INFORMATION AND INSTRUCTIONS FOR CONTRACTORS FOR e- TENDERING FORMING PART OF NIT AND TO BE PUBLISHED ON WEB SITE

(Applicable for inviting open tenders)

The Executive Engineer, Mysore Division, CPWD, Nirmaan Bhawan, T. Narasipura Road, Siddharthanagar, Mysuru-570011. Phone No. 0821-2473938, Email id: (mys-eemycd@cpwd.gov.in/eecpwdmysore@gmail.com) on behalf of President of India invites online **Percentage rate bids** from **specialized in Hotels/Guest House Management** for the following work :

Sl. No	NIT No.	Name of work & Location	Estimated cost put to tender	Earnest money	Period of completion	Last date & time of submission of bid	Date &Time of opening of tender
1	2	3	4	5	6	7	8
1	50/MyCD/EE/e-tender/2026-27	Up-keeping and providing Management Service for Holiday Home at Mysore for the FY 2026-27.	Rs.79,76,866/-	Rs.1,59,537/-	12 (Twelve) Month	Upto 13.00 Hrs. on 12-11-2026	At 13.30 Hrs. on 12-11-2026

1. Specialized Agencies should have to fulfill the criteria of satisfactory execution of works of having satisfactorily completed at least three similar works each of value not less than Rs 31.91 lakh or two similar works each of value not less than Rs 47.86 lakh or one similar work of value not less than Rs 63.81 lakh during last 7 years ending **last day of the month previous to the one in which tenders are invited**. Similar work means "Up-Keeping and Providing Management Services to Guest House of any Central / State Government Department/Ministry / PSUs/ Autonomous bodies or Star Hotel (Minimum 40 rooms) for at-least one year in each work". Bidders are required to submit TDS certificates in form 26 AS in case the similar works are executed for a private body which shall form basis for establishing the completion cost of similar work executed by the bidders
2. 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.
3. Information and instructions for bidders posted on website shall form part of bid document.
4. The bid document consisting of plans, specifications, the schedule of quantities of various types of items to be executed and the set of terms and conditions of the contract to be complied with and other necessary documents can be seen and downloaded from website https://etender.cpwd.gov.in or www.cpwd.gov.in free of cost.
5. The successful bidder shall be required to submit a **Performance Guarantee as below** within the period specified in Schedule F.
   (a) 5.00% of tendered value or Estimated Cost Put to Tender (ECPT) (whichever is higher).
   (b) Where the tendered amount is less than eighty percent (80%) of the Estimated Cost Put to Tender (ECPT), the performance guarantee, in addition to the requirement under (a) above, shall be increased by an amount equal to the difference between eighty percent (80%) of the ECPT and the tendered amount.

I	Nil	
O	Nil	
C	Nil	AE(P) / EE

6. But the bid can only be submitted **after deposition of original EMD 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 Insurance Surety Bonds, Account Payee Demand draft or Banker's Cheque or Fixed Deposit Receipts or/ and Bank Guarantee (**for balance amount as prescribed**) from any of the Commercial Bank towards EMD (Drawn in favour of **Executive Engineer, CPWD, Mysore)** receipt for deposition of original EMD to division office of any Executive Engineer **(including NIT issuing EE),** CPWD and other documents as specified.

7. 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 **https://etender.cpwd.gov.in.**

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

9. The contractor can deposit 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. The contractor shall obtain the receipt of EMD from the concerned Executive Engineer (including NIT issuing EE/AE) in the prescribed format uploaded by NIT issuing Executive Engineer**.**

10. The Bid Document as uploaded can be viewed and downloaded free of cost by any one including intending bidder. But the bid can only be submitted after uploading the mandatory scanned documents such as Insurance Surety Bonds, Account Payee Demand draft or Bankers Cheque or Fixed Deposit Receipts Bank Guarantee (for balance amount as prescribed) from any of the Commercial Bank towards EMD in favour of Executive Engineer as mentioned in NIT, copy of receipt of original EMD and other documents specified in the press notice.

    While submitting the EMD the bidders should ensure that any insertion/addition/deletion in the FDR/TDR issued by the bank should be properly authenticated/ stamped by the issuing bank. In the absence of which the EMD shall not be considered in proper form and bid of the bidder shall be rejected by the Engineer-in-charge.

11. On opening date, the contractor can login and see the bid opening process. After opening of tenders he will receive the competitor's bid sheets.

12. Contractor can upload documents in the form of JPG format and/or PDF format.

13. Contractor must ensure to quote rate in the column(s) meant for quoting rate in figure 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 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.

14. Copy of Enlistment Order and certificate of work experience and other documents as specified in the press 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 in press notice shall have to be submitted by lowest bidder only within a week physically in the office of tender opening authority.

15. Contractor should quote the percentage above or below to two places of decimal only.

I	Nil	
O	Nil	
C	Nil	AE(P) / EE

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

(i)	Insurance Surety Bond, Demand Draft/ Account Payee Banker's Cheque / FDR/ Bank Guarantee including e-Bank Guarantee of any commercial Bank against EMD. Drawn in favour of Executive Engineer, CPWD, Mysore.
(ii)	Copy of receipt for deposition of original EMD to division office of any Executive Engineer (including NIT issuing EE/AE/AAO), CPWD.
(iii)	Similar works completion certificate for specialized agencies. a) The similar work executed shall be "Up-Keeping and Providing Management Services to Guest House of any Central / State Government Department/Ministry / PSUs/ Autonomous bodies or Star Hotel (Minimum 40 rooms) for at-least one year in each work". b) The completion cost of the Work with actual date of completion of the Work.
(iv)	Affidavit as per clause 1.2.2 of CPWD 6 on a non-judicial stamp paper worth Rs.100/-.
(v)	GST registration Certificate, if already obtained by the bidder. If the bidder has not obtained GST registration as applicable, then 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 the 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.
(vi)	Complete set of TDS certificates (Form 26 AS) shall be uploaded in case the similar work is executed for a private body which shall form basis for establishing the completion cost of work executed.
(vii)	The agency must upload the ERP training Certificate regarding successful completion of ERP training from ERP portal in the module of RFI. If bidder has not obtained ERP Training Certificate then he shall scan and upload the Undertaking regarding ERP training in CPWD department (Annexure-II).

Executive Engineer,
CPWD, Mysore
(For and on behalf of President of India)

I	Nil	
O	Nil	
C	Nil	AE(P) / EE

CPWD 6

GOVERNMENT OF INDIA
CENTRAL PUBLIC WORKS DEPARTMENT
NOTICE INVITING e- TENDER

Percentage rate bids are invited on behalf of President of India from Specialized Agencies for the work of **Up-keeping and providing Management Service for Holiday Home at Mysore for the FY 2026-27.**

1.1 The work is estimated to cost of **Rs.79,76,866/- (Rupees Seventy Nine Lakh Seventy Six Thousand Eight Hundred and Sixty Six Only).** This estimate, however, is given merely as a rough guide.

