



सिद्धिमूलं प्रबन्धनम्
भा. प्र. सं. इन्दौर
IIM INDORE

भारतीय प्रबंध संस्थान इंदौर

INDIAN INSTITUTE OF MANAGEMENT INDORE

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India

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इ-टेंडर नोटिस न. **E-Tender Notice No.**

आई. आई. एम. आई./परियोजना/03/2026/176 फ़ाइल न. 523

IIMI/Project/03/2026/176 File No. 523

तकनीकी व्यावसायिक प्रक्रिया

TECHNO COMMERCIAL PROPOSAL

Name of Work: "Construction of office complex above the sports complex (Gymnasium) at IIM Indore."


Tender Inviting Authority

प्रमाणित किया जाता है कि एनआईटी दस्तावेज़ में क्रमिक रूप से 1 से 61 तक 61 पृष्ठ हैं
Certified that the NIT Document contains 61 pages serially numbered from 1 to 61

भारतीय प्रबंध संस्थान इंदौर
INDIAN INSTITUTE OF MANAGEMENT INDORE

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ई - निविदा आमंत्रण सूचना NOTICE INVITING E-TENDER

सन्दर्भ इ-टेंडर नोटिस न. आई. आई. एम. आई./परियोजना/03/2026/176 फ़ाइल न. 523

Ref: E-Tender Notice No. IIMI/Project/03/2026/176 File No. 523

आईआईएम इंदौर निविदा दस्तावेज में उल्लिखित पात्रता मानदंड के अनुसार पात्र बोलीदाताओं से आईआईएम इंदौर में लिखित कार्य के लिए ई-प्रोक्योरमेंट पोर्टल <https://eprocure.gov.in/eprocure/app> के माध्यम से ऑनलाइन आइटम दर निविदा आमंत्रित करता है। विवरण नीचे दिया गया है:

IIM Indore invites online item rate tender through e-procurement portal i.e. <https://eprocure.gov.in/eprocure/app> the under mentioned work at IIM Indore from the bidders eligible as per the eligibility criteria mentioned in the tender document. The details are given below:

A.	महत्वपूर्ण घटनाओं / गतिविधियों की अनुसूची Schedule of Important Events / Activities
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A.1 बोली से संबंधित जानकारी Information Related to Bid

A.1.1	एन आई टी न. : आई. आई. एम. आई./परियोजना/03/2026/176 फ़ाइल न.523 NIT No.: IIMI/Project/03/2026/176 File No. 523		
A.1.2	<table border="1"> <tr> <td style="text-align: center;">About the Institute</td> <td>IIM Indore is located on Rau Pithampur Road, 25 km away from main city centre. Our is an ethical Institution and we believe in transparency in every facets of work. There is least interference other than quality assurance and timely delivery. There is no need to interact with anyone other than concerned engineer. No material will be allowed to enter the campus from Security gate without passing the same by concerned engineer following technical specifications of the tender. There will be joint measurement of works when completed and bill will be submitted after the joint measurement is accepted. The payment will be made online without any contact with anybody. Strict quality control will be ensured for the job to be executed as per technical specification and make/brand of materials (in case of any brand or its equivalent specified, sample have to approved in advance).</td> </tr> </table>	About the Institute	IIM Indore is located on Rau Pithampur Road, 25 km away from main city centre. Our is an ethical Institution and we believe in transparency in every facets of work. There is least interference other than quality assurance and timely delivery. There is no need to interact with anyone other than concerned engineer. No material will be allowed to enter the campus from Security gate without passing the same by concerned engineer following technical specifications of the tender. There will be joint measurement of works when completed and bill will be submitted after the joint measurement is accepted. The payment will be made online without any contact with anybody. Strict quality control will be ensured for the job to be executed as per technical specification and make/brand of materials (in case of any brand or its equivalent specified, sample have to approved in advance).
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<p>A.1.5</p>	<p>ईएमडी Earnest Money Deposit (EMD) (in Rs.)</p>	<p>Rs. 7,22,811/- (Rupees Seven Lakh Twenty-Two Thousand Eight Hundred and Eleven Only) by e-payment through electronic mode (NEFT/ RTGS)</p> <p>Bank Detail is given below: Name of Beneficiary: Indian Institute of Management Indore Account No.: 53018623445 Name of the Bank: State Bank of India IFSC Code: SBIN0030525</p> <p>Bidders will have to upload scanned copy of Payment details towards cost of EMD during the submission of tender and the same will be accepted only on verification & confirmation by the Institute. Any delay in credit will not be entertained by the Institute.</p> <p>Note:</p> <ol style="list-style-type: none"> 1. EMD shall be refunded after the selection process is over. 2. Normally in the case of unsuccessful bidders it gets refunded on or before the 30th day after the award of the contract. 3. The EMD deposited along with bid by the successful bidder shall be returned after receiving the requisite performance guarantee. 4. EMD may be forfeited - <ul style="list-style-type: none"> • if any bidder withdraws or modify their Bids during the period of validity, or • if the successful bidder, after being awarded the contract, fail to sign the contract, or to submit a performance Guarantee before the deadline defined in the tender document or as per the instruction of IIM Indore, whichever is later. In this case the action of forfeiture shall be undertaken without any notice. Also, the bidder shall not be allowed to participate in the re-tendering process of the services. Along with the aforesaid, they will be suspended for a period of two years from being eligible to submit Bids for contracts with the IIM Indore. 5. Bid not accompanied by the requisite EMD shall be considered as non-responsive and shall be rejected.
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A.1.6	समापन की अवधि Completion period	90 Days
A.1.7	निविदा जमा करने की विधि Mode of submission of tender	केवल ऑन-लाइन मोड On-Line mode only

A.2 प्रमुख घटनाएँ और तिथियाँ Key Events and Dates

A.2.1	प्रकाशित करने का दिनांक Publishing Date	April 22, 2026
A.2.2	Pre-Bid Meeting	<p>April 29, 2026, at 15:00 hrs</p> <p>Address of pre-bid meeting-Conference room, 2nd floor Administrative Block at IIM Indore.</p> <p>(You need to request for entry permission in advance through email on projectdept@iimidr.ac.in or contact number 0731-2439620 on or before April 28, 2026)</p> <p>Further, no query will be entertained after April 29, 2026</p>
A.2.3	Site Visit & Geo Tagging Selfie	<p>All prospective bidders are advised to visit the site of work prior to submitting their bids to familiarize themselves with the site conditions, scope of work, and work's actual requirements. The bidders shall assess all factors, including access, logistics, existing infrastructure, site constraints and any other site-specific conditions that may influence their bid. The visit shall be conducted at the bidder's own cost. No claims for lack of understanding of site conditions/scope shall be entertained later. For site access bidders may request for entry permission in advance through email on projectdept@iimidr.ac.in or contact</p>

		<p>number 0731-2439620 on or before April 28, 2026.</p> <p>The site visit for the interested prospective bidders will be done on April 29, 2026, after pre-bid meeting.</p> <p>Further, bidders are required to undertake site visit and submit geo tagged Selfie as part of their bid documents. In case any bidder does not attach the Selfie (as mentioned above), along with the bid then the bid will not be considered for technical evaluation, and it summarily be rejected.</p> <ul style="list-style-type: none"> • Selfie should be sent on the email I'd of the project Department i.e., projectdept@iimidr.ac.in • Last date/time of communication: 15:00 hrs on May 05, 2026
A.2.4	दस्तावेज सहित निविदा के ऑनलाइन जमा करने की अंतिम तिथि और समय Last date and time of closing of uploading/online submission of tender	Upto 15:00 hrs of May 05, 2026
A.2.5	तकनीकी बोली के ऑनलाइन खोलने की तिथि और समय Date & Time of online opening of technical bid	15:30 hrs on May 06, 2026
A.2.6	योग्य बोलीदाताओं की वित्तीय बोली खोलने की तिथि और समय Date and Time of opening of financial bid of qualified bidders	बाद में सूचित किया जाएगा Will be notified later

A.3 बोली से संबंधित अन्य महत्वपूर्ण जानकारी Other Important Information Related to Bid

A.3.1	प्रतिभूति जमा Security Deposit	<p>2.5 % of accepted tendered value (Awarded Value) to be recovered from running bills. Alternatively, Bank Guarantee (BG) from a scheduled commercial bank may be submitted, to be payable at Indore. And it must be valid up to 60 days after defect liability period.</p> <p>The security deposit will be released:</p> <ul style="list-style-type: none"> ➤ After successful completion of the Defect Liability Period. ➤ In accordance with clause 1A & 41 of the GCC
A.3.2	परफॉर्मन्स गारंटी Performance Guarantee	<p>5% of accepted tendered value (Awarded Value) on acceptance of bid. The performance guarantee may be submitted in the form of bank guarantee OR demand draft OR fixed deposit receipt from a scheduled commercial bank which shall be refunded after 60 days of completion of contract as per complete scope of this tender/issue of completion certificate whichever is later.</p> <p>Note:</p> <ol style="list-style-type: none"> 1. The time period for submission will be governed by following clauses: <ol style="list-style-type: none"> i. Time allowed for submission of Performance Guarantee will be 7 Days from the date of issue of "Letter of Intent/Commencement". ii. Maximum allowable extension will be with late fee @ 0.1% per day of Performance Guarantee amount beyond the period provided in (i) above: 7 days. 2. Performance Guarantee shall be forfeited. <ul style="list-style-type: none"> • If the successful bidder, after being awarded, fails to start the Mobilization of resources as per agreed schedule at site within 7 days as mentioned in this tender or as directed by competent Authority of IIM Indore. • Upon Determination / termination of the contract. In the case of determination / termination along with the performance guarantee, security deposit already recovered shall also be forfeited. 3. The decision of director IIM Indore shall be final & binding in case of the forfeiture.
A.3.3	बोली की वैधता Bid Validity	निविदा खोलने की तिथि से 90 दिन 90 Days from the date of opening of tender
A.3.4	Method Selection of	Quality and Cost Based Selection

A.3.5	Workmen Compensation Insurance Policy	“Workman’s Compensation Insurance Policy” for the workmen engaged by successful bidder for the aforesaid work against any eventuality arising from injury due to fall from height/ death due to any mishap / disability faced due to any such unwanted incidents etc. during the execution of work is to be submitted by you.
A.3.6	Maintaining the cleanliness at the site	Contractor has to maintain the cleanliness at the site to the level instructed by the Engineer-in-Charge. Negligence in this essence shall attract penal provision as decided by Engineer-in-Charge.

