

GOVERNMENT OF INDIA

OFFICE OF
ASSISTANT ENGINEER (E),
SD 212, DED-21, C. P.W.D.,
CR BUILDING, NEW DELHI-02

NOTICE INVITING TENDER

N.I.T. No. : 61 /EE(E)/DED-21/2026-27-2ndrecall

NAME OF WORK : Maintenance of E&M services at Rabindra Bhawan, New Delhi. (SH:-Comprehensive annual maintenance contract of schindler make lift)

ESTIMATED COST : Rs. 96,786/-

EARNEST MONEY : Rs. 1,936/-

TIME ALLOWED : 06 Months

Assistant Engineer(E)
SD 212, DED-21,CPWD
CR Building, New Delhi.

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CHECK LIST FOR BIDDERS FOR SUBMISSION OF BIDS

1 The bidder should read all the instructions, items & conditions, contract clauses, nomenclature of items, specifications etc., contained in the bids document very carefully, before quoting the rates.

2 The bidder should also read the Applicable GCC is Maintenance Works 2023 as modified & corrected upto previous day of the last date of submission of the tender.

3 The bidder shall quote his rates keeping in mind the specifications, terms & conditions, additional and special conditions etc. and nothing extra shall be payable unless otherwise specified.

4 The bidder shall have to make his own arrangement for housing facilities for staff and labour away from construction site and shall have to transport the labour to and fro between construction site and labour camp at his own cost. No labour huts will be allowed to be constructed at the project site except a few temporary sheds for chowkidars and storekeepers at project site. Any decision in this regard shall rest with the Engineer-in-charge and the contractor shall have no claim on this account.

5 The bidder should read the specification and special condition and additional conditions etc.

6 The work required to be executed in occupied building. The bidder shall take precaution to ensure quality of workmanship as well as the progress of the work. He shall regulate the labour accordingly.

7 The bidder shall make environment friendly arrangement for disposal of dismantle/waste materials from upper floors.

8 C.P.W.D Contractor's Labour Regulations:

Payment of Wages (as per DG, CPWD OM no. DG/SE/CM/CON/283 dated 05.05.2015)

(i). Wages due to every worker shall be paid to him direct by contractor through Bank or ECS or online transfer to his bank account.

(ii) All wages shall be paid through bank or ECS or online transfer.

(iii) It shall be the duty of the contractor to ensure the disbursement of wages through bank account of labour

(iv) The contractor shall obtain from the junior Engineer or any other authorized representative of the Engineer-in-Charge as the case may be, a certificate under his signature at the end of the entries in the "Register of Wages" or the "Wage cum-Muster Roll" as the case may be in the following form:-

"Certified that the amount shown in column No.....has been paid to the workman concerned through bank account of labour on.....at....."

9 Modifications as per DG, CPWD OM no. DG/SE/CM/CON/285 dated 04/06/2015:-

a. The contractor whose bid is accepted will also be required to furnish either copy of applicable licenses/registration or proof of applying for obtaining labour licenses, registration with EPFO, ESIC and BOCW welfare board and program chart(time and progress) within the period specified in schedule 'F' .

b. As per recently introduced clause 7A, no running account bill shall be paid for the work till the applicable labour license, registration with EPFO, ESIC and BOCW welfare board whatever applicable are submitted by the contractor to the Engineer-in-charge.

c. The contractor shall also comply with provision of the interstate migrant workman (regulation of employment) and condition of service Act 1979.