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:

Similar work means Up-Keeping and Providing Management Services to Guest House of any Central / State Government Department/Ministry / PSUs/ Autonomous bodies or Star Hotel (Minimum 40 rooms) for at-least one year in each work". Bidders are required to submit TDS certificates in form 26 AS in case the similar works are executed for a private body which shall form basis for establishing the completion cost of similar work executed by the bidders.

Criteria for 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 to cost upto 20 Crore.

Specialized Agencies should have to fulfill the criteria of satisfactory execution of works of having satisfactorily completed at least three similar works each of value not less than Rs 31.91 lakh or two similar works each of value not less than Rs 47.86 lakh or one similar work of value not less than Rs 63.81 lakh during last 7 years ending last day of the month previous to the one in which tenders are invited. Similar work means "Up-Keeping and Providing Management Services to Guest House of any Central / State Government Department/Ministry / PSUs/ Autonomous bodies or Star Hotel (Minimum 40 rooms) for at-least one year in each work". Bidders are required to submit TDS certificates in form 26 AS in case the similar works are executed for a private body which shall form basis for establishing the completion cost of similar work executed by the bidders

1.2.2 Criteria of eligibility for non-CPWD contractors.

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.

To become eligible for submission of bid, the bidder shall have to furnish an affidavit in non-judicial stamp paper worth Rs.100/- as under:-

NIT No. 50/MyCD/EE/e-tender/2026-27
Name of Work : Up-keeping and providing Management Service for Holiday Home at Mysore for the FY 2026-27.

"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 tendering in CPWD in future for ever. 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)

I	Nil	
O	Nil	
C	Nil	AE(P) / EE

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.

2. Agreement shall be drawn with the successful bidders on prescribed Form No. CPWD 7 (or other Standard Form as mentioned) which is available as a Govt. of India Publication and also available on website **www.etender.cpwd.gov.in or 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) Month** 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 bid document consisting of specifications, the schedule of quantities of various types of items to be executed and the set of terms and conditions of the contract to be complied with and other necessary documents except Standard General Conditions of Contract Form can be seen from website https://etender.cpwd.gov.in/CPWD or www.cpwd.gov.infree of cost.

5. 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.

6. While submitting the revised bid, contractor can revise the percentage rate of one or more schedule(s) any number of times but before last time and date of submission of bid as notified.

7. 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.

8. Earnest Money in the form of Insurance Surety Bonds, Account Payee Demand Draft, Fixed Deposit Receipt (FDR) or Banker's Cheque or Bank Guarantee (for balance amount as prescribed) from any of the commercial bank (**Drawn in favour of Executive Engineer, CPWD, Mysore),** 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 Annexure 'A') uploaded by tender inviting EE in the NIT.

The receipt shall also be uploaded to the e-tendering web site by the intending bidder up to the specific 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.20.00 lakh, whichever is less, will have to be deposited in shape prescribed above, and balance may be deposited in shape of Bank Guarantee of any scheduled bank having validity for a period of 90 (Ninety) Days from the last date of receipt of bid which is to be scanned and uploaded by the intending bidder.

The earnest money given by all the tenderers except the lowest tenderer shall be refunded immediately after the expiry of stipulated bid validity period or immediately after acceptance of the successful bidder, whichever is earlier. However, in case of two/ three bid system, earnest money deposit of bidders unsuccessful during technical bid evaluation etc. should be returned within 30 days of declaration of result of technical bid evaluation.

I	Nil	
O	Nil	
C	Nil	AE(P) / EE

Copy of Enlistment Order and certificate of work experience and other documents as specified in the NIT 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 shall have to be submitted physically by the lowest bidder within a week after opening of bid in the office of bid opening authority.

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

9. The bid submitted shall be opened at **13.30 Hrs. on 12-11-2026.**

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

11. The contractor, whose bid is accepted, will be required to furnish performance guarantee of 5% (Five Percent) of the bid amount within the period specified in Schedule F. This guarantee shall be in the form of Insurance Surety Bonds, Account Payee Demand Draft, Fixed Deposit Receipt (FDR) 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 deposit by the contractor shall be forfeited automatically without any notice to the contractor. The Earnest money deposited along with the bid shall be returned after receiving the afore said 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 sub contractors, if any engaged by the contractor for the said work and Program Chart (Time and Progress) within the period specified in Schedule F.

12. **The description of the work is as follows:**

"Up-keeping and providing Management Service for Holiday Home at Mysore for the FY 2026-27.".

The intending bidders are required to update their profile in CPWD e-tender portal and to upload their bids well in advance of last date of submission of tender. Any issue related to updating profile / uploading tender can be resolved through the concerned Executive Engineer / Assistant Engineer (Phone No. 0821-2473649, email ID eecpwdmysore@gmail.com / mys-

I	Nil	
O	Nil	
C	Nil	AE(P) / EE

eemycd@cpwd.gov.in) or ERP help line No.18001803286 or e – mail Id cpwd.support@techmahindra.com The tendering bidders are also advised not to wait to raise any issues till the last date of submission of bid in their own interest.

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.

Intending 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 bidder shall be responsible for arranging and maintaining at their own cost all materials, tools & plants, water, electricity access, facilities for workers and all other services required for executing the work unless otherwise specifically provided for in the contract documents.

Submission of a bid by a bidder implies that he has read this notice and all other contract documents and has made himself aware of the scope and specifications of the work to be done and of conditions and rates at which stores, tools and plant, etc. will be issued to him by the Government and local conditions and other factors having a bearing on the execution of the work.

13. 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.

14. Canvassing whether directly or indirectly, in connection with bid is strictly prohibited and the bids submitted by the contractors who resort to canvassing will be liable to rejection.

15. 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 **percentage** rate quoted.

16. GST or any other tax applicable in respect of inputs procured by the contractor for this contract shall be payable by the Contractor and Government will not entertain any claim whatsoever in respect of the same. However, component of GST at time of supply of service (as provided in CGST Act 2017) provided by the contract shall be varied if different from that applicable on the last date of receipt of tender including extension if any.

17. 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 gazette 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.

18. 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 previous 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

I	Nil	
O	Nil	
C	Nil	AE(P) / EE

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.

19. The bid for the works shall remain open for acceptance for a period of **30(Thirty)** days from the due date of opening of bids. Further,

(i) If any tenderer withdraws his tender or makes any modification in the terms and 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 and 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 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.

20. 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:-

i. 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 percentage rates quoted online at the time of submission of bid and acceptance thereof together with any correspondence leading thereto.

ii. Standard CPWD Form 7 **GCC 2023 for (Maintenance works) with up to date correction slips** for CPWD works with Amendments/Modifications upto last date of submission of Tender.

20. **For Bids :**

20.1.1 The Executive Engineer in charge will call bids for the work.

20.1.2 The bid document will include components: CPWD-6, CPWD-7 including schedule A to F for major component of the work, Standard General Conditions of Contract for CPWD 2023 as amended/modified up to the date of submission of bid and Schedule of quantities of major component of work.