B. Guidelines for Online Bid Submission Through CPPP

- B.1 It is mandatory for all the applicants to have class II or III digital signature certification from licensed certifying agency like NIC, MTNL, e-mudra, TCS, safescrypt, GNFC etc.
- B.2 Detailed tender can be viewed free of cost on IIM Indore website under the URL <http://www.iimidr.ac.in/tenders/>. Financial bid form can be downloaded only from <https://eprocure.gov.in/eprocure/app>. Uploading of tender will be possible only after making payment of EMD.
- B.3 The tender shall be submitted online in the prescribed format before the date and time as mentioned in tender.
- B.4 The applicant have to upload the details of e-payment of EMD before the last date & time and download the tender documents form the e-tendering portal <https://eprocure.gov.in/eprocure/app>.
- B.5 Tenderer are advised to upload their documents well in time to avoid last minute rush on the server or complication in uploading. IIM Indore will not be responsible for any type of problem in uploading the documents. No hard copies for tender submission shall be entertained.
- B.6 Online bid documents submitted by intending bidders shall be opened only of those bidders, who has deposited e-Tender EMD and other documents scanned and uploaded are found in order.
- B.7 Information and Instructions for bidders posted on the website shall form part of bid document.
- B.8 The bid document consisting of plans, specifications 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://eprocure.gov.in/eprocure/app> free of cost.
- B.9 Those bidders not registered on the website mentioned above, are required to get registered beforehand. If needed the intending bidders may get acquainted with the process online from the www.eprocure.gov.in site itself.
- B.10 On opening date, the bidder can login and see the bid opening process. After opening of bids, he will receive the competitor bid sheets.
- B.11 Bidder can upload documents in the form of JPG format and PDF format.
- B.12 The price bid format is provided in a spread sheet file like Financial bid.xls, the offer should be entered in the allotted space only and uploaded after filling the relevant columns. Financial Bid must not be modified/replaced by the bidder; else the bid submitted is liable to be rejected for this tender.
- B.13 Bidder must ensure to quote each item. 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) although the item have to be executed as per scope of contract.
- B.14 The technical bid (stage-1) will be opened online first on due date and time, as mentioned above. The time and date of opening of Technical bid (stage-2) and financial bid of bidders qualifying the technical bid (stage-1) & financial bid respectively will be uploaded on CPPP.
- B.15 Completed Tenders containing technical bid and Financial bid will be received ONLINE only on CPP Portal website <https://eprocure.gov.in/eprocure/app> at the fixed time and date indicated in the tender. The Tenderer will be at liberty to be present either in person or through an authorized representative at the time of opening of the Technical Bid with the Bid Acknowledgement Receipt or they can view the bid opening event online at their remote end.
- B.16 If there are any clarifications, this may be obtained online through the tender site, or through the contact details. Bidder should take into account the corrigendum published on Institute’s website before submitting the bids online.
- B.17 It is construed that the bidder has read all the terms and conditions before submitting their offer. Bidder should go through the tender schedules carefully and upload the documents as asked; otherwise, the bid will be rejected.
- B.18 The bidder has to digitally sign and upload the required bid documents one by one as indicated. Bidders to note that the very act of using DSC for downloading the bids and uploading their offers shall be deemed to be a confirmation that they have read all sections and pages of the bid document including General conditions of contract without any exception and have understood the entire document and are clear about the requirements of the tender requirements.
- B.19 The bidders are requested to submit the bids through online e-tendering system to the Tender Inviting Authority (TIA) well before the bid submission end date & time (as per Server System Clock). The TIA will not be held responsible for any sort of delay, or the difficulties faced during the submission of bids online by the bidders at the eleventh hour. Tenderers are advised to upload their documents well in time to avoid last minute rush on the server.
- B.20 The time settings fixed in the server side & displayed at the top of the tender site, will be valid for all actions of requesting, bid submission, bid opening etc., in the e-tender system. The bidders should follow this time during bid submission.
- B.21 The maximum size of file to be uploaded during submission of tender through online mode will be governed by the CPP Portal provisions.
- B.22 For any queries regarding e-tendering process, the bidders are requested to contact as provided in the tender document. Parallely for any further queries, the bidders are asked to contact over phone: 0120-4200462, 0120-4001002, 91 8826246593 or send a mail over to cppp-nic@nic.in

C. Other information and terms & conditions

- C.1 The bid submitted shall become invalid:
- If the bidder is found ineligible.
 - If any of the bidder put his quoted rates (as in financial bid document) in the envelope of Cover-I: Technical Bid.
 - If the documents submitted by the successful bidder does not match with the originals before the award of work.
- C.2 However, certified copy of all the scanned and uploaded documents as specified in NIT shall have to be submitted by the lowest bidder only within a week physically in the office of the “Chief Officer Engineering, Indian Institute of Management Indore, Prabandh Shikhar, Rau - Pithampur Road, Indore 453556 (M.P.).
- C.3 IF ANY INFORMATION FURNISHED by the applicant is found to be incorrect at a later stage, they shall be liable to be debarred from tendering/ taking up works in IIM INDORE.
- C.4 The competent authority on behalf of the Director IIM Indore 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.
- C.5 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.
- C.6 The competent authority on behalf of the Director, IIM Indore 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.
- C.7 *The bid for the works shall remain open for acceptance for a period of Ninety (90) days from the date of opening of technical bid.* If any bidders withdraws his bid before the said period or issue of letter of acceptance, whichever is earlier, or makes any modifications in the terms and conditions of the bid which are not acceptable to the department, then the IIM Indore shall, without prejudice to any other right or remedy, be at liberty to suspend the bidder for two years.
- C.8 This notice inviting Bid shall form a part of the contract document. The successful bidders/contractor, on acceptance of his bid by the Accepting Authority shall within 15 days from the date of communication, sign the contract consisting of:-
- The Notice Inviting Bid, all the documents including additional conditions, specifications, General Conditions of Contract 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.
 - Any other Standard C.P.W.D. Form /other forms as applicable/ mentioned.

- C.9 TAXES: -**
- i) The Contractor should get registered under GST and tax as applicable as per the extant order on the subject work shall be paid by the contractor to concerned department which will be reimbursed by the Institute as per the recommendation of Finance & Accounts department / Internal Audit Division of the Institute & the same will be final & binding to the contractor.**
 - ii) The quote should include the GST and all other taxes applicable for the subject work.**
 - iii) Labour Welfare cess @ 1 % of gross value of work done shall be recovered from each bill paid to the contractor.**
 - iv) TDS, GST TDS Taxes and cess as applicable shall be deducted from bill paid to the contractor.**
 - v) Contractor should be registered under EPF and as per law, shall pay EPF of contract workers to concerned Department from time to time.**
 - vi) Any other taxes/cess as per Government directives shall be deducted from each bill paid to the contractor from time to time.**
- C.10 The specifications, Terms & Conditions, other regulations which are not herein mentioned will be guided by IIMI First regulation, manual for procurement of works from ministry of finance & department of expenditure of Govt. of India, relevant CPWD guidelines, manual, specifications / BIS / IS/ Other Central / State Govt. norms applicable for IIM Indore & as prescribed by the OEM and the decision in this regard will be guided by the decision of the competent authority of IIM Indore which shall be final and binding to the contractor.**
- C.11 Tender documents may be downloaded from IIM Indore's website/ CPPP e-Publishing portal free of cost.**
- C.12 Tenders and supporting documents should be uploaded through eprocurement portal i.e. CPPP only. Hard copy of the tender documents will not be accepted.**
- C.13 In the event of acceptance of a tender or as per the decision of the competent authority of IIM Indore, the documents submitted by the bidder/ successful bidder shall be verified with the originals before the award of work.**
- C.14 On acceptance of the tender, the tenderer has to furnish a bar chart showing work completion schedule and submit it along with the performance security guarantee.**
- C.15 "Provision of Public Procurement (Preference to Make in India), Order 2017-Revision regarding" notification issued from the Ministry of Commerce and Industry, Department for promotion of industry and internal Trade (Public Procurement Section), Govt. Of India vide ref.no. P-45021/2/2017-PP (BE-II), dated 04th June 2020, will be applicable for this tender.**
- C.16 The tenderer should not have been blacklisted or debarred by any Central/ State/ Autonomous/ Public Agency during last three financial years. In case blacklisted/ debarred bidder fills/ submits the bid/ being successful in bidding process awarded the job or during the execution of job the fact of being blacklisted/ debarred surfaced then the**
- Bid (during the bidding process) will be considered as invalid &**
 - During the execution, if surfaced, then the contract will be liable to be terminated**

D.	Eligibility Criteria, Evaluation and Selection of Contractor
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a. **Minimum Eligibility Criteria:** Prospective bidder should have the following for making oneself eligible for participation in the bidding process (Joint Ventures are not allowed):

1. **Work Experience:** Experience of having successfully completed similar works in any central government department, Central Institutions, PSUs, autonomous bodies, state government bodies, state PSUs, State Universities, Private companies/organisations (having turnover more than 100 crores) during the last five years ending previous day of last date of submission of tenders.

One completed work of aggregate cost not less than the amount equal to Rs. 2,89,12,455 /- (Excluding GST).

OR

Two completed works each costing not less than the amount equal to Rs. 2,16,84,341 /- (Excluding GST).

OR

Three completed works each costing not less than the amount equal to Rs. 1,44,56,227 /- (Excluding GST).

Similar work means "Construction of RCC building/Load bearing Structures/ Steel Structures including Electrical & Air-conditioning".