INFORMATION AND INSTRUCTIONS FOR BIDDERS FOR E-TENDERING

The Assistant Engineer (E), Sub Div 212/DED-21, CPWD, CR Building, ITO, New Delhi (Ph. No. 011-23705915) on behalf of President of India hereby invites **online Percentage rate e- bids** from Original Equipment Manufacturer of Lift i.e. **Schindler** make for the following work(s):-

Sl. No.	NIT No.	Name of work & Location	Estimate Cost put to bid	Earnest Money	Period of completion	Last date & time of submission of bid EMD and other Document as specified in the nit	Time & date of opening of price bid
1	2	3	4	5	6	7	8
1	61 /EE(E)/DED-21/2026-27- 2 nd recall	Maintenance of E&M services at Rabindra Bhawan, New Delhi. (SH:- Comprehensive annual maintenance contract of schindler make lift)	Rs. 96,786/-	Rs. 1,936/-	06 Months	Up to 16:00 Hrs On 04/07/2026	at 16:30 Hrs On 04/07/2026

- The intending bidder must read the terms and conditions of CPWD-6 carefully. He should only submit his bid if he consider 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 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 **web site <https://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, EDIV, CPWD IP Bhawan, New Delhi** inviting bids or division office of any Executive Engineer, CPWD within the period of bid submission and uploading the mandatory scanned documents such as Insurance Surety Bonds, Account Payee Demand draft or Banker's Cheque or Fixed Deposit Receipts or/ and Bank Guarantee including e- Bank Guarantee (for balance amount as prescribed) from any of the Commercial Bank towards EMD in favour of **Executive Engineer(E), ED-IV, CPWD, IP Bhawan, New Delhi** receipt for deposition of original EMD to division office of any Executive Engineer (including NIT issuing EE/ AE), CPWD and other documents as specified.
- Those contractors who are not registered or have not updated their profile on the website mentioned above are required to get registered/ update their profile beforehand. The necessary training materials including the videos with step-to-step process are available on download section of <http://eternder.cpwd.gov.in>.
- The intending bidder must have valid Class-III digital signature certificate with encryption key (combo type) to perform any operations/ transactions on the e-tendering portal/ website and the

Correction = Nil

Insertion = Nil

Overwriting = Nil

Deletion = Nil

AE (E)

bidder should download and install the eMsigner on their system as per instructions available on download section of <http://etender.cpwd.gov.in>.

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. Contractor must ensure to quote rate of each item. The column meant for quoting rate in figures appears in yellow colour 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).

However, if a tenderer 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.

Assistant Engineer(E)
SD 212, DED-21,CPWD
CR Building, New Delhi.

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

1. Insurance Surety Bond, Demand Draft/ Account Payee Banker's Cheque / FDR/ Bank Guarantee of any commercial Bank against EMD.
2. Receipt for deposition of original EMD issued from Engineer in charge of any Executive Engineer, (including NIT issuing EE/AE/AAO), CPWD.
3. OEM Certificate of Lift i.e. Schindler make
4. ERP training Certificate ERP training Certificate. (Note: The contractor will not be allowed to participate in the tendering process without uploading the certificate of ERP training w.e.f. 01.07.2024.)
5. GST Registration Certificate, if 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 Months 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.”
6. Any other Document as specified in the NIT

Assistant Engineer(E)
SD 212, DED-21,CPWD
CR Building, New Delhi.

INFORMATION AND INSTRUCTIONS FOR EXECUTIVE ENGINEER FOR E-TENDERING

1. The Executive Engineer of all divisions including NIT issuing division / sub-divisions 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.....)	
1.	Name of work - Maintenance of E&M services at Rabindra Bhawan, New Delhi. (SH:- Comprehensive annual maintenance contract of schindler make lift)
2.	NIT No. 61 /EE(E)/DED-21/2026-27-2 nd recall
3.	Estimated Cost:- Rs. 96,786/-
4.	Amount of EMD:- Rs. 1,936/-
5.	Last date of submission of bid- 04/07/2026
# To be filled by EMD receiving EE	
1.	Name of Contractor:-..... ₹.....#
2.	Mobile number:-.....#
3.	Form of EMD:-..... #
4.	Amount of EMD:-..... #
5.	Date of submission of EMD:-..... #
<p style="text-align: right;">Signature, Name and Designation of EMD receiving officer (EE/AE(P)/AE/AAO) along with office stamp.</p> <p style="text-align: center;">(# To be filled by EMD receiving EE or NIT issuing EE/AE as the case may be).</p>	

