilities.

10. **LOCATION**

The work is to be executed at proposed at **CBI Office & Staff Qtrs, Kathrikadavu, Kochi**. The Contractor is advised to visit the site before submission of their tender and ensure that equipment being offered by them can be accommodated in the spaces available and for assessing the scope of work.

11 . CO-OPERATION WITH OTHER AGENCIES:

The successful tenderer shall co-ordinate with other contractors, agencies, user department and exchange freely so as to make the execution of contract a smooth one. No remuneration is claimable for such co-operation. If any unreasonable hindrance is caused in maintenance on this account, the loss of service on this account will be recovered from the contractor for that period on pro rata basis.

12 . SAFETY CODES & STATUTORY REGULATIONS

13.1 . Nothing in this specification shall be construed to relieve the successful tenderer of his responsibility for comprehensive maintenance of the equipment and its accessories in accordance with applicable statutory regulations and safety codes.

13.2 . Successful tenderer shall arrange for compliance with statutory provisions of safety regulations and safety codes in respect of labour employed on the work by the tenderer. Failure to provide such safety requirement would make the tenderer liable for penalty as per tender conditions. In addition, the department will be at liberty to make arrangement for the safety requirements at the cost of successful tenderer and recover the cost thereof from him.

13 . VERIFICATION OF CORRECTNESS OF EQUIPMENT AT DESTINATION

The contractor shall have to produce all the relevant records to certify that the genuine equipment from the manufacturers has been supplied and erected.

14 . QUALITY & GENUINENESS OF MATERIAL

Adequate care may be taken such that only tested and genuine materials of proper quality are used in work shall be ensured by firm.

The firm shall also ensure that:

- (a) The firm will be required to procure material directly from the manufacturer/ their authorised dealers to ensure genuineness & quality and as per the approved makes only. Proof in this regard shall be submitted by the contractor to the department, if so required.
- (b) Inspection at factory, as required, shall be arranged by the firm on a mutually agreed date, if stipulated. Department shall reserve the right to waive inspection in lieu of suitable test certificate, at its discretion.
- (c) All the materials to be supplied by the contractor shall be procured & brought to site as per requirement at site of work in consultation with department so that these materials are not damaged & their manufacturer's warranty is not getting void.

15 . COMPLIANCE WITH REGULATIONS AND INDIAN STANDARDS:

All works shall be carried out in accordance with relevant regulation, both statutory and those specified by the Indian Standards related to the works covered by this specification.

15.1 . Factories act

15.2 . CEA (Measures relating to Safety and Electric Supply) Regulations, 2023.

15.3 . BIS & other standards as applicable

15.4 . Workmen's compensation act

15.5 . Statutory norms prescribed by local body(s) ,CEA/Kerala State Electrical Inspectorate, Power Supply Co., etc.

Nothing in this specification shall be construed to relieve the successful tenderer of his responsibility for the design, manufacture and installation of the equipment with all accessories in accordance with currently applicable statutory regulations and safety codes.

16 . POWER SUPPLY

The power supply for carrying out the work is available at site of work.

17 . WATER SUPPLY

The water supply for carrying out the work is available at site of work.

Assistant Engineer (E) (P)
O/o EE(E)-Kochi, CPWD, Kochi

Executive Engineer (E)-Kochi
CPWD, Kochi

PARTICULAR SPECIFICATIONS

1. The firm has to depute trained maintenance staff / authorized person only for safe operation of lift.
2. The firm has to carry out monthly servicing adjustments, lubricants, repair or replacement of necessary parts and make entries accordingly in the maintenance schedule book of the lift kept with JE (E) in charge.
3. Monthly checking includes Door Assembly, Lift Car, Controller, ARD, Traction system etc. and Check Report should be submitted to the Engineer – In – Charge.
4. Breakdown calls to be attended free of cost when occurs.
5. Land line / Mobile Number of the technician to be displayed in the lift car / Door side in every floor.
6. The rates are inclusive of GST and other Taxes.
7. Responsibility for comprehensive maintenance of lift in sound condition except its daily operation shall be in scope of the contract.
8. The lift operator, Junior Engineer (E) and the Assistant Engineer (E) are the authorized officials of department for reporting the complaints either over telephone / in writing / in person and they are also authorized to sign service reports. However, gate pass for removal of any company materials from site shall require the signature of the JE(E) / AE(E) or persons authorized by them.
9. A log book shall be maintained and details of servicing as well as break down calls attended should be recorded in the log book with the date and time of complaint as well as date and time of attending / rectification, scheduled services carried out and this should be signed by the complainant as well as the representative of the contractor.
10. Genuine materials of **M/s. JOHNSON LIFTS & ESCALTORS** or third party vendors authorized by lift manufacturer should only be used in the work for service and repairs. The department reserves right to reject if it is found sub standard and does not conform to relevant standards.
11. **Scope of Work:**
 - (a) Renew all wire ropes and chains (where fitted) as often as required to maintain an adequate factor of safety to equalize the tension on all hoisting ropes, repair or replace conductor cables and hoist way and machine room elevator wiring.
 - (b) Examine periodically all safety devices and governors and make all customary safety tests.
 - (i) Machine, Worm Gear, Thrust Bearings, Drive Sheave, Drive Sheave Bearings, Break contract, Linings components.
 - (ii) Motor, Motor Generator, Motor Windings, rotating elements, Commutator, Brushes, Brush holders, Bearings, Coils, Resistance for operating and motor circuits, magnet frames and other mechanical parts.