Note:

- a) The completion certificate issued from clients should indicate the date of commencement, period of completion- stipulated & actual, awarded cost & cost at completion, quality of work done, reason for delay (if any) etc.
 - b) **In case of completion certificate issued from private companies / organisations, the bidder shall submit TDS certificate & GSTR1 along with the bid.**
2. **Turnover:** Average annual financial turnover on construction works should be at least Rs. 1,81,00,000 /- (**Rupees One Crore Eighty One Lakh Only**). The average would be taken is the best of three years among the last five years ending 31st March 2025 (scanned copy of original certificate from CA having UDIN Number to be uploaded).
 3. **Profit/loss :** The bidder should not have incurred any loss (before tax) in more than two years during last five consecutive P&L accounts, duly audited & certified by Chartered Accountant.
 4. **Solvency Certificate:** Solvency of the amount equal to Rs. 1,45,00,000 /- (**Rupees One Crore Forty-Five Lakh only**) from scheduled commercial bank. (Date of issue should be during the period of this tender submission or else the validity period should be mentioned on the Solvency Certificate & this should cover up the tender submission period) (Solvency certificate should contain the following details:

1. Name of the person signing the Solvency
2. Designation of the person

3. Branch Code
4. Email ID and Contact No.
5. Date of Issue of Solvency
6. Date of Validity of Solvency Certificate)

Note: Bank OD/CC Limit Certificate, will not be considered and the certificate should clearly mention 'Solvency certificate.' Further, the Certificate of Solvency of the Director/Partners should not be submitted; it is required in the name of the Company/LLP/Partnership firm.

5. Certificates: (scanned copy of original certificates to be uploaded)

- 5.1 PAN (Permanent Account Number)
- 5.2 GST (Goods & Service Tax) Registration Certificate (in Active status)
- 5.3 E-payment details towards EMD.

- 6. Past performance in IIM Indore:** Bidder, whose contract in IIM Indore has been determined/ terminated due to contractor's inability to execute the work, will be disqualified technically even though they may meet the other technical/eligibility criteria.

b. OVERALL EVALUATION PROCESS & SELECTION OF CONTRACTOR:

1. Bidding Process will be a two-bid system which comprises of technical bid and financial bid. Further the technical bid will be subdivided into two stages namely technical bid stage-1 and technical bid stage-2. The ratio of weightages for cost (financial) and technical score will be 70:30 (Seventy : Thirty).

The Method of selection will be Quality and Cost Based Selection (QCBS). As is said earlier the Technical bid will be evaluated in two stages, stage-1 will be based on minimum eligibility criteria required in respect of bidder's work experience & credentials (ref. clause D-a.1 to a.6 mentioned above). Technical bid stage - 2 would be based on parameters laid down under para D.c below, and the same will be evaluated through the presentation submitted by bidder. After that the financial bid will be opened for the qualified bidders of the respective stage only. The weightage would be as follows.

i. Technical Bid

- Stage-1 (Bidder's work experience/ credentials) viz. minimum eligibility based on the criteria given at page 11 of NIT Document. For this no marks will be allocated towards final evaluation but this will be considered as mandatory for making oneself eligible to participate in the subsequent bidding process.
- Stage-2 (Comprising of parameters laid down under para D.c below) : Weightage 30% (based on presentation)

ii. Financial Bid (i.e. cost) =70%

The bidder scoring the highest marks after final evaluation i.e. combined/ composite will be considered for selection of a contractor after due negotiation of cost, if required.

Note:

- i. The broad methodology brief is as follows:

“Proposal with the lowest cost may be given a financial score of 100 (Hundred) and other proposals given financial scores that are inversely proportional to their prices w.r.t. the lowest offer.

Similarly, proposal with the highest technical marks (as allotted by the evaluation committee) shall be given a score of 100 (Hundred) and other proposals be given technical score that are proportional to their marks w.r.t. the highest technical marks. The total score, both technical and financial, shall be obtained by weighing the quality and cost scores and adding them up. On the basis of the combined weighted score for quality and cost, the contractor shall be ranked in terms of the total score obtained. The proposal obtaining the highest total combined score in evaluation of quality and cost will be ranked as H-1 followed by the proposals securing lesser marks as H-2, H-3 and so on. The proposal securing the highest combined marks and ranked H-1 will be invited for negotiations, if required and shall be recommended for award of contract.”

ii. In the event two or more bids have the same score in final ranking, the bid with highest technical score will be H-1.

2. Details of marking & evaluation methodology:

c.1 TECHNICAL BID (STAGE-1)

The bidder will be shortlisted based on minimum eligibility criteria given at page 14 of NIT Document. For this no marks will be allocated towards final evaluation but this will be considered as mandatory for participation in the subsequent bidding process.

c.2 Technical bid (STAGE-2)

All those bidders who gets qualified in the Evaluation of Technical Bid (stage-1) will be eligible to participate in stage-2. The evaluation in this stage shall be based on presentation submitted by the bidder. The presentation shall be comprising of bidder’s organizational structure, staffing, quality assurance mechanism in place & local establishment for which weightage to be given as 30% towards final evaluation.

The evaluation committee may call the bidders for making presentation, if required. If called, the bidder shall have to arrange his/ her own logistics for participation and the financial implication also need to be borne by them only. The evaluation committee may undertake visits for verification.

The marking shall depend on submitted presentation & presentation before the Committee constituted for the purpose.

Parameter wise marking system is as under for presentation:

- Presentation shall be submitted in PDF attachment during submission of tender. No physical copy of presentation required.

Sl. No.	Criteria		Maximum Marks
1	Presentation	Organisational structure (Engineers, monitoring mechanism etc. to ensure quality work) Engineers (Bidder shall submit proof of Engineers at their roll (Appointment letter / TDS, etc.) {Max. 2 Marks} i. 1-5 nos.----- 1 Mark ii. More than 5 nos.----- 2 Marks	02

2		<p>A. The bidder must have successfully completed Similar works (as defined above), over the last five years (ending previous day of last date of submission of tender) with the following criterion:</p> <p>(i) Value of single completed work equal to the estimated cost - 02 Marks</p> <p>(ii) Value of single completed work double or more of the estimated cost - 04 Marks</p> <p>Note: - For value in between (ii) & (iii) marks will be given on pro-rata basis</p> <p>B. Project Briefing: The bidder is require to submit a Project brief Presentation containing methodology of execution as per site conditions, Monitoring methodology, quality assurance, Sample/ material approval, Program chart containing activities from start to finish, details of engineers proposed for deployment at this work (duly supported by document) & details of any other similar works executed for any other organisation. 15 Marks</p> <p>C. Contractors having experience in the field of construction of steel structures (Truss) (Experience Certificate need to be enclosed) ---- 03 Marks</p>	22
3		<p>Company's financials and plants & Machinery as per below:</p> <p>A. Company's Financial Strength:</p> <p>(i) Average Annual Financial Turnover of best of three years among the last five years ending 31st March 2025 (Total 03 Marks) :</p> <p>a) 02 Marks for the value equal to the estimated cost</p> <p>b) 03 Marks for double or more of the estimated cost</p> <p>Note: - For value in between (a) & (b) marks will be given on pro-rata basis. For value less than estimated cost zero marks will be given</p> <p>(ii) Solvency Certificate (Total 02 Marks) :</p> <p>a) 01 Marks for the value equal to the estimated cost</p> <p>b) 02 Marks for double or more of the estimated cost</p> <p>Note: - For value in between (a) & (b) marks will be given on pro-rata basis. For value less than estimated cost zero marks will be given.</p>	06

		B. Plants & Machinery: Proof of having the plants & machinery also to be attached) duly Certified by Chartered Accountant. 01 Mark	
Total Marks			30

Important Note: The marking under Technical bid Stage-2 (presentation) will solely be guided by the content submitted under Technical bid Stage-2 (presentation) only. The content submitted under Technical bid Stage-1 will not be suo-motuo considered for marking under Technical bid stage-2 unless the bidder submits the requisite documents sought as per the above tabulated parameters under the Technical bid Stage-2 presentation.

c.3 Financial bid: The weightage of marks scored in the financial bid shall contribute 70% towards the final evaluation.

E. List of Documents to be uploaded

While submitting bid, the following documents are to be uploaded:

For Cover-1:

- i) E-payment details towards EMD
- ii) NIT Document duly sign & sealed on each page to be scan and uploaded.
- iii) Certificates of Work Experience: Experience of having successfully completed works during the last 5 years ending previous day of last date of submission.
- iv) Copy of CA certificate having UDIN number for annual financial turnover to be uploaded
- v) Audited copy of profit & loss account
- vi) Copy of solvency certificate
- vii) PAN (Permanent Account Number)
- viii) GST (Goods and Services Tax) Registration Certificate
- ix) Geo Tagged selfie of the site.
- x) Technical staff: List of technical staff they possess and proposed to deploy for the work to be uploaded
- xi) Certification of Incorporation/ Registration of firm
- xii) IT Return for FY 2022-23, 2023-24, 2024-25.
- xiii) EPF & ESI registration certificate, if applicable
- xiv) Presentation (as per clause D.b.2.c.2 - Page no. 15-16 (as per parameters tabulated))
- xv) Power of Attorney for the person who will sign the agreement (if applicable)
- xvi) Undertaking/ letter of Transmittal as per the format given at Annexure-1
- xvii) Bank Account details
- xviii) Declaration regarding pending cases (if any) of litigation, arbitration, debarment etc.
- xix) Undertaking for “Local Content certification” to be submitted in your company’s letter head as per standard format prescribed in Annexure-3.

Important Note:

- Bidder who do not submit the presentation, they will be technically disqualified.
- After opening of technical bid stage-1, If any query /shortfall or observation is sent to the bidder for clarification/submission of documents and they fails to submit the same within two days from the date of raising of query to them, then decision on the same shall be taken by IIM Indore on the basis of documents submitted by the bidder along with their bid without giving any further opportunity will be given.

For Cover-2:

- i) Schedule of Price Bid in the form of .xls to be filled only on the online portal of CPPP

F. General Instructions to Tenderers

1. Scope of Work

The scope of work shall include the following: Construction of office complex above the sports complex (Gymnasium) at IIM Indore

Civil Works:

- Dismantling of brick bat coba of slab, columns above roof, old plaster.
- Shifting of existing solar water heating system
- Rebaring
- Re-plastering
- Construction steel framed truss structure
- Shingle with waterproofing treatment at top of roof
- Painting
- Creation of 13 nos. offices, 2 nos. auxiliary offices, waiting area, breakout area with aluminium & plywood partition.
- Creation of washroom facility for male & female.
- Waterproofing treatment of slab
- Flooring
- Rock wool above false ceiling and in partitions
- ACP cladding
- Fixing of aluminum louvers in outer perimeter
- False ceiling
- Provisioning of RO + Watercooler
- Re-writable laminated board
- Venetian Blinds

Electrical & ELV, Fire Alarm and Air conditioning system:

- Wiring
- fittings & fixtures
- UPS
- VRF System of efficient Air conditioning
- Net Connectivity, LAN Network
- Telephone facility
- Faculty table with pop-up box
- Fire alarm system
- IPBAX system

Furniture /Fixtures:

- Office furniture
- Sofa & center table

etc. as detailed in Bill of Quantity, drawings and specifications complete as mentioned in the tender & as per the direction of Engineer-in-Charge.