20.1.3 The eligible bidders shall quote percentage rates for schedule, above or below to two places of decimal only.

20.1.4 After acceptance of the bid by competent authority, the EE in charge of the work shall issue letter of award on behalf of the President of India.

20.1.5 Entire work shall be executed under one agreement.

20.1.6 Security Deposit will be worked out for the work as provided under this bid document.

20.1.7 Running payment shall be made by The EE in charge of the work.

20.1.8 The work shall be treated as complete when all the works are complete. The completion certificate of the work shall be recorded by Engineer-in-charge.

I	Nil	
O	Nil	
C	Nil	AE(P) / EE

20.1.9 Final bill of whole work shall be finalized and paid by the EE in charge of the work.

20.1.10 All the Amendments/Modifications to GCC 2023 shall also be read by the tenderer along with tender documents. Further any Amendments/Modifications to GCC 2023 issued till the last date of submission of tender shall also be followed.

21. The intending bidders are required to update their profile in CPWD e-tender portal and to upload their bids well in advance of last date of submission of tender. Any issue related to updating profile / uploading tender can be resolved through the concerned Executive Engineer / Assistant Engineer (Phone No. 0821-2473649, email ID eecpwdmysore@gmail.com) or ERP help line no. 18001803286 or e-mail ID cpwd.support@techmahindra.com. The e-tendering bidders are also advised not to wait to raise any issues till the last date of submission of bid in their own interest.

Executive Engineer,
CPWD, Mysore
(For and on behalf of President of India)

I	Nil	
O	Nil	
C	Nil	AE(P) / EE

(Annexure – A)

Receipt of deposition of original EMD

(Receipt No. …….. / date ……)

1. Name of work …… **Up-keeping and providing Management Service for Holiday Home at Mysore for the FY 2026-27..**

2. NIT No. …… **50/MyCD/EE/e-tender/2026-27**

Estimated cost …… **Rs.79,76,866/-**

3. Amount of Earnest Money Deposit …… **Rs.1,59,537/-**

4. Last date of submission of bid …… **12-11-2026 upto 13.00 Hours**

1. Name of Contractor ……#

2. Form of EMD ……#

3. Amount of Earnest Money Deposit …… #

4. Date of submission of EMD …… #

5. Email ID of EMD receiving officer……...#

6. Office Phone / Mobile Whatsapp number ……#

Signature, Name and Designation of EMD
receiving Officer
(EE/AE(P)/AE/AAO)
Along with Office Stamp

(#**To be filled by EMD receiving EE mandatory otherwise EMD will not be accepted**)

I	Nil	
O	Nil	
C	Nil	AE(P) / EE

SECTION – I
BRIEF PARTICULARS OF THE WORK

1. Salient details of the work for which bids invited are as under:

Sl. No.	Name of Work	Estimated Cost	Period of completion
1	**"Up-keeping and providing Management Service for Holiday Home at Mysore for the FY 2026-27.."**	Rs.79,76,866/-	12 Month

2. The work is situated at **Holiday Home Mysore, Karnataka,** under jurisdiction of EE, CPWD, Mysore.

3. **Features**:

The following provisions have been considered in this estimate: -

- Up-keeping and providing management services, caretaking, housekeeping, Security and catering services for 24 suits, 20 single rooms, 2 cottages and Nirman Niwas VIP rooms etc as per the scope of services for Holiday Home at Mysore.

4. Work shall be executed according to General Conditions of Contract for Central P.W.D. Works available separately at printer's outlets. The bidder may obtain the address of the outlets from the Executive Engineer.

I	Nil	
O	Nil	
C	Nil	AE(P) / EE

CPWD 7

GOVERNMENT OF INDIA
CENTRAL PUBLIC WORKS DEPARTMENT
Percentage Rate Tender & Contract for Works

Tender for the work of **: "Up-keeping and providing Management Service for Holiday Home at Mysore for the FY 2026-27.."**

i. To be submitted / uploaded online upto **13.00 Hrs. on 12-11-2026** through website https://etender.cpwd.gov.in

ii. To be opened online in the presence of tenderers who may be present at **13.30Hrs. on 12-11-2026** in the office of Executive Engineer, Mysore Central Division, CPWD, Mysore.

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.

I/We agree to keep the tender open for **30(Thirty)** days from the due date of its opening and not to make any modification in its terms and conditions.

I/We have deposited EMD for the prescribed amount in the office of concerned Executive Engineer as per the bid document.

A copy of earnest money deposit receipt of prescribed amount deposited in the form of Insurance Surety Bonds, Account Payee Demand Draft, Fixed Deposit Receipt (FDR), Banker's Cheque or Bank Guarantee (as prescribed) issued by a Commercial 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 performance guarantee absolutely. The said performance guarantee shall be a guarantee to execute all the works referred to in the tender documents upon the terms and conditions contained or referred to those in excess of that limit at the rates to be determined in accordance with the provision contained in Clause 12.2 and 12.3 of the tender form.

I	Nil	
O	Nil	
C	Nil	AE(P) / EE

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 from the 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 therefrom to any person other than a person to whom I/we/am/are ~~may~~ authorized to communicate the same or use the information in any manner prejudicial to the safety of the State.

Dated:

Signature of Contractor

Witness:

Postal Address

Address :

Occupation :

ACCEPTANCE

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

Dated:

Signature …*……

Designation *…….

I	Nil	
O	Nil	
C	Nil	AE(P) / EE

PROFORMA OF SCHEDULES

SCHEDULE 'A'
Schedule of quantities **– Page No. 30 - 31**

SCHEDULE 'D'
Extra schedule for specific requirements/ documents for the work, if any.

1. Special Conditions - Page No.23 - 26

SCHEDULE 'E' **(A) Reference to General Conditions of contract**	General conditions of contract **2023** (**Maintenance works**) with up to date correction slips for CPWD works contract amended upto last date of submission of bid.