(iii) Controller, Selector, Leveling, Devices, Cams, Relays, solid State components, e.g. PCB's, Transducers, Resistors, Condensers, Power amplifiers, Transformers, Contacts, Leads, Dashpots, timing Devices, Steel.

(iv) Selector tapes and mechanical and electrical driving equipment.

(v) Governor, governor sheave, shaft assembly, bearings, contacts and governor jaws.

(vi) Car and hall mechanical buttons, car and hall position indicators, hall lanterns, car direction indicators and all other car and landing signal fixtures as installed.

(vii) Deflector or secondary sheave, bearings, car and counterweight guide rails and buffers, top and bottom limit switches, governor tension sheave assembly, car counterweight guide shoes including rollers of gibs.

(viii) Interlocks on hoist way door, hoist way door hangers, guides, automatic power operated door operator, car door hanger, car contact, accessories safety shoes, load weighting equipment, car frame, car safety mechanism and platform will be furnished will be furnished by the firm on an exchange basis under which replaced parts become the property of firm.

(ix) In case of discontinue manufacture of any of the above mentioned items the firm will apprise the department for any modifications.

12. The firm will maintain current JOHNSON LIFTS & ESCLATORS engineering wiring diagram for the term of this agreement only. The firm will provide emergency minor adjustment Call Back service at no extra charge will be extended round the clock on all working days as well as holidays. However, any other repairs or service will be performed during normal working hours on normal working days. In case there is any extra requirement for deputing the staff on duty due to VVIP function the same will be paid extra.

13. The department will report details of unsatisfactory running or irregular performance of the equipment and will keep clean and in good condition those parts excluded from this agreement and will provide the machine room with adequate lighting, cooling, moisture control and or ventilation as may be required in the judgment of firm to assist its men in providing the work set out hereunder and in enhancing the effective operation of the equipment. The ambient temperature in the machine room should remain and will keep away from any areas enclosing mechanical or electrical equipment, persons other than firm's authorized employees.

14. The Department will provide the firm unrestricted ready access to all area of the building in which and any parts of the units are located and to keep all machine rooms and pit areas free from water, stored material and rubbish / debris.

If any unit is malfunctioning or in a dangerous condition, the department shall immediately notify the firm and until the firm rectifies the problem and to remove the unit from service and take all possible precautions to prevent its access or use.

15. The department agrees to display any publicity material relating to safety / use of equipment's and warnings to passengers in connection with the use of the elevators.