Any other work related to but not specifically mention above, required for completion of the job as per the intent and scope of work.

Important Note:

Rebaring shall be done by authorized applicator of HILTI, as approved by the Engineer-in Charge.

2. The Tenderer shall get acquainted with the location of the sites and carefully check the specifications and shall satisfy himself that the material / items offered is complying with the IIM Indore's requirements and specifications laid down in the tender document or as per the direction of Engineer-in-Charge.
3. **Inspection of materials/work at site**
The IIM Indore's engineer and /or his representative shall inspect the materials at site after delivery before the same is used in the work. The IIM's engineer and /or his representative shall have free and full access at any time during execution of the contract to the contractor's works or site. In case of execution of work for the aforesaid purpose, and IIM's engineer may require the contractor to make arrangements for inspection of work or any part thereof or any material at his premises or at any other place specified by the IIM Indore's Engineer.
4. **The IIM Indore's Engineer shall have the power-**
 - i) To reject the whole/part of the items/ materials/ equipments tendered for inspection, if after inspection of such portion thereof, as he may in his discretion think fit, he is satisfied that the same is unsatisfactory; and
 - ii) To mark the rejected items / materials or parts with a rejection mark so that it may easily be identified if re-submitted.
5. **Maintenance & Guarantee/ Warranty:**
 - a. The rate quoted should be inclusive of charges of all the works & respective associated accessories including SITC of the materials/ equipments at earmarked / specified locations including maintenance during Defect Liability Period of 01 (ONE) year.
 - b. The warranty/ guarantee of the items not mentioned here but is available from OEM then the same shall be extended to the IIM Indore on its name.
 - c. During the Defect Liability Period, IIM Indore reserve the right to cross check the performance of any item / material with the minimum performance levels specified in the specifications.
 - d. Any damage of the existing structure, building etc. made by the successful bidder during execution of this work shall be made good as it was at his own cost & risk and to the satisfaction of Engineer-in-Charge.

G. Terms of Payment

Terms of Payment for the work

The following terms of payment shall be applicable. No variation in the terms of payment will be acceptable. Further, as per Indian laws, income tax, any other tax as applicable shall be deducted at source from the bills and a certificate for the same will be issued to the contractor.

Payment shall be made by IIM Indore to the contractor as per Schedule 'F'. The contractor shall prepare computerized bills. The Contractor shall submit three numbers of hard copies and one soft copy of CD (non-rewritable) / Pendrive for all bills. All running payments shall be regarded as payments by way of advance against the final payment only and not as payments for work actually done and completed and / or accepted by IIMI and shall not preclude the recovery for bad, unsound and imperfect or unskilled work to be removed and taken away and reconstructed or re-erected or be considered as an admission of the due performance of the Contract, or any part thereof, in this respect, or the accruing of any claim, nor shall it conclude, determine or affect in any way the powers of the IIMI under these conditions or any of them as to the final settlement and adjustments of the accounts or otherwise, or in any other way vary/ affect the contract.

Note:

- Contractors should have financial capability to finance the project on their own without waiting for RA Bill payment from IIM Indore to progress on job.
- RA Bills / Final Bill will be paid based on actual measurement of the quantity of work executed at site and duly supported by MB, Abstract and other requisite documents with due certification of the Engineer.
- Payment to be made online to vendor's bank account.
- All efforts will be made to release R.A bills payments within 30 days from the date of submission of bill with complete required documents (List enclosed as per annexure-4) by the contractor.
- All efforts will be made to release Final bill as per Clause 9 of GCC subjected to complete submission of document as per list attached at annexure-4 by the contractor.

Milestone.

The successful contractor shall prepare an integrated programme chart in MS Project/Primavera software or any other state of art project management tools for the execution of work, showing clearly all activities from the start of work to completion, with details of manpower, material procurement plan, equipment and machinery required for the fulfilment of the programme within the stipulated period or earlier and submit the same for approval to the Engineer-in- Charge within 5 days from the date of issue of LOC. A recovery of Rs.1000/- shall be made on per day basis in case of delay in submission of the above programme by more than seven days from the days of issue of LOC. Decision of Engineer-in-Charge shall be final and binding.

H. Safety Codes

- 1 Suitable scaffolds should be provided for workmen for all works that cannot safely be done from the ground, or from solid construction except such short period work as can be done safely from ladders. When a ladder is used, an extra mazdoor shall be engaged for holding the ladder and if the ladder is used for carrying materials as well suitable footholds and hand-hold shall be provided on the ladder and the ladder shall be given an inclination not steeper than $\frac{1}{4}$ to 1 ($\frac{1}{4}$ horizontal and 1 vertical.)
- 2 Scaffolding of staging more than 3.6 m (12ft.) above the ground or floor, swung or suspended from an overhead support or erected with stationary support shall have a guard rail properly attached or bolted, braced and otherwise secured at least 90 cm. (3ft.) high above the floor or platform of such scaffolding or staging and extending along the entire length of the outside and ends there of with only such opening as may be necessary for the delivery of materials. Such scaffolding or staging shall be so fastened as to prevent it from swaying from the building or structure.
- 3 Working platforms, gangways and stairways should be so constructed that they should not sag unduly or unequally, and if the height of the platform or the gangway or the stairway is more than 3.6 m (12ft.) above ground level or floor level, they should be closely boarded, should have adequate width and should be suitably fastened as described in (2) above.
- 4 Every opening in the floor of a building or in a working platform shall be provided with suitable means to prevent the fall of person or materials by providing suitable fencing or railing whose minimum height shall be 90 cm. (3ft.)
- 5 Safe means of access shall be provided to all working platforms and other working places. Every ladder shall be securely fixed. No portable single ladder shall be over 9m. (30ft.) in length while the width between side rails in rung ladder shall in no case be less than 29 cm. (11½") for ladder upto and including 3 m. (10 ft.) in length. For longer ladders, this width should be increased at least $\frac{1}{4}$ " for each additional 30 cm. (1 foot) of length. Uniform step spacing of not more than 30 cm shall be kept. Adequate precautions shall be taken to prevent danger from electrical equipment. No materials on any of the sites or work shall be so stacked or placed as to cause danger or inconvenience to any person or the public. The contractor shall provide all necessary fencing and lights to protect the public from accident and shall be bound to bear the expenses of defence of every suit, action or other proceedings at law that may be brought by any person for injury sustained owing to neglect of the above precautions and to pay any damages and cost which may be awarded in any such suit; action or proceedings to any such person or which may, with the consent of the contractor, be paid to compensate any claim by any such person.
- 6 Demolition - Before any demolition work is commenced and also during the progress of the work,
 - i. All roads and open areas adjacent to the work site shall either be closed or suitably protected.

- ii. No electric cable or apparatus which is liable to be a source of danger or a cable or apparatus used by the operator shall remain electrically charged.
 - iii. All practical steps shall be taken to prevent danger to persons employed from risk of fire or explosion or flooding. No floor, roof or other part of the building shall be so overloaded with debris or materials as to render it unsafe.
- 7 All necessary personal safety equipment as considered adequate by the Engineer-in-Charge should be kept available for the use of the person employed on the site and maintained in a condition suitable for immediate use, and the contractor should take adequate steps to ensure proper use of equipment by those concerned:- The following safety equipment shall invariably be provided.
- i. Workers employed on mixing asphaltic materials, cement and lime mortars shall be provided with protective footwear and protective goggles.
 - ii. Those engaged in white washing and mixing or stacking of cement bags or any material which is injurious to the eyes, shall be provided with protective goggles.
 - iii. Those engaged in welding works shall be provided with welder's protective eyeshields.
 - iv. Stone breaker shall be provided with protective goggles and protective clothing and seated at sufficiently safe intervals.
 - v. When workers are employed in sewers and manholes, which are in active use, the contractors shall ensure that the manhole covers are opened and ventilated atleast for an hour before the workers are allowed to get into the manholes, and the manholes so opened shall be cordoned off with suitable railing and provided with warning signals or boards to prevent accident to the public. In addition, the contractor shall ensure that the following safety measure are adhered to :-
 - a. Entry for workers into the line shall not be allowed except under supervision of the JE or any other higher officer.
 - b. At least 5 to 6 manholes upstream and downstream should be kept open for at least 2 to 3 hours before any man is allowed to enter into the manhole for working inside.
 - c. Before entry, presence of Toxic gases should be tested by inserting wet lead acetate paper which changes colour in the presence of such gases and gives indication of their presence.
 - d. Presence of Oxygen should be verified by lowering a detector lamp into the manhole. In case, no Oxygen is found inside the sewer line, workers should be sent only with Oxygen kit.
 - e. Safety belt with rope should be provided to the workers. While working inside the manholes, such rope should be handled by two men standing outside to enable him to be pulled out during emergency.
 - f. The area should be barricaded or cordoned off by suitable means to avoid mishaps of any kind. Proper warning signs should be displayed for the safety of the public whenever cleaning works are undertaken during night or day.