Name of Work	**Up-keeping and providing Management Service for Holiday Home at Mysore for the FY 2026-27.**
Estimated cost of work	**Rs.79,76,866/-**
(i) Earnest Money	**Rs.1,59,537/-**
(ii) Performance Guarantee	(a) 5.00% of tendered value or Estimated Cost Put to Tender (ECPT) (whichever is higher). (b) Where the tendered amount is less than eighty percent (80%) of the Estimated Cost Put to Tender (ECPT), the performance guarantee, in addition to the requirement under (a) above, shall be increased by an amount equal to the difference between eighty percent (80%) of the ECPT and the tendered amount.
(iii) Security Deposit	2.5% of tendered value

SCHEDULE 'F'
GENERAL RULES & DIRECTIONS:

Officer inviting tender	**Executive Engineer** **Mysuru Central Division, CPWD, Mysuru** **Or Successor thereof**
Definitions:	
2(vi) Engineer-in-Charge	**Executive Engineer** **Mysuru Central Division, CPWD, Mysuru** **Or Successor thereof**
2(viii) Accepting Authority	**Executive Engineer** **Mysuru Central Division, CPWD, Mysuru** **Or Successor thereof**
2(x) Percentage on cost of materials and Labour to cover all over-heads and profits	**7.5%**
2(x)(i) Standard Schedule of Rates	**Labour commission wages rate with uptodate amendments and Market Rates**
2(xii) Department	**Central Public Works Department.**
9(ii) Standard CPWD Contract Form:	**CPWD Form 7 & GCC 2023 (Maintenance Works) , as modified and corrected upto previous day of the last date of submission of the bid.**

I	Nil	
O	Nil	
C	Nil	AE(P) / EE

Clause 1 (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. (ii) Maximum allowable extension with late Fee @ 0.1% per day of Performance Guarantee amount beyond the period provided in (i) above	**7 (Seven) days** **3 (Three) days.**
Clause 2 Authority for fixing compensation under clause 2	Superintending Engineer, Mysuru Central Circle, CPWD, Mysuru Or Successor thereof
Clause 2A	**No**
Clause 5 Number of days from the date of issue of letter of acceptance for reckoning date of start Mile stone(s) as per table given below:-	**10 (Ten)** days or date of handing over of site, whichever is later.

S.No.	Description of Milestone (physical)	Time allowed (from date of start)	Amount to be withheld in case of non achievement of milestone
----NIL----			

Time allowed for execution of work : 12 (Twelve) Months

Authority to decide:

(i)	**To convey the decision of shifting of Mile stone and Extension of time.**	**Executive Engineer, CPWD, Mysore or his successor thereof.**
(ii)	**To decide Rescheduling of mile stones and extension of time.**	**Superintending Engineer, CPWD, Mysore or his successor thereof**
(iii)	**Shifting of date of start in case of delay in handing over of site.**	**Superintending Engineer, CPWD, Mysore or his successor thereof**

Clause 6 (Computerized Measurement Book) /
Electronic Measurement Book (EMB) : a) Mode of Measurement : CMB / ~~EMB~~.
b) Measurement to be recorded by contractor ~~or jointly by department and contractor.~~

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.	**Rs. 6.65 Lakhs**
Clause 7A Whether Clause 7A shall be applicable	**Yes Applicable** (DG/CON/Maintenance 2023/13 Dt. 31.01.2025)

I	Nil	
O	Nil	
C	Nil	AE(P) / EE

Clause 10A

List of testing equipment to be Provided by the contractor at site lab	NIL

Clause 10 B (ii)	**:**	Mobilization Advance	**Not Applicable**
Clause 10C	**:**	Component of labour expressed as Percent of value of work	
Clause 10CA	**:**		
Clause 10CC	**:**		

Clause 11

Specifications to be followed : **CPWD specifications 2019 Vol I &II (with upto date correction slips)up to the last date of submission/ uploading of tender.**

Clause 12

Type of work : Maintenance work

Maximum percentage of quantity of items of work to be Refer below
The completion cost of maintenance work shall not exceed 1.5 times of the contract amount. Completion cost includes gross amount of work done, Extra item(s), Deviation(s), Escalation amount admissible as per agreement conditions.

12.2 (C)	Maximum percentage of quantity of items of work to be Executed beyond which rates are to be determined in accordance With Clause	Refer below

Deviation Limit beyond which clauses
12.2 (C) shall apply for all items of building work : No limit

Clause 16

Competent Authority for deciding Reduced rates : **Superintending Engineer Mysore, CPWD, Mysore.**

Clause 18 **Not Applicable**

Clause 19: Modified provision.

The contractor shall comply with the provisions of the Contract Labour (Regulation and Abolition) Act, 1970 and the contract Labour (Regulation and Abolition) Central Rules, 1971. The contractor shall also obtain a valid license under the said Act before the commencement of the work, and continue to have a valid license until its completion

Clause 19C, 19D,19G,19K Applicable

Clause 19C authority to decide penalty for each default:	Executive Engineer, of respective discipline or any authority as decided by the CPWD Directorate.
Clause 19D authority to decide penalty for each default	
Clause 19G authority to decide penalty for each default	
Clause 19K authority to decide penalty for each default:	

I	Nil	
O	Nil	
C	Nil	AE(P) / EE

Clause 19C		
Penalty for each default	:	Rs.1000/-
Clause 19D		
Penalty for each default	:	Rs.2500/-
Clause 19G		
Penalty for each default	:	Rs.2500/-
Enhanced penalty per day for Continues default	:	Rs.5000/-
Clause 19K		
Penalty for each default	:	Rs.200/-

Clause 25

Conciliator	ADG, CPWD, Bangalore or successor thereof
Arbitrator appointing authority	Superintending Engineer, CPWD, Mysore or successor thereof
Place of Arbitration	Bangalore or as decided by the Arbitration appointing authority

Clause 32

Requirement of Technical Representative(s) and recovery Rate

Sl. 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((i)
----Not Applicable----						

Clause 38 **Not Applicable**

Clause-41

The security deposit of the work shall be refunded if no labour complaint has been received from the labour officer till the due date of its payment as per clause 17 of applicable GCC. If a labour complaint is received during this period, the Engineer-in- charge shall, after issue of notice in this regard to the contractor, deduct the amount required to settle the complaint from his security deposit and refund the balance amount.

I	Nil	
O	Nil	
C	Nil	AE(P) / EE

SCOPE OF SERVICES TO BE PROVIDED BY THE CONTRACTOR

And Obligation of CPWD for Holiday Home at CPWD Complex, Mysore

(A) Upkeep and Maintenance of the Holiday Home consisting of the following:

1. 24 Suits (Double room) and 20 single rooms
2. Two additional common toilets in ground floor
3. Dining Hall
4. Lounge and Conference hall in 1st Floor.
5. Kitchen and Stores.
6. Two Cottages in the same premises.
7. Nirman Niwas Guest House (1 No. VIP Suits and two single rooms)

(B) The brief scope of work:-

1. To provide Management service to the Holiday home which includes accommodation booking, conducting check in & out formalities, billing, apart from House Keeping.
2. To provide adequate watch and ward cover round the clock.
3. Up keep of the area around the Holiday home including sweeping of roads, paths, pavements within the complex.
4. To provide catering service to the occupants such as Tea/coffee, snacks, breakfast, lunch and dinner at the rates fixed by the Department and shall not charge more Mess charges shall be collected from the occupants by the contractor for providing this service.
5. To provide laundry and the mail service to the occupants. Laundry bills to be borne by the occupants. Nothing extra will be paid by the department.

(C) Detailed scope of services to be Provided by the Contractor.

1) Bed rooms linen and bathroom towels will be changed daily (if requested by the allottee else change of bed sheets only at the time of check in) when the rooms are in use. Bed sheets and towels shall be got washed, pressed and shall be kept in good condition for reissue. The charges on this account shall be collected from the occupants as service charges.