1. The Executive Engineer receiving EMD in original form shall examine the EMD deposited by the bidder and shall issue a receipt of deposition of EMD to the agency in a given format uploaded by tender inviting EE. The receipt can also be issued by AE(P)/AE/AAO.
2. The Executive Engineer receiving original EMD shall also intimate tender inviting Executive Engineer about deposition of EMD by the agency by E-mail/ Fax/ telephonically.
3. The original EMD receiving Executive Engineer shall release the EMD after verification from the e-tendering portal website (www.tenderwizard.com> tender free view > advance search > awarded tenders) that the particular contractor is not L-1 tenderer and work is awarded.
4. The tender inviting Executive Engineer will call for original EMD of the L-1 tenderer from EMD receiving Executive Engineer immediately.

CPWD-6 FOR E-TENDERING

The Assistant Engineer (E), Sub Div 212/DED-21, CPWD, CR Building, ITO, New Delhi (Ph. No. 011-23705915) on behalf of President of India hereby invites **online Percentage rate e- bids** from Original Equipment Manufacturer of Lift i.e. **Schindler** make for the following work(s):-

Name of work:-: Maintenance of E&M services at Rabindra Bhawan, New Delhi. (SH:-Comprehensive annual maintenance contract of schindler make lift)

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. 96,786/-** 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 NITs for calling the bids. He will also nominate Division which will deal with all matters relating to the invitation of bids.- **NA**

For composite bid, besides indicating the combined estimated cost put to bid, should clearly indicate the estimated cost of each component separately. The eligibility of bidders will 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 below:- **NA**

Criteria of eligibility for submission of bid documents.

- 1.2.1 **Conditions for Non-CPWD contractors only, if bids are also open to non-CPWD contractors. For works estimated cost up to Rs. 20 Crore** (the figure of Rs. 20 Crore may be modified as per bidding limit of CPWD class I/ Group A contractors of respective discipline such as Electrical, Horticulture and Furniture etc. as the case may be) - **NA**

Three similar works each of value not less than **Rs.** or two similar work each of value not less than **Rs.** or one similar work of value not less than **Rs.** (all figures rounded to nearest Rs.10 lac) in last **7 years ending previous day of last date of submission of bids. - NA**

- 1.2.2 The value of executed works shall be brought to current costing level by enhancing the actual value of work at simple rate of **7% per annum**, calculated from the date of completion to the last date of submission of bid. **This is applicable for 1.2.1 as well 1.2.2. - NA**

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) – **NA**

- 1.2.3 When bids are invited from non-CPWD contractors and CPWD class II contractors as per provisions of **clause 1.2.1** above, it will be mandatory for non-CPWD contractors and CPWD class-II contractors to upload the work experience certificate(s) and the affidavit as per the provisions of **clause 1.2.2.- NA**

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 **06 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 on **web site <https://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.
7. While submitting the revised bid, contractor can revise the rate of one or more item(s) any number of times (he need not re-enter rate of all the items) 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. 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(E), ED-IV, CPWD, IP Bhawan, New Delhi) 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 O/o EE(E), ED-IV, CPWD, IP Bhawan, New Delhi 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 EMD 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.

A part of earnest money is acceptable in the form of bank guarantee also. In such case, minimum 50% of earnest money or Rs. 20 lac, whichever is less, shall have to be deposited in shape prescribed above, and balance may be deposited in shape of Bank Guarantee including e- Bank Guarantee of any Commercial bank having validity for a period of 90 days for single bid works and 180 days for two bid system or more from the last date of receipt of bids which is to be scanned and uploaded by the intending bidders..

Copy of Enlistment Order and certificate of work experience and other documents as specified in the notice inviting e- tender shall be scanned and uploaded on the e-Tendering website within the period of bid submission. However, certified copy of all the scanned and uploaded documents as specified in e-tender notice shall have to be submitted by the lowest bidder 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, who has deposited EMD with any division of CPWD and other documents scanned and uploaded are found in order.