- g. No smoking or open flames shall be allowed near the blocked manhole being cleaned.
 - h. The malba obtained on account of cleaning of blocked manholes and sewer lines should be immediately removed to avoid accidents on account of slippery nature of the malba.
 - i. Workers should not be allowed to work inside the manhole continuously. He should be given rest intermittently. The Engineer-in-Charge shall decide the time up to which a worker may be allowed to work continuously inside the manhole.
 - j. Gas masks with Oxygen Cylinder should be kept at site for use in emergency.
 - k. Air-blowers should be used for flow of fresh air through the manholes. Whenever called for, portable air blowers are recommended for ventilating the manholes. The Motors for these shall be vapour proof and of totally enclosed type. Non sparking gas engines also could be used but they should be placed at least 2 metres away from the opening and on the leeward side protected from wind so that they will not be a source of friction on any inflammable gas that might be present.
 - l. The workers engaged for cleaning the manholes/sewers should be properly trained before allowing to work in the manhole.
 - m. The workers shall be provided with Gumboots or non-sparking shoes bump helmets and gloves non sparking tools safety lights and gas masks and portable air blowers (when necessary). They must be supplied with barrier cream for anointing the limbs before working inside the sewer lines.
 - n. Workmen descending a manhole shall try each ladder stop or rung carefully before putting his full weight on it to guard against insecure fastening due to corrosion of the rung fixed to manhole well.
 - o. If a man has received a physical injury, he should be brought out of the sewer immediately and adequate medical aid should be provided to him.
 - p. The extent to which these precautions are to be taken depend on individual situation but the decision of the Engineer-in-Charge regarding the steps to be taken in this regard in an individual case will be final.
- vi. The Contractor shall not employ men and women below the age of 18 years on the work of painting with products containing lead in any form. Wherever men above the age of 18 are employed on the work of lead painting, the following precaution should be taken:-
- a. No paint containing lead or lead products shall be used except in the form of paste or ready made paint.
 - b. Suitable face masks should be supplied for use by the workers when paint is applied in the form of spray or a surface having lead paint is dry rubbed and scrapped.
 - c. Overalls shall be supplied by the contractors to the workmen and adequate facilities shall be provided to enable the working painters to wash during and on the cessation of work.

- vii. Workmen executing work on scaffolds or other structures above specified height shall be provided with full body harness and fall arresters.
- 8 An additional clause (viii)(i) of Central Public Works Department Safety Code (iv) the Contractor shall not employ women and men below the age of 18 on the work of painting with product containing lead in any form, wherever men above the age of 18 are employed on the work of lead painting, the following principles must be observed for such use :
- i. White lead, sulphate of lead or product containing these pigment, shall not be used in painting operation except in the form of pastes or paint ready for use.
 - ii. Measures shall be taken, wherever required in order to prevent danger arising from the application of a paint in the form of spray.
 - iii. Measures shall be taken, wherever practicable, to prevent danger arising out of from dust caused by dry rubbing down and scraping.
 - iv. Adequate facilities shall be provided to enable working painters to wash during and on cessation of work.
 - v. Overall shall be worn by working painters during the whole of working period.
 - vi. Suitable arrangement shall be made to prevent clothing put off during working hours being spoiled¹³ by painting materials.
 - vii. Cases of lead poisoning and suspected lead poisoning shall be notified and shall be subsequently verified by medical man appointed by competent authority of C.P.W.D PWD(DA).
 - viii. C.P.W.D./PWD (DA) may require, when necessary medical examination of workers.
 - ix. Instructions with regard to special hygienic precautions to be taken in the painting trade shall be distributed to working painters.
- 9 When the work is done near any place where there is risk of drowning, all necessary equipments should be provided and kept ready for use and all necessary steps taken for prompt rescue of any person in danger and adequate provision, should be made for prompt first aid treatment of all injuries likely to be obtained during the course of the work.
- 10 Use of hoisting machines and tackle including their attachments, anchorage and supports shall conform to the following standards or conditions :-
- i.
 - (a) These shall be of good mechanical construction, sound materials and adequate strength and free from patent defects and shall be kept repaired and in good working order.
 - (b) Every rope used in hoisting or lowering materials or as a means of suspension shall be of durable quality and adequate strength, and free from patent defects.
 - ii. Every crane driver or hoisting appliance operator, shall be properly qualified and no person under the age of 21 years should be in charge of any hoisting machine including any scaffolding winch or give signals to operator.
 - iii. In case of every hoisting machine and of every chain ring hook, shackle swivel and pulley block used in hoisting or as means of suspension, the safe working load shall be ascertained by adequate means. Every hoisting machine and all gear referred to above shall be plainly marked with the

safe working load. In case of a hoisting machine having a variable safe working load each safe working load and the condition under which it is applicable shall be clearly indicated. No part of any machine or any gear referred to above in this paragraph shall be loaded beyond the safe working load except for the purpose of testing.

- iv. In case of departmental machines, the safe working load shall be notified by the Electrical Engineer-in-Charge. As regards contractor's machines the contractors shall notify the safe working load of the machine to the Engineer-in-Charge whenever he brings any machinery to site of work and get it verified by the Electrical Engineer concerned.
- 11 Motors, gearing, transmission, electric wiring and other dangerous parts of hoisting appliances should be provided with efficient safeguards. Hoisting appliances should be provided with such means as will reduce to the minimum the risk of accidental descent of the load. Adequate precautions should be taken to reduce to the minimum the risk of any part of a suspended load becoming accidentally displaced. When workers are employed on electrical installations which are already energized, insulating mats, wearing apparel, such as gloves, sleeves and boots as may be necessary should be provided. The worker should not wear any rings, watches and carry keys or other materials which are good conductors of electricity.
- 12 All scaffolds, ladders and other safety devices mentioned or described herein shall be maintained in safe condition and no scaffold, ladder or equipment shall be altered or removed while it is in use. Adequate washing facilities should be provided at or near places of work.
- 13 These safety provisions should be brought to the notice of all concerned by display on a notice board at a prominent place at work spot. The person responsible for compliance of the safety code shall be named therein by the contractor.
- 14 To ensure effective enforcement of the rules and regulations relating to safety precautions the arrangements made by the contractor shall be open to inspection by the Labour Officer or Engineer-in-Charge of the department or their representatives.
- 15 For Electronics works execution relevant safety standard of Govt. of India/ CPWD need to be followed.
- 16 Notwithstanding the above clauses from (1) to (16), there is nothing in these to exempt the contractor from the operations of any other Act or Rule in force in the Republic of India.

I. Fire Safety

This will be as per the Fire Safety codes of the CPWD to the extent applicable to the IIM Indore. Decision in this regard will be governed by the competent authority of IIM Indore which shall be final and binding to the contractor.

J. Integrity Pact

INTEGRITY PACT

To,

.....,
.....,
.....

Sub: NIT No. IIMI/Project/03/2026/176 File No. 523 for the work of “Construction of office complex above the sports complex (Gymnasium) at IIM Indore.”

Dear Sir,

It is here by declared that IIM Indore is committed to follow the principle of transparency, equity and competitiveness in public procurement. The subject Notice Inviting Tender (NIT) is an invitation to offer made on the condition that the Bidder will sign the integrity Agreement, which is an integral part of tender/bid documents, failing which the tenderer/bidder will stand disqualified from the tendering process and the bid of the bidder would be summarily rejected.

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

Yours faithfully

Chief Officer Engineering

INTEGRITY AGREEMENT

This Integrity Agreement is made at on this day of 2026
BETWEEN

The Director, IIM Indore represented through Chief Officer Engineering, IIM Indore, (Hereinafter referred as the IIM Indore, Prabandh Shikhar, Rau-Pithampur Road, Indore “Principal/Owner”, which expression shall unless repugnant to the meaning or context hereof include its successors and permitted assigns)

AND

.....
..... (Name and Address of the Individual/ firm/ Company)

Through
(Hereinafter referred to as the (Details of duly authorized signatory) “Bidder/Contractor” and which expression shall unless repugnant to the meaning or context hereof include its successors and permitted assigns)

Preamble

WHEREAS the Principal / Owner has floated the Tender IIMI/Project/03/2026/176 File No. 523 (hereinafter referred to as “Tender/Bid”) and intends to award, under laid down organizational procedure, contract for “Construction of office complex above the sports complex (Gymnasium) at IIM Indore.” Hereinafter referred to as the “Contract”.

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

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

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

Article 1: Commitment of the Principal/Owner

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

(a) No employee of the Principal/Owner, personally or through any of his/her family members, will in connection with the Tender, or the execution of the Contract, demand, take a promise for or accept, for self or third person, any material or immaterial benefit which the person is not legally entitled to.

(b) The Principal/Owner will, during the Tender process, treat all Bidder(s) with equity and reason. The Principal/Owner will, in particular, before and during the Tender process, provide to all Bidder(s) the same information and will not provide to any Bidder(s) confidential / additional information through which the Bidder(s) could obtain an advantage in relation to the Tender process or the Contract execution.

(c) The Principal/Owner shall endeavour to exclude from the Tender process any person, whose conduct in the past has been of biased nature.

(2) If the Principal/Owner obtains information on the conduct of any of its employees which is a criminal offence under the Indian Penal code (IPC)/Prevention of Corruption Act, 1988 (PC Act) or is in violation of the principles herein mentioned or if there be a substantive suspicion in this regard, the Principal/Owner will inform the Chief Vigilance Officer and in addition can also initiate disciplinary actions as per its internal laid down policies and procedures.

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

(1) It is required that each Bidder/Contractor (including their respective officers, employees and agents) adhere to the highest ethical standards, and report to the IIM Indore / Department all suspected acts of fraud or corruption or Coercion or Collusion of which it has knowledge or becomes aware, during the tendering process and throughout the negotiation or award of a contract.

(2) The Bidder(s)/Contractor(s) commits himself to take all measures necessary to prevent corruption. He commits himself to observe the following principles during his participation in the Tender process and during the Contract execution:

(a) The Bidder(s)/Contractor(s) will not, directly or through any other person or firm, offer, promise or give to any of the Principal/Owner's employees involved in the Tender process or execution of the Contract or to any third person any material or other benefit which he/she is not legally entitled to, in order to obtain in exchange any advantage of any kind whatsoever during the Tender process or during the execution of the Contract.

(b) The Bidder(s)/Contractor(s) will not enter with other Bidder(s) into any undisclosed agreement or understanding, whether formal or informal. This applies in particular to prices, specifications, certifications, subsidiary contracts, submission or non-submission of bids or any other actions to restrict competitiveness or to cartelize in the bidding process.

(c) The Bidder(s)/Contractor(s) will not commit any offence under the relevant IPC/PC Act. Further the Bidder(s)/Contractor(s) will not use improperly, (for the purpose of competition or personal gain), or pass on to others, any information or documents provided by the Principal/Owner as part of the business relationship, regarding plans, technical proposals and business details, including information contained or transmitted electronically. (d) The Bidder(s)/Contractor(s) of foreign origin shall disclose the names and addresses of agents/ representatives in India, if any. Similarly

Bidder(s)/Contractor(s) of Indian Nationality shall disclose names and addresses of foreign agents/representatives, if any. Either the Indian agent on behalf of the foreign principal or the foreign principal directly could bid in a tender but not both. Further, in cases where an agent participate in a tender on behalf of one manufacturer, he shall not be allowed to quote on behalf of another manufacturer along with the first manufacturer in a subsequent/parallel tender for the same item.