16. All the defects shall be resolved within 4 hours of informing the complaints by telephone calls. In case of major defects, the same shall be rectified most urgently within minimum required time.
17. Payment shall be made quarterly basis.
18. In case of failure to attend the complaint for more than 24 hours without reasonable cause, a prorata recovery @ Rs.1000/- per lift per day shall be made from the running account bills.
19. The firm has to maintain the lifts as per instructions of the Engineer-in-Charge or his authorized representative at site, for smooth running / operation of the lifts. The decision of the Engineer-in-Charge shall be binding and final.
20. The staff deputed by the firm shall have to abide by the security regulations of the building.
21. It shall be firm's sole responsibility to maintain the complete lifts system upto statutory safety regulations. Failure to do so, causing an accident, resulting in payment of liquidated damage; the same shall be borne by the firm.
22. Any minor addition / alteration or change of design required for smooth and efficient working of lifts as deemed necessary by the department, shall be carried out by the firm within the quoted cost.
23. Any minor civil work involved in day to day maintenance shall be carried out by the firm within the quoted cost. Any damage caused during day to day maintenance shall be made to good to original finish, free of cost by the firm.
24. The lifts have to work in the variable ambient conditions of the environment and at normal electric supply available at lift control room. Department does not guarantee towards any improvement of environmental or electric supply conditions.
25. The firm shall keep all the lifts operative all the times, however incase of repairs beyond reasonable control, the firm shall put the elevators in perfect serviceable conditions taking the minimum shutdown period, which will be intimated to the department at the time of such repair.
26. The firm shall be responsible for any damages due to any kind of accident, incase it occurs when maintenance or any repair work is being executed by it.
27. Contractor shall make his own arrangement for all the tools, tackles, measuring instruments and consumables required for the execution of the work.
28. The contractor shall examine the quantum of work and shall satisfy himself before submitting tender. He shall himself assess the requirements of materials, contingencies and other circumstances which may affect his tender. No extra charges on account of any misunderstanding or otherwise shall be allowed.
29. The Contractor shall be deemed to have satisfied before tendering, as to correctness and sufficiency of his tender, the work and prices. This shall except as otherwise provided, all obligation under the contracts and all matters and things necessary for the proper completion and maintenance of the works.

30. The Contractors shall, at his own expense arrange for the safety provisions as required by the Engineer-in-charge in respect of all workers directly or indirectly employed for the work and shall provide all facilities in connection there with. In case the contractors fails, to make arrangements and provide necessary facilities, the Engineer – in - charge shall be entitled to do so, and recover the cost there of, from the contractor.

31. The contractor shall not any time do cause or permit any nuisance on the work site or do anything which shall cause unnecessary disturbance or inconvenience to occupants.

32. Payment shall be made against submission of running bills on quarterly basis for complete work.

33. The contractor shall be responsible for any damage or theft and shall have to make good to its original shape and description as and when damage/theft etc. is noticed or taken place due to the wrong operation of the equipment's or negligence of the contractor's staff. The decision of Engineer-in-charge in this respect will be final and binding.

34. If any material is required for urgent repair(beyond routine maintenance), which is to be supplied by the department, free of cost and not available with department, the contractor has to provide the same on the written request of Engineer-In-Charge on extra cost permissible as per relevant conditions of contract.

35. If any material shall be supplied by the department to replace the faulty one, dismantled materials are to be returned back to the department after replacing the new one.

36. The department reserves the right to discontinue the contract without assigning any reason at any time with a notice of one month. No claim shall be entertained on this account.

37. The contractor has to follow the local security /safety rules and regulations prevailing in the area.

38. **The Scope of AMC includes cost of repair and replacement of all parts except Car electric incoming mains, main switch, EPABX Telephone intercom, all kinds of TFT/LED/LCD displays, Access control system, fans and light fittings, mirror, alarm bell and buzzer, emergency light, alarm devices and batteries and physical damages of the following components like Car enclosures, Car flooring, hist way enclosure, hoist way and car door, door and gate handles, door beading, door glasses, door frames, sills, push box covers in landings which will be charged extra as per actuals.**

Assistant Engineer (E) (P)
KCED, CPWD, Kochi

Executive Engineer (E)-Kochi
CPWD, Kochi

PART -C

SCHEDULE OF QUANTITIES

SCHEDULE OF QUANTITY

Name of Work: - MOEI & Fans i/c Running, Maintenance and Operation of Water Supply Pump set, 25 KVA DG set, Passenger Lift, Air conditioning units, Fire Extinguishers etc at Central Bureau of Investigation Office and Staff Quarters, Kochi during 2026-27. SH: Annual Comprehensive maintenance contract of 1 No 13 Passenger Lift (Make - JOHNSON LIFTS & ESCALATORS)

Sl.No	Description of Item	Qty	Rate	Unit	Amount
1.	Annual comprehensive maintenance of 1 Nos 13 passenger lifts which include routine, preventive & Break down maintenance as per conditions attached for a period of one year - SI Nos. L-F2220	12	11,118.00	Per lift / month	1,33,416.00
	TOTAL				1,33,416.00
	Say				1,33,416.00
(Rupees One Lakh Thirty Three Thousand Four Hundred and Sixteen Only)					

Assistant Engineer (E) (P)
O/o EE(E)-Kochi, CPWD, Kochi

Executive Engineer (E) - Kochi
CPWD, Kochi