Online bid documents submitted by intending bidders shall be opened only of those bidders, **whose original EMD deposited with any division of CPWD and other documents scanned and uploaded are found in order.**

The bid submitted shall be opened at **16:30 Hrs on 04/07/2026**

The bid submitted shall become invalid and e-Tender processing fee (if applicable) shall not be refunded if:-

- (i) The bidder is found ineligible.
- (ii) The bidder does not deposit original EMD with Division office or any EE, CPWD.
- (iii) The bidder does not upload all the documents (including GST registration) as stipulated in the bid document **including the copy of receipt of 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 lowest bidder** in the office of bid opening authority.
- (v) **If a tenderer 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.**

10. The contractor whose bid is accepted will be required to furnish **performance guarantee @ 5% of the Estimated Cost put to tender (ECPT) or Contract Amount whichever is higher and additional PG as per DG/Manual/2024/20, Dated:-27/02/2026** as mentioned in schedule E and within the period specified in Schedule F. This guarantee shall be in the form of Insurance Surety Bonds, Account Payee Demand Draft, Fixed Deposit Receipt or Bank Guarantee from any of the Commercial Banks 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 including Provident Fund Code No. If applicable and also ensure the compliance of aforesaid provisions by the subcontractors, 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: Maintenance of E&M services at Rabindra Bhawan, New Delhi. (SH:-Comprehensive annual maintenance contract of schindler make lift)**

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 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.
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 bids for the work shall remain open for acceptance for a period of 30 (thirty) days from the date of opening of bids in case of single bid system and 75 (seventy five) days from the date of opening of technical bids in case bids are invited in 2 or 3 bid system. Further-
- (i) If any tenderer withdraws his tender or makes any modification in the terms & conditions of the tender which is not acceptable to the department within 7 days after last date of submission of bids, then the Government shall without prejudice to any other right or remedy, be at liberty to forfeit 50% of the earnest money absolutely irrespective of letter of acceptance for the work is issued or not.
 - (ii) If any tenderer withdraws his tender or makes any modification in the terms & conditions of the tender which is not acceptable to the department after expiry of 7 days after last date of submission of bids, then the Government shall without prejudice to any other right or remedy, be at liberty to forfeit 100% of the earnest money absolutely irrespective of letter of acceptance for the work is issued or not.
 - (iii) In case of forfeiture of earnest money as prescribed in para (i) and (ii) above, the bidders shall not be allowed to participate in the rebidding process of the same work.
18. This notice inviting Bid shall form a part of the contract document. The successful bidder/ 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)
For & on behalf of President of India

CPWD – 7

CPWD

GOVERNMENT OF INDIA
CENTRAL PUBLIC WORKS DEPARTMENT

Percentage Rate Tender & Contract for Works:

Tender for the work of	:	Maintenance of E&M services at Rabindra Bhawan, New Delhi. (SH:-Comprehensive annual maintenance contract of schindler make lift)
	(i)	On-line e-tender to be submitted by 16:00 Hours on 04/07/2026.
	(ii)	Tender to be opened online in presence of tenderers who may be present at 16:30 hours on 04/07/2026 in the office of Assistant Engineer (E), Sub Div 212/DED-21, CR Building, New Delhi.
	(iii)	Last Date & time of submission of copies of other documents & receipt of original EMD in physical form in the office of the Assistant Engineer (E), Sub Div 212/DED-21, CR Building, New Delhi within a week of opening of tender.
Issued to		Tenders documents made available Online to the agency
Signature of officer issuing the documentsOnline to the uploading authority		
Designation	:	Assistant Engineer (E), Sub Div 212/DED-21, CR Building, New Delhi.
Date of issue	:	As per NIT

Assistant Engineer(E)
SD 212, DED-21, CPWD
CR Building, New Delhi.