(d) The Bidder(s)/Contractor(s) will, when presenting his bid, disclose any and all payments he has made, is committed to or intends to make to agents, brokers or any other intermediaries in connection with the award of the Contract.

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

(4) The Bidder(s)/Contractor(s) will not, directly or through any other person or firm indulge in fraudulent practice means a willful misrepresentation or omission of facts or submission of fake/forged documents in order to induce public official to act in reliance thereof, with the purpose of obtaining unjust advantage by or causing damage to justified interest of others and/or to influence the procurement process to the detriment of the IIM Indore interests.

(5) The Bidder(s)/Contractor(s) will not, directly or through any other person or firm use Coercive Practices (means the act of obtaining something, compelling an action or influencing a decision through intimidation, threat or the use of force directly or indirectly, where potential or actual injury may befall upon a person, his/her reputation or property to influence their participation in the tendering process).

Article 3: Consequences of Breach

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

(1) If the Bidder(s)/Contractor(s), either before award or during execution of Contract has committed a transgression through a violation of Article 2 above or in any other form, such as to put his reliability or credibility in question, the Principal/Owner after giving 14 days notice to the contractor shall have powers to disqualify the Bidder(s)/Contractor(s) from the Tender process or terminate/determine the Contract, if already executed or exclude the Bidder/Contractor from future contract award processes. The imposition and duration of the exclusion will be determined by the severity of transgression and determined by the Principal/Owner. Such exclusion may be forever or for a limited period as decided by the Principal/Owner.

(2) Forfeiture of EMD/Performance Guarantee/Security Deposit: If the Principal/Owner has disqualified the Bidder(s) from the Tender process prior to the award of the Contract or terminated/determined the Contract or has accrued the right

to terminate/determine the Contract according to Article 3(1), the Principal/Owner apart from exercising any legal rights that may have accrued to the Principal/Owner, may in its considered opinion forfeit the entire amount of Earnest Money Deposit, Performance Guarantee and Security Deposit of the Bidder/Contractor.

(3) **Criminal Liability:** If the Principal/Owner obtains knowledge of conduct of a Bidder or Contractor, or of an employee or a representative or an associate of a Bidder or Contractor which constitutes corruption within the meaning of IPC Act, or if the Principal/Owner has substantive suspicion in this regard, the Principal/Owner will inform the same to law enforcing agencies for further investigation.

Article 4: Previous Transgression

(1) The Bidder declares that no previous transgressions occurred in the last 5 years with any other Company in any country confirming to the anticorruption approach or with Central Government or State Government or any other Central/State Public Sector Enterprises in India that could justify his exclusion from the Tender process.

(2) If the Bidder makes incorrect statement on this subject, he can be disqualified from the Tender process or action can be taken for banning of business dealings/ holiday listing of the Bidder/Contractor as deemed fit by the Principal/ Owner.

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

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

(1) The Bidder(s)/Contractor(s) undertake(s) to demand from all subcontractors a commitment in conformity with this Integrity Pact. The Bidder/Contractor shall be responsible for any violation(s) of the principles laid down in this agreement/Pact by any of its Subcontractors/sub-vendors.

(2) The Principal/Owner will enter into Pacts on identical terms as this one with all Bidders and Contractors.

(3) The Principal/Owner will disqualify Bidders, who do not submit, the duly signed Pact between the Principal/ Owner and the bidder, along with the Tender or violate its provisions at any stage of the Tender process, from the Tender process.

Article 6- Duration of the Pact

This Pact begins when both the parties have legally signed it. It expires for the Contractor/Vendor 12 months after the completion of work under the contract or till the continuation of defect liability period, whichever is more and for all other bidders, till the Contract has been awarded. If any claim is made/lodged during the time, the same shall be binding and continue to be valid despite the lapse of this Pacts as specified above, unless it is discharged/determined by the Competent Authority, IIM Indore.

Article 7- Other Provisions

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

Article 8- LEGAL AND PRIOR RIGHTS

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

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

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

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

WITNESSES:

1.....
(Signature, name and address)

2.....
(Signature, name and address)

Place:

Dated:

K. Agreement

Format for Agreement

THIS AGREEMENT made at Indore on the ____ day of ____ 2026 between Indian Institute of Management Indore Rau- Pithampur Road, Indore (hereinafter called "The IIM INDORE" which expression shall, unless repugnant to the context or meaning thereof, include its administrators, successors and assigns) of the one part AND _____

(herein after called "The Contractor" which expression shall, unless repugnant to the context or meaning thereof, include its successors and permitted assigns) of the other part.

WHEREAS

The IIM INDORE is desirous of carrying out the work of "Construction of office complex above the sports complex (Gymnasium) at IIM Indore" issued vide NIT No.: IIMI/Project/03/2026/176 File No. 523

The Works are to be executed as per the scope of work, technical specifications, drawings etc. as is mentioned in the tender document for tendered rate amounting to Rs. _____.

The Contractor has agreed to execute the said works subject to the provisions hereinafter contained and subject also to General Conditions of Contract, Special conditions of contract, Safety Code, Model Rules for the protection of health and other arrangements for workers, Specifications, Preambles and Schedule of Quantities and erection & furnishing schedule (all of which are hereinafter collectively referred to as the 'said tender conditions') and strictly in accordance with the Scope of work annexed hereto at or for the respective rates set out in the Schedule of Quantities amounting to the sum as there under arrived at or such other sums as shall become payable there under (hereinafter referred to as the said tendered amount).

NOW IT IS HEREBY AGREED AS FOLLOWS: -

1. In consideration of the said tendered amount to be paid by The IIM INDORE to the Contractor at the time and in the manner set forth in the said tender conditions and in accordance with the Schedule of Payments to execute and complete the work shown upon the said Drawings strictly in accordance with the specifications and Schedule of Quantities.
2. The said tender conditions, scope of work and the annexure-1 hereto shall be read and considered as forming part of this contract and the parties hereto

shall respectfully abide by to the said conditions and perform the agreement on their part respectively contained in the said conditions.

3. The approved drawings if any, notice inviting tenders technical specification etc. shall also form the basis of this contract.
4. This contract is neither a Lump sum Contract, nor a piece work contract, but is a contract on item rate basis to be carried out and to be paid for according to the Schedule of Payments at the rates contained in the Schedule of Quantities.
5. The contract herein contained shall comprise not only the works mentioned above but all subsidiary works connected therewith within the same site as may be ordered to be done from time to time by the said Engineer-In-charge for the time being, even if such work may not be shown on the said Drawings or described in the said Specifications and Schedule of Quantities.
6. The IIM INDORE reserves to themselves the right of altering the drawings and the nature of the work by adding to or omitting from the scope of work any item of work or portions of the same without prejudice to this contract.
7. Time shall be considered as the essence of this contract and the Contractor hereby agrees to commence the work as mentioned in LOI/ work order and shall complete the entire work within the stipulated time limit.
8. All payments by the IIM INDORE under this contract shall be made only at Indore.
9. All disputes arising out of or in any way connected with this contract shall be deemed to have arisen in respect of IIM Indore and Director IIM Indore only shall have jurisdiction to determine the same.
10. That the contract and several parts of this contract have been read by the contractor and fully understood by him. The contractor shall not be entitled for payment beyond tendered quantities unless ordered specifically by written instructions of the Engineer-in-charge IIM INDORE.
11. This contract shall be signed in duplicate, the original whereof shall be kept in the custody of the IIM INDORE and the duplicate with the Contractor.
12. The Engineer-in-Charge may, without prejudice to his any other right or remedy against the contractor in respect of any delay, non-commencement, inferior workmanship, any claim for damages and/ or any other provisions of this contract or otherwise, and whether the date for completion has or has not elapsed, by notice in writing determine/ repudiate the contract.

IN WITNESS WHEREOF the IIM INDORE has set his hands hereunto and duplicate hereof through his duly authorized official and the Contractor has caused these presents and duplicate hereof under his common seal by his duly authorized representative at the place and on the date month and year first herein above written.

SIGNED, SEALED AND DELIVERED by IIM INDORE, by the hand of

Signature:

Name:

Designation:

IN THE PRESENCE OF

(S) Signature:

Name:

Address:

(S) Signature:

Name:

Address:

SIGNED, SEALED AND DELIVERED BY the Contractor M/s _____

Signature:

Name:

Designation:

IN THE PRESENCE OF

(S) Signature:

Name:

Address:

(S) Signature:

Name:

Address:

L. General Conditions of Contract

This will be as per the General Condition of the Contract (GCC) Construction works - 2023 of CPWD (with upto date correction slips) to the extent applicable to the IIM Indore. Decision in this regard will be governed by the Engineer-in-Charge which shall be final and binding to the contractor.

Note: CPWD GCC may be downloaded from CPWD website i.e. [https:// cpwd.gov.in/](https://cpwd.gov.in/)

M. Proforma of Schedules

SCHEDULE "A"

Schedule of quantities - as per Financial Bid.

SCHEDULE 'B"

Schedule of materials to be issued to the contractor. - Deleted.

SCHEDULE "C"

Tools and plants to be hired to the contractor - Deleted.

SCHEDULE "D"

Extra schedule for specific requirements/document for the work, if any. - To be intimated later if required.

SCHEDULE "E"

Reference to General Conditions of contract laid down in the tender document.