2) Floors of all rooms shall be cleaned daily with detergent/chemicals and shall kept neat and tidy at all times, including spraying of anti mosquito chemicals. The furniture and furnishings in the rooms shall be kept dust free at all times. All the areas of guest house shall remain clean at all times including all ceilings, glass panes, mirrors, doors, windows and wardrobes etc.,

3) Carpets wherever provided shall be vacuum cleaned daily and washed when required.

4) Common toilets shall be cleaned with Sanifresh or Harpic or equivalent - 3 times daily.

5) 5) All toilets/baths in rooms shall be cleaned with Sanifresh or Harpic or equivalent shall be provided in the toilets at all times.

I	Nil	
O	Nil	
C	Nil	AE(P) / EE

6) The Kitchen shall also be kept clean in a spic and span manner at all the times. The cutlery, crockery and cooking utensils shall be kept spotless by cleaning with standard surfing powder.

7) The contractor shall be responsible for arranging for washing of all curtains and other soft furnishing at six months intervals. During the contract period of 12 months the contractor shall arrange for cleaning of curtains at least on two occasions as per the direction of Engineer-in-charge. Nothing extra will be paid by the department on this account. A proper account indicating of frequency of cleaning to be maintained and to be got checked from representative of the Engineer in charge, as and when required.

8) Fans, Electrical fittings and Air conditioners etc., shall be kept clean and in serviceable condition at all times. Any repairs due to natural wear and tear shall be intimated to the maintenance staff of CPWD without any delay for rectification/repair/replacement.

9) Proper care shall be taken to protect the flowers and lawns in the garden area. All the roads, paths, parking areas and pavements including lawns. and surroundings area shall be kept clean at all the times.

10) Cooking of edibles shall be done under very hygienic conditions by trained cooks and the serving shall be made by trained bearers/waiters. Nothing extra on this account shall be payable.

11) Bed coffee/Tea shall be served in the rooms upon request from occupants but all other meals will be served only in the dining hall during "hours fixed". Room service, if made on request of guest, may be charged extra at 10% above the fixed tariff for food articles except for tea/coffee.

12) Bills for boarding charges and mess charges shall be made separately. Boarding charges shall be collected by the contractor in cash/demand draft/Electronic mode. Whenever an occupant guest arrives, the contractor shall ensure that he/she/they enter the details of arrival and other particulars as stipulated including check in date/time with signature. Amount collected so shall be deposited with the Executive Engineer, Mysore Central Division CPWD, through cashier of the Division, the every week if any basis. And contractor should take the receipt from the cashier. Copy of the receipt shall be handed over to Assistant Engineer, MyCSD, CPWD, Mysore for verification. Failing to adhere remittance of this amount as mentioned shall attract a penalty of Rs.200/- per day of delay in remittance. Under no circumstances the contractor will collect charges in excess of rates laid down by the department. Arithmetic mistakes in billing will be the responsibility of the contractor for the loss of revenue to the Government, in such cases the amount shall be recovered from the contractor.

13) The contractor shall at all times maintain required number of trained cooks, waiters, room attendants and other staff for satisfactory and smooth catering service. No extra payment shall be made on this account.

14) The contractor shall keep the terrace clean at all times. No broken fixtures and fittings shall be dumped on terrace.

15) The agency shall be responsible for all the materials, furniture, linen, fittings, paintings, electronic articles, cutlery, equipment, utensils, crockery (including fragile / breakable) etc. A list of inventory shall be handed over at the time of start of agreement and same shall be checked frequently. The agency shall hand over all the articles as per inventory including replacement of missing, broken, damaged (except due to normal wear & tear which will be replaced by the department) in full to the representative of the Engineer in charge at the time of expiry / closing of the agreement.

16) The contractor shall be fully responsible for the security of the Holiday home, all the fixtures and furniture including utensils, crockery and other accessories.

17) It is the prime responsibility of the contractor to maintain the entire Holiday home in spic and span manner.

18) The decision of the Executive Engineer, Mysore central Division shall be final and binding on the contractor in regard to the levy of penalty as mentioned above.

19) The contractor shall maintain all necessary information as framed by the Engineer in charge in proper printed form in a good quality folder.

20) The contractor shall provide a first aid box (large size) in the reception area.

I	Nil	
O	Nil	
C	Nil	AE(P) / EE

21) TV Cable charges required for all connections of Holiday home is to be paid by the contractor regularly. Reimbursement of such bills will be made to the agency by the department on submission of original Tax Invoices bill and minimum period of recharge must be for 6 months.

22) The contractor shall ensure that VIP suits are equipped with atleast 01 set of toilets kit which includes 01 soap, 01 shampoo sachet, 01 tooth paste tube, 01 no brush, 01 comb. The VIP suite to be also equipped with 02 set of slippers.

23) All types of linens (bedsheets, pillow covers, towels) should be washed regularly. Any complaint in this regard will be taken very seriously and a sum of Rs.1000 shall be deducted for each complaint.

24) The contractor has to install a bio-metric attendance system in Holiday Home Mysore at their own expenses. The monthly biometric attendance has to be submitted to Engineer-in-charge. No payment shall be made to the contractor without installation of biometric attendance system.

OBLIGATION OF CPWD: CPWD WILL ARRANGE FOR THE FOLLOWING MATERIALS/ UTENSILS

1) Cooking utensils, cutlery, crockery required, supply of linen and furniture for which the agency shall take over in good condition as per the list provided by the representative of the Engineer-in-charge.

2) Refrigerator for storing material beverages for cooking and the agency shall be responsible for the repairs, if any.

3) Water supply and sanitary fittings and electrical fittings/appliances requiring replacement. The old and worn out fittings shall be returned by the agency to the representative of the Engineer-in-charge.

4) Provide space for running telephone booth for local calls and STD/ISD, internet services if found essential.

I	Nil	
O	Nil	
C	Nil	AE(P) / EE

TERMS AND CONDITIONS

1) The contractor shall arrange for the services of minimum of following staff for rendering efficient service as per the duty chart given below.
   a). One caretaker on all days. (Caretaker-1 No.) *
   b). Assistant to caretaker – 2 nos *
   c). One Cook
   d). One Asst. Cook.
   e). Cleaning persons - 2 nos. for cleaning kitchen utensils, tables, plates, cups etc.
   f). Room attendants - 4 nos. shall be deployed as at Sl.No.4 of duty chart below
   g). Three Security guard in shifts in a day on all the days.
   h). Two House keeping staff (wash room) (part time) on all the days.
   i). Two sweepers on all the days.
   Note : Above are the minimum staff to be kept for upkeeing. If required, more staff may be deployed by the bidder, for which extra shall be payable as per the labour wages issued by the Central Labour Commission but agency must obtain necessary approval from the Engineer-in-Charge before engaging such extra staff .