Correction = Nil

Insertion = Nil

Overwriting = Nil

Deletion = Nil

AE (E)

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 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 **30 days** from the due date of its opening and not to make any modification in its terms and conditions.

A sum of **Rs. 1,936/-** 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 a scheduled bank as earnest money. 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 suspend for one year for participating in Tender in CPWD and** 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 Earnest Money & 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 Earnest Money Deposit/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: -

CPWD – 7

CPWD

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 Rs.....

(Rupees.....
.....)

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

(a)

(b)

(c)

For & on behalf of President of India

Signature

Dated:

Designation

CPWD – 7	CPWD
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PROFORMA OF SCHEDULES**SCHEDULE 'A'**

Schedule of quantities (as per PWD-3)

As per schedule of work & terms & conditions attached.

SCHEDULE 'B'

Schedule of materials to be issued to the contractor: -

S. No.	Description of item	Quantity	Rates in figures & words at which the material will be charged to the contractor	Place of issue
1	2	3	4	5
	→	NIL ←		

SCHEDULE 'C'

Tools and plants to be hired to the contractor: -

S. No.	Description	Hire charges per day	Place of issue
1	2	3	4
	→	NIL ←	

SCHEDULE 'D'

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

Special Conditions, Technical Specifications, Terms & Conditions Enclosed.

SCHEDULE 'E'

Reference to General Conditions of contract	: GCC- 2023 (for maintenance work) as amended / modified up to last date of submission of bid.
Name of Work	Maintenance of E&M services at Rabindra Bhawan, New Delhi. (SH:-Comprehensive annual maintenance contract of schindler make lift)
Estimated cost of work	: Rs. 96,786/-
(i) Earnest Money	: Rs. 1,936/-
(ii) Performance Guarantee	: 5% of the Estimated Cost put to tender (ECPT) or Contract Amount whichever is higher and additional PG as per DG/Manual/2024/20, Dated:- 27/02/2026
(iii) Security Deposit	: 2.5% of the tendered value of the work

SCHEDULE 'F'

General Rules and Directions	:	Applicable GCC is Maintenance Works 2023 as modified & corrected upto previous day of the last date of submission of the tender
Officer inviting tender	:	Assistant Engineer (E), Sub Div 212/DED-21, CR Building, 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	:	Assistant Engineer (E), Sub Div 212/DED-21, CR Building, New Delhi.
2(viii) Accepting Authority	:	Assistant Engineer (E), Sub Div 212/DED-21, CR Building, New Delhi.
2(x) Percentage on cost of materials and Labour to cover all overheads and profits	:	15% (7.5% C.P. + 7.5% O.H.)
2(xi) Standard Schedule of Rates	:	Market Rate
2(xii) Department	:	Central Public Works Department.
9(ii) Standard CPWD Contract Form GCC 2023 CPWD Form 7/8 as Modified and corrected upto	:	General Conditions of Contract for maintenance Works – 2023 with up-to-date correction slip issued up to the previous day of the last date of submission of the tender
Clause 1		
(i) (i) 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, in day	:	10 days
(ii) Maximum allowable extension with late fee @ 0.1% per day of PG amount beyond the period provided in (i) above	:	03 days

Clause 2		
Authority for fixing compensation under Clause- 2	:	Superintending Engineer (E), DC-II, CPWD, New Delhi.
Clause 2A		
Whether Clause 2A shall be applicable	:	N/A

Clause 5		
Number of days from the date of issue of letter of acceptance for reckoning date of start	:	10 th day or actual date of PG deposit with late fee.
Time allowed for execution of work		06 Months

Correction = Nil

Insertion = Nil

Overwriting = Nil

Deletion = Nil

AE (E)