Name of Work	"Construction of office complex above the sports complex (Gymnasium) at IIM Indore."
Estimated Cost Put to Tender	Rs. 3,61,40,568/- (Rupees Three Crore Sixty-One Lakh Forty Thousand Five Hundred and Sixty-Eight Only) (Excluding Goods & Service Tax) Rs. 4,26,45,870/- (Rupees Four Crore Twenty-Six Lakh Forty-Five Thousand Eight Hundred and Seventy Only) (Including Goods & Service Tax)
EMD Amount	Rs. 7,22,811/- (Rupees Seven Lakh Twenty-Two Thousand Eight Hundred and Eleven Only) by e-payment through electronic mode (NEFT/ RTGS)
Performance Guarantee	5 (Five) % of tendered value
Security Deposit	2.5 % of tendered value

SCHEDULE "F"

General Rules & Directions

- Officer inviting tender: The Chief Officer Engineering, IIM Indore on behalf of the Director, IIM Indore
- Maximum percentage for quantity of items of work to be executed beyond which rates are to be determined in accordance with Clauses 12: 50 %

Definitions:

2(v)	Engineer-in-Charge	Chief Officer Engineering, IIM Indore
------	--------------------	---------------------------------------

2(viii)	Accepting Authority	Director, IIM Indore
2(x)	Percentage on cost of materials and labour to cover all overheads and profits	15%
2(xi)	Standard Schedule of Rates	Latest CPWD DSR for DSR items & Market Rates for Non-DSR items
2(xii)	Department	Project Department, IIM Indore

Clause 1

- i. Time allowed for submission of Performance Guarantee from the date of issue of letter of acceptance : **7 Days**
- ii. Maximum allowable extension with late fee @ 0.1% per day of Performance Guarantee amount beyond the period provided in (i) above : **7 days**

Clause 2

- i. Authority for fixing compensation under clause 2. : Director, IIM Indore
- ii. Compensation for delay of work : 1% (One Percent) per month of delay to be computed on per day basis

Provided always that the total amount of compensation for delay to be paid under this Condition shall not exceed 10% of the Tendered Value of work or of the Tendered Value of the item or group of items of work for which a separate period of completion is originally given.

Clause 2A

Whether Clause 2A shall be applicable : **No.**

Clause 5

Number of days from the date of issue of letter of acceptance for reckoning date of start: **As per LOI/ LOC.**

Total time allowed for completion of work: **90 (Ninety) Days.**

Authority to decide:

- (i) Extension of time : Director, IIM Indore
- (ii) Shifting of date of start in case of delay in handing over of site : Chief Officer Engineering, IIM Indore

Clause 6

Computerised Measurement Book (CMB) / Electronic Measurement Book (EMB)
(S) Mode of measurement: Computerised Measurement Book (CMB)

Clause 7

The payment will be made on monthly basis subject to minimum gross work 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. 25 Lakh (Excluding GST). However, Engineer-in- Charge reserves the right to make the interim payment for work done/Secured advance less than above benchmark keeping in view requirement of the work.

Clause 10A

List of testing equipment to be provided by the contractor at site lab.- Deleted.

Clause 10 C - Deleted.

Clause 10 CC - Deleted

Clause 11

Specifications to be followed for execution of work:

Relevant BIS code, CPWD Specifications with up-to-date correction slips and OEMs specifications as applicable and or as per the direction of Engineer-in-Charge.

Clause 14

As per clause 84 (page no. 175 & 176) of first regulations of IIM Indore.

Clause 16

Competent Authority for Deciding reduced rates : Chief Officer Engineering, IIM Indore.

Clause 25

Resolution of Disputes and Disagreements

If any dispute or difference of any kind whatsoever shall arise between the parties in connection with or arising out of this Agreement or out of the breach termination or invalidity of this Agreement thereof, the parties shall resolve them by resorting to the following :

- The Party shall attempt within a period of 7 days after receipt of notice by the other party of the existence of a dispute, settle such dispute in the first instance by mutual discussions between the parties represented by the Contractor and Chief Officer Engineering of the institute.

- If the dispute cannot be settled by mutual discussion within 7 days the matter shall be referred to the Director IIM Indore, whose decision shall be full, final & binding on the parties.

Clause 32

Requirement of Technical Representative(s) to be deployed at work and recovery Rate

Sl no	Minimum Qualification of Technical Representative	Discipline	Designation	Minimum Experience	Number of Engineers/ Representatives	Rate at which recovery shall be made from the contractor in the event of not fulfilling provision of clause 32	
						Figures	Words
1	Graduate Engineer Or Diploma Engineer	Civil/ Electrical Engineering	Project Manager cum planning/ quality/ site/ billing Engineer	Graduate Engineer with minimum 2 year experience / Diploma holder with minimum 5 year experience	1 (Civil) +1 (Electrical)	Rs. 60,000/- per month for each	Rupees Sixty Thousand only

- Assistant Engineers retired from Government services that are holding Diploma will be treated at par with Graduate Engineers.
- In case, the contractor does not deploy engineer (as per above stated qualification) at site or it is observed that the deployed engineer is not having knowledge of items to be executed then the contract may be terminated by Engineer-in-Charge after giving 07 days opportunity to contractor for compliance and decision of Engineer-in-Charge will be final & binding. In the event of cancellation, EMD/PG will also be forfeited besides taking any other action as per terms & conditions of contract.

Note: The aforesaid deployment has to be made from the 1st day of date of commencement.

N. Special Conditions of Contract

1. The tenderer shall acquaint himself with the proposed site of work.
2. If for any reasons, any part of the site is not available temporarily for some time for part of the work under the contract, the agreed construction schedule shall be suitably modified and contractor shall diligently divert his men and materials to utilize them appropriately, profitably and no claim of damages whatsoever shall be entertained on this account. However, the contractor shall be allowed extension of time for completing the work as deemed fit by the competent authority. The contractor shall also not be entitled to any compensation for any loss suffered by him and revision in the rates quoted by him.
 - (a) On account of delay in commencing the work by the contractor.
 - (b) On account of reduction in the scope of work.
 - (c) On account of suspension of work or abandoned after award of work.
3. The contractor shall make his own arrangement for obtaining electric connection required for execution of work and make necessary payments directly to the concerned departments and nothing extra shall be payable on this account. The contractor shall make his own arrangement for water suitable for construction.
4. On account of security consideration, some restrictions may be imposed by the security staff on the working and/ movement of men and materials etc. The contractor shall be bound to follow all such restrictions/ instructions and he shall organise his work accordingly. No claim on this account, whatsoever, shall be payable.
5. The contractor shall take all precautions to avoid accidents by exhibiting necessary caution boards day and night, speed limit boards, red flags, red lights and providing barriers. He shall be responsible for all damages and accidents caused to existing/ new work due to negligence on his part. No hindrance shall be caused to traffic during the execution of the work.
6. The contractor shall be responsible for the watch and ward of all materials brought by the contractor to site against pilferage and breakage during the period of installation and thereafter till the works are physically handed over to the department.
7. The contractor shall take all preventive measures against any damage caused by rain, snowfall, floods or any other natural calamity, whatsoever during the execution of the work. The contractor shall be fully responsible for any damage to the Owners property and to the work for which the payment has been advanced to him under the contract. However, the contractor shall maintain an equal to the payment received against the work done, at his own cost. This will also cover the defect liability period. This shall be favouring the Director, Indian Institute of Management Indore. Nothing extra on this account shall be payable to the contractor for maintaining such insurance Policy.
8. The work will be carried out in the manner complying, in all respects, with the requirements of relevant bye-laws of the local body under the jurisdiction of which the work is to be executed or as directed by the Engineer-in-Charge and nothing extra shall be paid on this account.

9. The contractor shall comply with proper and legal orders and directions of the local or public authority or municipality and abide by their rules and regulations and pay all fees and charges which may be liable.
10. The contractor shall give due notices to Municipal, Police and/or other authorities that may be required under the law/rules under force in the area and obtain all requisite licenses for temporary obstructions / enclosures and pay all charges which may be leviable on account of his execution of work under the agreement. Nothing extra shall be payable on this account.
11. All materials to be incorporated in the work shall be arranged by the contractor and shall be in accordance with the specifications laid down.
12. The tenderer shall use materials bearing ISI Certification Mark unless otherwise specified or allowed in writing by the Engineer-in-Charge. Any material banned by the department shall not be used in the work.
13. The contractor shall submit to the Engineer-in-charge samples of all materials for approval. Such samples of materials which affect aesthetics of the work shall also be got approved from the Engineer-in-charge of the project before procuring bulk supplies. These approved samples shall be preserved and retained in the custody of the Engineer-in-charge as standards of materials till the completion of the work. The cost of such samples shall be borne by the Contractor and nothing shall be payable on this account over the Agreement rates.
14. The contractor shall be required to get all the necessary mandatory and other tests as per the specifications/ IS codes, carried out on materials/ work from an approved laboratory as per the direction of the Engineer-in-charge. The testing charges and conveyance from the site shall be borne by the contractor.
15. In case any material / work is found sub-standard the same shall be rejected by the Engineer-in-charge/ Architect representative and the same shall be removed from the site of work within 48 hours, failing which the same shall be got removed by the Engineer-in-charge at the risk and cost of the contractor without giving any further notice and time.
16. In order to ensure quality of work during its execution, the Engineer-in-charge representative may require samples for mandatory or routine testing of materials. All costs of these samples, their packaging, conveyance from the site to the testing laboratory and return, shall be borne by the contractor.
17. Even ISI marked materials may be subjected to quality test at the discretion of the Engineer-in-charge/ Architect. Whenever ISI marked materials are brought to the site of work the contractor shall, if required by the Engineer-in-charge/ Architect, furnish manufacturer's test certificate or test certificate from approved testing laboratory to establish that the materials procured by the contractor, satisfy the provisions of relevant ISI codes. The testing charges shall be borne by the contractor. However cement/steel will be necessarily tested before start of work and also during the execution of work as per the requirements of specifications and will not be used till test certificates are obtained and approved by Engineer-in-Charge/ Architect.
18. The contractor shall supply free of charge the material required for testing. The cost of tests shall be borne by the contractor.