DUTY CHART

Sl.No	Staff Category	Hours of work	No. of shifts	Remarks
1	Care taker - 1 No *	10 AM to 6 PM	One shift each for Booking accommodation, and attending telephone calls and Management of Holiday home.	One independent caretaker for each Shift to be deployed on work
2	Assistant Care taker -2 nos. *	4 PM to 12 AM 12 AM to 8 AM		One independent caretaker for each Shift to be deployed on work
3	Main Cook - 1 no Assistant Cook -2 nos Utensils Cleaning persons-2 Nos		1 Shift 2 Shift	
4	Room attendant (4 Nos)	6 AM to 02 PM – 2 Nos 2PM to 10 PM – 1 No 10 PM to 6 AM – 1 No	One shift each (for round the clock service)	
5	Security Guards (3 Nos)	Round the clock	3 Shifts	3 Independent guards per shift
6	House Keeping Staff - A	6 AM to 2 PM	For wash room	Two person
7	House Keeping Staff - B	6 AM to 2 PM	Places other than washroom	Two person

Note : *Agency before appointment of care taker and Assistant Care taker, the interview / approval is required from the Engineer – in – Charge.

I	Nil	
O	Nil	
C	Nil	AE(P) / EE

The cost of various items to be supplied to the Guests shall not be more than the rate prescribed below & boards depicting the food items, rates & their time of availability shall be fixed at the dining hall and at the entrance.

Sl. No	Items	Rate
1	Tea/Coffee/Milk (All beverages Hot)	15.00
2	Black Tea / Black Coffee / Green Tea / Lemon Tea	10.00
3	Idly (3 Nos) & vada with sambar/Chutney	50.00
4	Masala Dosa with sambar chutney & Curry	50.00
5	Bread Omlette (Two Eggs) (2 Slices)	30.00
6	Double Egg Omlette / Poached Egg	30.00
7	Pongal with chutney	50.00
8	Mixed veg upma with chutney	50.00
9	Poori – Sabji (3 poori)	50.00
10	Alu paratha with curd and pickle each	50.00
11	North Indian Lunch / Dinner (2 no Chappati, 01 dry fry, 01 Sabji, rice, dal, papad, pickle, salad)	
12	Sabji veg (paneer)	100
13	Sabji Nonveg (Chicken / Fish)	150
14	South Indian Lunch / Dinner (3 no poori, 01 sabji, 01 dry fry, rice, sambar, rasam, papad, pickle, curd)	
15	Sabji veg (paneer)	100
16	Sabji Nonveg (Chicken / Fish)	150

Note : No other items of food item shall be prepared or served or by bringing from outside other than specified in the list mentioned above.

2) All the staff employed shall be polite, well dressed and shall be able to speak Hindi apart from one South Indian Language. The caretakers shall be able to speak good English, Hindi and a south Indian Language. Basic computer knowledge like M.S office is essential for one of the caretaker. The caretakers shall possess minimum qualification of 10 + 2.

3) The Contractor shall be responsible to conduct surprise check of his staff meant for the above services and also for their punctuality, regularity, cleanliness and pleasing behavior.

4) That the contract shall be valid for 12 calendar months from the date of execution of this agreement. On expiry of the term, the contract may be extended on mutually acceptable terms and condition.

5) In case the services provided by the contractor are not satisfactory or if irregular services are provided even after two written notices, it will be open to the Department to terminate the contract, upon such termination the performance guarantee and security deposit of the contractor will stand forfeited to president of India. A suggestion/complaint register will be kept in the premises in order to obtain the feedback from the occupants on the performance of the contractor.

6) In the event of any loss due to negligence or misconduct of the employees of the contractor, compensation shall be levied commensurate with the loss. The decision of Executive Engineer, MyCD, CPWD, Mysore, shall be final and binding on the contractor with regard to the amount of recovery to be effected from the contractor towards the loss suffered by Government.

I	Nil	
O	Nil	
C	Nil	AE(P) / EE

7) The contractor has to employ a professional chef (cook) trained to prepare various dishes as per the menu. A committee comprising of SE-Mysore, EE-Mysore and EE-Mysore (Elec) shall inspect the quality of food. If not found satisfactory the contractor has to replace the cook with immediate effect.

8) All the members of work force will be governed by the shop and establishment act of Government of Karnataka, The contractor shall be responsible for payment of minimum wages prescribed by Government of Karnataka or Central Government whichever is more, including Provident Fund, Group insurance, Medical and all other essential facilities and fulfillment of statutory obligations to the staff in accordance with prevailing laws.

9) The contractor shall be responsible to issue clean and neat uniforms to the staff deployed by him for rendering satisfactory management and catering service.

10) Satisfactory performance Certificate shall be obtained at the end of every month from Assistant Engineer, MyCSD-l, CPWD, Mysore, in token of satisfactory service based on which payment will be made by Executive Engineer, MyCD, CPWD, Mysore on monthly basis.

11) Security deposit shall be deducted in accordance with clause 1A of GCC.

12) ln case of surprise check or otherwise, if any staff room boy is found absent or not in uniform, penalty at Rs.300/- per staff per day shall be levied. And decision of Engineer in charge in this regard shall be final and binding.

13) The contractor shall bear all expenses towards cost of cleaning materials like washing powder, phenol, naphthalene balls, mopping materials, broom sticks and other sundry items and nothing extra shall be paid on this account.

14) The contractor shall employ Indian Nationals above age of 18 years only. The Executive Engineer, MyCD, CPWD, Mysore reserves the right to expel any employees of the Contractor without assigning any reason.

15) The caretaker employed by the contractor shall have the adequate knowledge to observe the due protocol during the visit of Hon'ble Ministers, M.P's and VVlPs.

16) The contractor shall comply with the provisions of the payment of Wages Act of 1936, Minimum wages Act of 1948. Employment Liability Act, workmen Compensation Act 1923, industrial Dispute Act 1947 and the Contract Labour (R&A) Act & the modifications thereof and all other relevant law that may be made applicable from time to time.

17) The hours of work for various categories of staff shall be as indicated in the duty chart to facilitate for easy and smooth functioning of guesthouse. The hours of duty for certain categories can be intermittent as per the requirements of service. A duty shift shall mean 8 hours of work. The Executive Engineer, MyCD, CPWD, Mysore reserves the right to make amendments to the duty chart for better functioning.

18) The Rate quoted by the contractor shall be inclusive of payment made to staff beyond specified working hours, all taxes, service charges and all other. over heads to cater for the conditional mentioned above and shall be valid and firm for contract period including extended period if any and nothing extra will be paid on any account.

19) Water/Hot water for drinking shall be provided in jugs and tumblers in the dining hall to the occupants as per their requirements and nothing extra shall be charged for drinking water.

20) Vending of other item shall not be entertained inside Holiday Home.

21) A board instructing ban on use of "Liquor, Smoking" which is strictly prohibited shall be put up in the dining hall.