CPWD – 7

CPWD

Authority to decide

(i) Extension of time	:	Assistant Engineer (E), Sub Div 212/DED-21, CR Building, New Delhi.
(ii) Rescheduling of mile stones	:	Superintending Engineer (E), DC-II, CPWD, New Delhi.
(iii) Shifting of date of start in case of delay in handing over of site	:	Superintending Engineer (E), DC-II, CPWD, New Delhi.
CLAUSE 6/6A/EMB Whether applicable	:	Electronic Measurement Book (EMB) through CPWD ERP Portal & modified as per OM No. DG/CON/Maintenance 2023/19 Dated 25.03.2026
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	:	Mutually agreed
Clause 7 A No Running Account Bill shall be paid for the work till the applicable labour licenses, registration with EPFO, ESIC and BOCW Welfare Board, whatever applicable are submitted by the contractor to the Engineer in charge.	:	Applicable
Clause 10A		
List of testing equipment to be provided by the contractor at site lab.	:	As per direction of Engineer-in-charge
As required for testing of equipment / materials		
Clause 10B (ii)		
Whether Clause 10 B (ii) shall be applicable	:	N/A
Clause 10C		
Component of labour expressed as percent of value of work	:	20%
Clause 10 CC		N/A

CPWD – 7	CPWD
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Clause 11		
Specifications to be followed for execution of work	:	CPWD specifications of electrical works, Part-I (Internal)-2023, (External)-2023, Part –IV (substation)-2013, Part-VII (DG sets)-2013, Part-V (wet riser & sprinkler system) 2020, Part-VI (Fire Detection and Alarm System) 2018, HVAC works 2017 and any other relevant amended up to date
Type of work	:	Maintenance work
Clause 12 Deviation	:	The completion cost shall, in no case, exceed 1.5 times the contract amount. Contractor will devise a system to keep a watch on quantum of work taken up vis-a-vis balance items required to complete defined scope of work and will give the alerts to Engineer-in-Charge before taking up extra item(s), deviation(s) so -that completion cost does not exceed above Limit. Work executed beyond above limit will neither be recorded nor be paid. Engineer-in-Charge will verify and confirm the alerts before assigning deviation(s) and / or extra item(s) to the contractor. If additional work(s) is required to complete defined scope of work beyond above limit then Engineer-in Charge may take up such work(s) separately. The contractor will not have any claim(s) whatsoever on this account.

Clause 12.2 & 12.3 Deviation limit beyond Which Clause 12.2 & 12.3 shall apply	:	No limit
Competent Authority for deciding reduced rates	:	Superintending Engineer (E), DC-II, CPWD, New Delhi.
Competent Authority for deciding reduced rates	:	Superintending Engineer (E), DC-II, CPWD, New Delhi.
Clause 18		
List of mandatory machinery, tools & plants to be deployed by the contractor at site	:	As per actual requirement at site and directions of Engineer in charge
Clause 19 C	- authority to decide penalty for each default -	Engineer-in-charge
Clause 19 D	- authority to decide penalty for each default -	Engineer-in-charge
Clause 19 G	- authority to decide penalty for each default -	Engineer-in-charge
Clause 19 K	- authority to decide penalty for each default -	Engineer-in-charge

Clause 25	(i) Conciliator - Additional Director General (RD) (ii) Arbitrator Appointing Authority - Superintending Engineer, DC-II (iii) Place of Arbitration - New Delhi.
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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 36(i)	
						Figures	Words
NIL							

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 as par with Graduate Engineers for the purpose of such deployment subject to the condition that that such Diploma holder should not exceed 50% of requirement of degree Engineers.

Assistant Engineer(E)
SD 212, DED-21, CPWD
CR Building, New Delhi.

(On Non-judicial stamp paper of minimum Rs. 100/-)**(Guarantee offered by Bank to CPWD in connection with the execution of contract)
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..... (Rupees.....only) valid upto.....(date)*..... as Earnest Money deposit from.....(name and address of contractor)(hereinafter called "the contractor") for compliance of his obligations in accordance with the terms and conditions of the said NIT.

2. We, (indicate the name of bank)(herein after 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 amount due and payable under this guarantee without any demur, 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 said contractor. 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 Bank)....., further undertake to pay the government any money so demanded notwithstanding any dispute or disputes raised by the contractor 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 the contractor shall have no claim against us for making such payment.

5. We,.....(indicate the name of Bank), further agree that the Government shall have the fullest liberty without our consent and without affecting in any manner our obligation here under to vary any of the terms and conditions of the said agreement or to extend time of performance by the said contractor 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 contractor and to forbear 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 contractor or for any forbearance, act of omission on the part of the Government or any indulgence by the Government to the said contractor 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 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 constitution 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 upto..... unless extended on demand by the Government. Notwithstanding anything mentioned above, our liability against this guarantee is restricted to Rs.....(Rupees.....only) and unless 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.

Date.....

Witness.:

1. Signature
Name and Address

Authorized signatory
Name

Designation
Staff Code No.
Bank seal

2. Signature.....
Name and address

****Date to be worked out on the basis of validity period of 90 days where only financial bids are invited and 180 days for two /three bids system from the date of submission of 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.***

SCHEDULE OF WORK

**Name of work:- Maintenance of E&M services at Rabindra Bhawan, New Delhi.
(SH:-Comprehensive annual maintenance contract of schindler make lift)**

S. No.	Description of Item	Qty		Rate	Unit	Amount
1	Comprehensive Maintenance of 9 Passenger (612 Kg), AC, VVVF microprocessor controlled "Schindler" make lift serving 4 floors (G+3), approx. Travel 11 mtr, Maintenance, repairing including replacement of defective and worn out parts/ accessories to keep the lift operational with all safeties functional, as reqd. - (1 No. lift schindler make)	6	Months	16131.00	Month	96786.00
	Total Amount					96,786.00

Assistant Engineer(E)
SD212, DED-21, CPWD
CR Building, New Delhi.

ADDITIONAL TERMS & CONDITIONS

1. Contractor shall ensure that the lifts are maintained in safe operational conditions, confirming to all safety requirements laid down in the CPWD specification for lifts, amended up-to-date.
2. The work includes comprehensive maintenance of entire lift equipment i/c AC VVVF controller, ACVF motor, door operator motor, drive belt, coupler unit, door safety sensor, car & landing call registration button, decoder, sheave(s), brake assembly, governor, lift car i/c COP, hall switches, audio/ visual/ signals/ emergency alarm and emergency light, lift "Out of Order" signage's, steel rope, counterweight, ARD, OLW, lift car & door safeties i/c accessories. Certain accessories of perishable nature like car mirror, floor carpet, dry batteries for emergency light, car lighting fixtures & lamps, ex. fan etc. are however, not included in the scope of work and shall be provided by the department.
3. The contractor shall provide monthly servicing of the lifts as per the manufacturer's recommendations and standards and as per CPWD specifications. Record of such servicing shall be maintained in prescribed Performa with JE (E)-in-charge of lift. Results of servicing/ inspection shall be got countersigned by the JE (E)/AE (E).
4. Preventive maintenance including oil top up, greasing, contract cleaning with CTC/ replacement if required, termination tightening, complete safety checks, and adjustments, rope inspection, thorough cleaning of machine and lift car, all hall switched, emergency alarm & light, shall be done once every quarterly after obtaining prior permission from the JE(E)/AE(E) in-charge of site.
5. Contractor shall provide a telephone number(s) whereby all breakdown complaints could be registered on round the clock basis. All complaints shall be attended to on the same day or latest within 24 hours of their being so registered. Recovery @ Rs. 1000/- per day per lift shall be made from the bills of the contractor in case of failure to attend and rectify the lift fault beyond 24 hours of registration without any prior notice. The decision of the Engineer-in- charge in the matter shall be final and binding on the contractor.
6. The contractor shall be fully responsible for the performance of lifts and safety of the passengers. Any accident/ mishap involving the lift, shall be the responsibility of the contractor and will be liable to bear all expenditure towards consequential repairs/ replacement work, legal/ litigation charges and claims in respect of the third party etc, if so, decided by the Court of Law. Department will not be responsible for any mishap in any way, whatsoever. Contractor, as the original manufacturer of the lift, is deemed to have satisfied himself with the actual conditions of the lift. He may suggest and incorporate necessary modification in the consultation with the department to ensure safe and efficient functioning of the lift and no subsequent claim' complaints regard shall be admissible. Contractor shall be fully responsible for all losses & liquidated damages arising due to the mishap.
7. The rate quoted by the firm shall be inclusive of all taxes and duties applicable on the date of opening of tenders. The firm shall mention the percentage of such taxes/ duties and the corresponding components in the rates quoted for the work. Any statutory changes in the rates of taxes/ duties by the Central/State Govt. at a later date shall be paid/ recovered as per actual.
8. No T&P shall be provided by the department.
9. Contractor shall maintain record of all maintenance, SLD/ sequential control circuit etc. for ready inspection by higher officer in the lift machine room and after completion of Work Agreement shall hand over the same along with the lift in absolute running condition.
10. The firm should have valid registration with GST.
11. Firm shall be registered with ESI & EPF scheme of Govt. of India.
12. The staff deployed on the work shall be the employees of the contractor. The contractor shall pay the employees deployed on the work the Minimum wages and other admissible allowances as notified by Govt. of India from time to time through Bank or ECS or online transfer. Any increase in these rates during the currency of the contract shall be borne by the contractor.