I	Nil	
O	Nil	
C	Nil	AE(P) / EE

SPECIAL CONDITIONS

1) **Caution Deposit :** The Contractor shall deposit an amount of Rs.1,00,000/- (Rupees one lakh only) towards caution deposit with the Executive Engineer, MyCD, CPWD, Mysore. The award letter will be issued only after receipt of caution deposit. The caution deposit shall be submitted in the same manner as performance guarantee and shall be submitted along with performance guarantee in favor of the Executive Engineer, MyCD, CPWD, Mysore valid for 1(one) year 3 (Three) months. The contractor may remit the caution deposit along with performance guarantee.

2) Contract shall be valid for a period of 12 months from the 10th day of the date of award of work. However, the contract can be extended by mutual consent with a 3 month prior notice by the contractor/department lf no Consent is arrived the Contractor can hand over the vacant possession of the guest house premises without any damages to the premises as per the inventory signed at the time of taking over.

3) The caution deposit will be returned to the contractor on expiry of contract period without any interest, only after recovering the damages, penalty etc., if any, that may occur due to the negligence of the contractor other than usual wear and tear to the premises of guest house and also on issue of a certificate from the Assistant Engineer, MyCD, CPWD, Mysore that premises in handed over in proper shape without damages to the fittings as per the inventory.

4) The contractor/agency shall start the work within 10 days from the date of award of work. ln case, if the contractor fails to start the work within 10 days from the date of award of work the E.M.D will be forfeited to President of India without any further notice.

5) The department will supply water and electricity and no water and electricity charges will be recovered from the contractor for bonafide use of these services in the CPWD Holiday home premises. The contractor shall not misutilise these services. ln case of any mis-utilisation necessary damages as deemed fit by Engineer in charge, whose decision shall be final and binding, will be recovered from the caution deposit. Separate meters are installed in the CPWD Holiday home premises to monitor the consumption of water and electricity in the CPWD Holiday home premises to watch for any abnormal utilization of these services.

6) The necessary furniture for the dining arrangement shall be made available by the department.

7) Three rooms will be given to the contractor free of cost, one room (near lawn) for care takers and two rooms as staff rest room to extend their Services round the clock. The consumption of electricity and water shall be kept to the minimum and no misuse

8) The contractors have to keep in mind that the provision of management services shall remain to be service oriented and for any complaint received against the care taker/service personnel shall to be financially made good from the caution deposit. The department will have all rights to impose any fine/penalty upto 10% of contract amount if the contractor renders improper service. The decision of the Executive Engineer, MyCD Mysore is final and binding on the contractor in this regard.

9) If the contractor provides inadequate service or deploys less manpower than stipulated in the agreement or discontinue to provide service, then the caution deposit will stand forfeited to President of India without any further notice.

10) The "menu" and the "food charges" to be collected from the occupants shall be decided by the Engineer in charge and it shall be prominently displayed in the dining hall. The quantities of various food items served shall be as per the normal practice in various best vegetarian hotels in Mysore. Department is at liberty to initiate action if found serving less quantities.

11) The contactor shall furnish the names and identification of his staff members along with colour passport size photograph to the Asst. Engineer, MyCSD, CPWD, Mysore. Contractor shall issue proper identity cards to his staff members. No person without identity card will be allowed to enter to CPWD Holiday home premises.

12) The contractor shall be responsible for payment of minimum wages to his staff as prescribed by Government of Karnataka or Central Government, whichever is higher, including Provident Fund, Group insurance, Medical and all other essential facilities and fulfillment of statutory obligations to the staff in

I	Nil	
O	Nil	
C	Nil	AE(P) / EE

accordance with prevailing rules. The staff of the contractor will be governed by the Shops and Establishment Act of Government of Karnataka.

13) Cooking of edibles shall be done under very hygienic conditions by trained cooks and the serving shall be made by trained bearers/waiters.

14) Except where otherwise provided in the contract all question and disputes relating to the meaning of the specifications, instructions and as the quality of service and materials used in the cooking or as to any other question, claim, right, matter or things whatsoever in any way arising out of contract, the matter shall referred to the Superintending Engineer, CPWD, Mysore Central Circle, Mysore, whose decision in writing shall be final and binding on the contract.

15) Subletting the premises of CPWD Holiday home directly or indirectly in any manner is not permitted and will result in cancellation of the contract and forfeiture of security deposit and performance guarantee. Further the agency shall not be permitted to tender for a period of at least three years after termination of agreement for any catering/management services under CPWD, EE, Mysore.

16) The department shall not be responsible for security of the equipment belonging to the contractor. The contractor shall have his own security arrangement for the safety of his equipment and have to be removed within three days at his own cost on the termination of contract or end of validity period. Department will not be responsible for any loss, theft, damage etc., at any time.

17) The contractor shall serve the food items at the rates fixed by the Engineer in charge once in six months and it shall be prominently displayed in the dining hall. He should not charge higher rates than what is displayed in the dining hall. If the Engineer in charge proposes to introduce some new items, their quantity, quality and rate shall be mutually agreed before implementation.

18) The CPWD Holiday home is basically meant for all the staff/officials (serving/retired, in/from central/state Government departments/Autonomous bodies etc, their relatives/family members etc) and the use of CPWD Holiday home by outsiders except for the visitors genuine guests shall totally be discouraged.

19) Undertaking parties or supply of refreshments within the CPWD Holiday home to the staff and officers on any festivals, functions, seminars, meetings etc., is permitted only with prior approval of Superintending Engineer, MyCC, Mysore. The contractor cannot use the CPWD Holiday home premises for preparation and supply of the refreshments and other food items to anywhere outside the CPWD Holiday home and to outsiders.

20) All the members of work force will be governed by the shop and establishment act of Govt of Karnataka, required ESI contributions, PF and bonus shall be taken care of by the contractor.

21) The contractor shall bear all expenses towards provision of cleaning materials and uniform for workers wherever necessary nothing extra shall be paid.

22) The department will provide cooking utensils, cutlery, crockery required, Lenin and furniture as well as furnishings. The agency shall return the utensils, cutlery crockery etc, after the completion of the contractor. The agency shall make good at his cost any breakage or loss due to negligence of his employee.

23) The agency shall be responsible for all furniture, equipments and other materials available in the Holiday Home.

24) The agency shall be held responsible for any untoward incidents or any illegal activities inside the premises.

25) The contractor has to sign the inventory of tools and plant furniture and other accessories like fittings and fixtures handed over to him and it is the responsibility of the contractor to return all materials in working condition the cost of materials damaged shall be recovered from the contractor.

26) Bed room linen and bath room towels shall be changed daily where the rooms are in use

27) Floors of all rooms shall be cleaned daily with detergent/ chemicals and kept cleans at all times, including of anti-mosquito chemicals no materials will be supplied by the department.

28) Carpets wherever provided shall be cleaned/vacuum cleaned daily.

I	Nil	
O	Nil	
C	Nil	AE(P) / EE

29) Bathrooms shall be cleaned daily and mopped with phenyl.

30) Toilets/bath shall be cleaned with 'Sanifresh' or 'Harpic' or any other standard sparkler and toilet paper shall be provided in the bath rooms at all times. One toilet drop and mosquito repellant/mat along with machine shall be provided to guests at the time of checking in to the room.