LIFT MAINTENANCE SCHEDULE-I

PERIODICITY OF CHECK	IN CAR	IN CAR TOP/ GUIDE RAILS	IN MACHINE ROOM	IN PIT
Monthly	1. Alarm 2. Intercom 3. Car operating panel Functions	1. Door operation Function 2. Door operation belt/chain 3. Car top cleaning	1. Blower 2. Brake Operation 3. Brake Liner	
	4. Door operation 5. Safety edge Operation 6. Landing push box 7. Landing indicator	4. Check that all locks are functioning Properly 5. Lubricate guide Rails	4. Relay/contractor operation. Controller ventilation 5. 6. OSG operation 7. Clean machine	
	8. Car and land sill 9. Car light and fan 10. Car calls 11. Ride comfort 12. Car emergency Light 13. Infra red curtain 14. Play in car 15. Cleaning the car and landing sills 16. Toe guard		8. Car top safely 9. Sheave shaft 10. Motor shaft 11. Governor pulley 12. Sleeve bearings Check on 13. simplex/duplex Operation 14. Grease bearing Check rope and 15. rope safely Switch Check on starting and 16. running current, Lubrication	
	17. Leveling		17. Check on incoming voltage	
	18. Emergency stop 19. Clean lift pit.		Automatic rescue 18. device.	

Correction = Nil

Insertion = Nil

Overwriting = Nil

Deletion = Nil

AE (E)

LIFT MAINTENANCE SCHEDULE-II

Additional items to be checked along with monthly checking.

PERIODICITY OF CHECK Quarterly	IN CAR	IN CAR TOP/GUIDE RAILS 1. Inspection box 2. Landing door track collar 3. Landing door gate Lock 4. Landing door Operation 5. Guide shoes car/counter weight	IN MACHINE ROOM 1. Main switch unit 2. Gear oil clear level 3. Techno and Techno belt	IN PIT
Half yearly			1. Main rope/osg rope 2. Diverters	1. Clean pit. 2. Tension weight buffer 3. Safety gear
Annually		1. Car top isolation	1. Car over speed safety gear by manually moving levers and check the performance of safely locks.	1. Counter weight run by.
			2. Machine room earthing 3. Power supply cables.	2. Car bottom isolation
			4. Insulation resistances of a) Power cables. b) Power cores in travelling cable. c) Motor switch and relays.	