31) ODONIL or equivalent toilet freshener shall be provided in all bath rooms, toilets, rooms shall also be sprayed with room fresher daily no material will be supplied by the department.

32) The kitchen shall always be kept clean in a spic and span manner. The cutlery and crockery as also cooking utensils will be kept spotless by cleaning with standard scrubbing powder and also arranged properly no cleaning material will be supplied.

33) The furniture and the furnishings in the rooms shall be kept dust free at all times.

34) One complaint register will be kept at the reception counter to write any complaints/suggestions by the occupants. The register will be with the care taker and the same should be made available to the occupants and got checked and signed by the Engineer in charge by the end of each Month

35) At least one employee should be available at the reception round the clock to attend the needs of the occupants should communicate in Hindi, English and Kannada.

36) All employees should be provided with uniform as directed by the Engineer-in-charge.

37) Name address and photos of the employees are to be provided to the department so that temporary ID card will be issued by the department.

38) Receipt book, remittance register and occupancy register win be issued by the department

39) All remittance should made in week end preferably Fridays to this office.

40) The recovery will be made at the proposed rates in the absence of staff (i.e. the persons) employed as stated below.

Staff	**Per day**
1. Care taker, Main cook, Security Guards	Rs. 933/-
2. Assistant Caretaker, Assistant cook	Rs. 794/-
3. Utensils cleaning staff, Room attendants House keeping Staff A & B	Rs. 704/-

41) Register to be kept /maintained at the reception for the reception for the attendance of the staff.

42) The contractor shall ensure all safety measures in handling, while cooking and use of electrical equipments.

43) The agency shall invariably check for ID Proof of the occupant and satisfy himself for its genuinity and security before allowing inside the building.

44) The agency shall amend to use minimum water, power etc., and shall not waste water or power. The agency shall also see that all taps are closed when not in use and all switches put off when not in use.

45) A printed menu card shall be placed in every room so that the guests are made known the availability of breakfast,lunch,dinner. Etc., detailing the availability of time and its rate.

46) If due to any special reason such as pandemic or other natural calamity or by any other order of Government / Department, The Holiday Home operation is to be kept on hold/stopped for more than 7 days, then fixed Rs.20,322/- per day will be deducted from the bill of the contractor for such period irrespective of his quoted rates. This provision of deduction will be applicable only after timely direction of Engineer-in-charge. In such a case services of Assistant Care Taker, cooks, utensils cleaning persons, room attendant and House-keeping staff may be stopped by contractor.

47) Strict adherence of non-consumption of Alcoholic beverages, smoking consumption of any kinds of Tobacco based products by the labour / employee / contractor during the duty / off the duty inside the Holiday Home Premises.

48) Any Labour / Employee / Contractor is found consuming Alcohol, consuming any kind of Tobacco based

I	Nil	
O	Nil	
C	Nil	AE(P) / EE

products like beedi, cigarette etc, immediately severe action will be taken against them including police complaints etc.

49) If any incidents as mentioned in point no.47, 48 and other illegal activities carried by the contractor in the Holiday Home Premises, Then the Engineer-in-charge have a power to pre-close the agreement and also to initiate legal action against concern contractor / Employee / Labour through Police complaints etc.

Brief description of duties of staff.

1) **caretaker** : To ensure occupants provided with all the amenities keeping the rooms/suits clean and ensure comfort stay in Holiday home (to see the water supply, drinking water, room freshness and any others electrical / civil complaints got attended. Providing tea / coffee breakfast / dinner) to help the guests to check in and checkout, arranging / guiding the guests for local visits etc.

2) **Room attendants** : To keep the suits / rooms with fresh & pressed blankets, bed sheets, pillow covers and changing in the presence of guests, keeping towel, napkins and providing drinking water in the rooms. And up keeping of the rooms in good condition.

ANNEXURE.III

GOVERNMENT OF INDIA
CENTRAL PUBILIC WORKS DEPARTMENT
HOLIDAY HOME MYSORE
CATERING SERVICE TIMINGS

			from		to
01	BED TEA		06.00 HRS		07.30 HRS
02	BREAK FAST		07.30 HRS		10.00 HRS
03	LUNCH		13.00 HRS		15.00 HRS
04	EVENING TEA/SNACKS		16.00 HRS		18.00 HRS
05	DINNER		20.00 HRS		22.00 HRS

Note : Order for Lunch/Dinner shall be placed by guests at least 3 hours before the serving time mentioned above.

I	Nil	
O	Nil	
C	Nil	AE(P) / EE

Annexure-II

UNDERTAKING REGARDING ERP Training in CPWD Department
(For non CPWD Contractors)

To
The Executive Engineer
CPWD, Mysore

Name of work**: Up-keeping and providing Management Service for Holiday Home at Mysore for the FY 2026-27.**

NIT No: 50/MyCD/EE/e-tender/2026-27

Sir

Having examined the details given in the bid document for the above work, I/We hereby submit the following undertaking that

"If work is awarded to me, I/We shall obtain ERP(Enterprise Resource Planning) training from CPWD Regional Training Institutes, as applicable, within two months from the date of receipt of award letter and failure to do so, a recovery of Rs. 10,000/- per week shall be made from the R/A bill without giving any show cause notice in this regard"

Signature of bidder or an
Authorized person of the firm with stamp
Date of submission

I	Nil	
O	Nil	
C	Nil	AE(P) / EE

(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, Mysore Division, CPWD, Mysore on behalf of the President of India (hereinafter called "The Government) has invited bids under **50/MyCD/EE/e-tender/2026-27** dated…… for **"Up-keeping and providing Management Service for Holiday Home at Mysore for the FY 2026-27.."** 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.

OR**

Whereas the Executive Engineer, Mysore Division, CPWD, Mysore on behalf of the President of India (hereinafter called "The Government,) has entered into an agreement bearing number…… with ……..(name and address of the contractor)……. (hereinafter called "the Contractor,) for execution of work of **"Up-keeping and providing Management Service for Holiday Home at Mysore for the FY 2026-27.."** The Government has further agreed to accept an irrevocable Bank Guarantee for Rs.....(Rupees …….. only) 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 the name of the bank)……. (herein after referred to as "the Bank" hereby undertake to pay to Bank,) 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 here by 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 the 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 the 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 and the contractor shall have no claim against us for making such payment.

I	Nil	
O	Nil	
C	Nil	AE(P) / EE

5. We, ... (indicate the name of the 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 rerating 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 be entitled to enforce this Guarantee against the Bank as a principal debtor at the first instance without proceeding against the contractor and not withstanding 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 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 up to……..unless extended on demand by the 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.

Date.

Witnesses:

1. Signature
   Name and address

Authorized signatory
Name
Designation
Staff code No.
Bank seal

2. Signature
   Name and address

I	Nil	
O	Nil	
C	Nil	AE(P) / EE