19. The work shall be executed and measured in metric system. The metric dimensions given in the schedule of quantities and drawing etc. shall be followed. (The dimension in FPS units wherever indicated are for guidance only) The figures in the drawings shall be followed.
20. The contractor shall be responsible for completing the work and for satisfying all terms and conditions of the Contract without any extra payment over his quoted rates unless otherwise specified. The contractor shall quote his rate for various items of work accordingly and no claim whatsoever shall be entertained for any incidental or extra work involved in the execution of the work as per nomenclature of the item and the specifications indicated in the tender documents.
21. Subject to the nomenclature of the item as per schedule of quantities, the specification indicated in the tender documents, the rates quoted shall include cost of all materials including royalty and taxes if any, labour, sundry inputs, execution of work at all heights, levels, pattern and design for all leads, lifts and depths including overhead charges and contractor's profit. Nothing extra shall be paid on this account.
22. The rate shall be inclusive of making design, pattern and execution of work as per Architectural and structural drawings, at all levels and heights.
23. The rates shall be inclusive of making any holes in walls/ RCC work for fixing any fixture/ frame work and making good the structure to its original shape and finish.
24. Other agencies doing works related with this project will also simultaneously execute the works and the contractor shall afford necessary co-ordination for un-hindered completion of these sub-works.
25. The contractor shall continue to maintain watch and ward to safeguard the Owner's property in his possession until the same is formally handed over as per directions of the Engineer-in-charge. Nothing extra over agreement rates shall be paid on this account.
26. The quantities of various items incorporated in the tender are approximate. However, the payments shall be made to the contractors on the basis of actual measurements taken at site.
27. The contractor shall protect the adjoining buildings or works and the work under execution from fire and shall make adequate arrangements for fire protection and firefighting and if any property is damaged, by fire due to the negligence of the contractor, the same shall be made good by the contractor at his own cost, to the entire satisfaction of Engineer-in-charge.
28. The contractor shall provide adequate lighting arrangements as approved by the Engineer-in-charge for carrying out the work during night time, if so required and also provide all other facilities for the labour employed to carry out the work as per direction of Engineer-in-Charge.
29. In order to achieve the targeted date of completion the contractor may have to work in multiple shifts, round the clock including public and gazetted holidays and nothing extra shall be paid on this account.

30. The contractor shall get the samples of all the materials to be used, in the work approved from Engineer-in-Charge and Architect before going for bulk procurement. Bulk procurement shall be taken up only after obtaining approval from the Engineer-in-charge. Any delay in getting the samples approved shall be contractor's responsibility.
31. All materials, articles and workmanship shall be of respective best quality and kind for the class described in the schedule of quantities and specifications. All materials, so used in different items of work shall be subject to the approval of the Engineer-in-charge and Architect.
32. The contractor shall be responsible for all statutory provisions and deductions towards ESI, PF or any other, as the case may be or any other levies and taxes shall be borne by the contractors. The TDS and Contract Tax or any other statutory levels/taxes incorporated from time to time shall be deducted progressively from the running account bills, as applicable at the time of payment. No claim in this regard shall be entertained.
33. The contractor is supposed to abide the central minimum wages act, and shall produce all records to the Engineer-in-charge or any other statutory authority as and when called for. The Engineer-in-charge does not hold any responsibility on account of any lapses in this regard.
34. No extension of time shall be granted to the contractor on account of rains or inclement weather conditions.
 - (a) For any clarification/ doubt, the Institute may organize regular meetings with Contractor. The contractor shall attend such meetings invariably as and when required.
 - (b) In respect of the work of other agencies, where the commencement or progress of such work of any other agency is dependent upon the completion of particular portions of the contractor's work or generally upon the contractor maintaining progress in accordance with the approved coordinated construction programme, it shall be the responsibility of the Contractor to complete such portions and maintain such progress.
 - (c) Should any difference arise between the contractor and the other agencies, these shall immediately be brought to the attention of the Engineer-in-Charge who after reviewing the matters causing the differences will give their decision which shall be final and binding on the contractor.
35. All spaces allotted to the contractor as described above shall be vacated and all structures removed from site at any time as and when required and directed by the Engineer-in-charge, unconditionally and without any reservation. The Engineer-in-charge will not be obliged to give any reason for such removal. Upon receiving instructions to vacate the space, the contractor shall immediately remove all his structures, materials, etc. from the sources and clear and clean-up the site to the satisfaction of the Engineer-in-charge.
36. It shall be the responsibility of the Contractor to safeguard the site and ensure that no illegal encroachments are made by outside elements within the area allotted to the contractor. Upon completion of the work or earlier as required by Engineer-in-Charge, the contractor shall vacate the land totally without any reservation.

37. The contractor will arrange to erect, at his own cost, barbed wire or other appropriate fence around the infrastructure site, with entry/exit gates at suitable points. The contractor shall, at his own cost, provide and erect suitable fencing around the spaces allotted to him at the infrastructure sites to ensure the security of his men. Materials and equipment within the sites and in relation to other contractors who will also be allotted spaces at above sites.
38. The security of workmen, materials, equipment stores etc. within the area allotted to the contractor shall be the responsibility of the contractor.
39. The site of work shall have required equipments for various tests at site by the contractor at his own cost and nothing extra shall be payable on this account.
40. The quantities indicated are for guidance only however it may vary to any extent and the contractor should not have any financial or other implications for such variations. The owner reserves to reduce the scope of work of any item if the contractor fails to deliver the works in time and the contractor shall not ask for any financial consideration for such deletion of scope of the work.
41. The contractor shall take photographs of site prior to commencement of work, during construction and after completion of work as suggested and shall submit the photographs in soft and hard copies to IIM for which no extra payment will be made.
42. If required and directed by Engineer-In-Charge, contractor shall arrange visits of his personnel comprising of Engineer-In-Charges to various places/ plants in or out side Indore to check and verify the quality of material at manufacturer's places. No extra cost shall be given for this to contractor.
43. Proforma of Registers to be as per standard CPWD formats.
44. Contractor has to maintain the cleanliness at the site to the level instructed by the Engineer-in-Charge. Negligence in this essence shall attract penal provision as decided by Engineer-in-Charge.
45. Any extra or deviated items (beyond limit as per Schedule 'F' of the tender) being scheduled item of CPWD DSR shall be paid as per latest CPWD DSR. And for item being non scheduled item, shall be paid as per market rate analysis.
46. The site is available for execution of the work.
47. Stamp Duty:
 - a. Stamp (wherever mentioned in the tender/ not mentioned but required legally), stamp duty will generally be following the Indian Stamp Act, 1899 (as applicable to Madhya Pradesh).
 - b. For the contract, the stamp duty shall be as per the Indian Stamp Act, 1899 (as applicable to Madhya Pradesh). Any revision, if made by the govt. will be applicable at the time of execution of the agreements.
 - c. The cost w.r.t. stamp duty will solely be with the bidder i.e. cost to be borne by successful bidder.
48. **Utility charges:** The Power & Water, etc. shall be arranged by the contractor. However, If the contractor does not arrange the same then the recovery @ of 1% of the billed amount will be affected.
49. In case of any anomaly between IIMI First regulation and the other documents cited/referred in the tender, the provisions contained in IIMI First regulation shall prevail.

O. Formats for Different Forms/Certificates

Annexure-1

Letter of Transmittal

To,
The Chief Officer Engineering,
IIM Indore (M.P.)

Sub: Submission of bid for the work of “Construction of office complex above the sports complex (Gymnasium) at IIM Indore” vide NIT No. IIMI/Project/03/2026/176 File No. 523.

Sir,

Having examined the details given in Notice and bid document for the above work, I/we hereby submit relevant document.

1. I/we hereby certify that all the statement made and information supplied in respect of the aforesaid bid and accompanying statements are true and correct.
2. I/we furnished all information and details necessary for eligibility and have no further pertinent information to supply.
3. I/we submit the requisite bid security declaration/ requisite certified solvency certificate and authorize the Institute i.e. IIM Indore or its officials to approach the bank issuing the same to confirm the correctness thereof. I/We also authorize IIM Indore and its officials to approach individuals, employees firms and corporation to verify our competence and general reputation.
4. I/We submit the certificates/ documents in support of our suitability, technical knowledge and capability for having successfully completed the said works (as mentioned / as attached in support of eligibility requirement).
5. I/We hereby gives full right to the IIM Indore or its officials to approach the bank/statutory body issuing the respective documents / certificates / submissions which will be made by us at the time of tendering or during the course of execution or even after completion of the work, to confirm the correctness thereof.

Seal of bidder

Date of submission:

Signature(s) of Bidder(s)

Format of Bank Guarantee
Bank Guarantee for Performance Security

(On letter head of the Owner with adhesive stamp / non-judicial stamp paper of appropriate value at the time of issue of Bank Guarantee)

THIS DEED OF GUARANTEE made on _____ day of _____ 2026, between [Name of Bank], having Registered Office at [Address], (hereinafter called the "Bank" which expression shall unless repugnant to the context and meaning thereof include its successors) in favour of **Indian Institute of Management Indore having its office at Prabandh Shikhar, Rau-Pithampur Road, Indore- 453556 (M.P.)** (hereinafter called "Owner" which expression shall unless repugnant to the context and meaning thereof include its successors and assigns).

WHEREAS (IIMI) Indian Institute of Management Indore has issued a Letter of Acceptance / Letter of Intent No..... dated _____ to _____ having its Corporate office at _____ (hereinafter called the "Contractor") which constitute a binding Contract (hereinafter called "Contract Agreement") for carrying out the "**(Construction of office complex above the sports complex (Gymnasium) at IIM Indore)**" based upon the Tender submitted by the Contractor and agreed between Client and Contractor and subject to the terms therein contained. The work to be carried out by Contractor shall be supervised and implemented by M/s _____ (hereinafter called "Contractor/Bidder")

AND WHEREAS in accordance with the terms and conditions of the contract agreement, the Contractor has agreed to furnish a Bank Guarantee to Owner in the form of acceptable to performance guarantee for a sum of Rs. _____ (Rupees _____ Only) to ensure timely and satisfactory performance by the Contractor of its obligation under the Contract Agreement.

AND WHEREAS the Bank has at the request of the Contractor agreed to furnish this irrevocable and unconditional guarantee in favour of Owner to secure performance by the Contractor of its obligations under the Contract Agreement on the terms and conditions herein contained.

NOW THIS DEED WITNESSTH AS FOLLOWS:

1. The Bank hereby unconditionally and irrevocably guarantees the due and punctual performance and observance of and compliance by the Contractor of the covenants, agreements, conditions and provisions expressed or implied on the part of the Contractor to be performed observed or complied with under the Contract Agreement in accordance with the terms thereof and in the event of any non-performance and non-compliance of the same for any reason, the Bank shall absolutely irrevocably and unconditionally without any demur right of set off or counter claim, forthwith upon written demand by Owner and without demur or protest and without reference to the Contractor pay to Owner a sum not exceeding Rs. _____ (Rupees _____ only). A demand so made by _____ shall be final and binding on the Bank.

2. The Bank's liability under this Guarantee is restricted to Rs. _____ (Rupees _____ only).
3. The decision of Owner for the time being in force, or at any time thereafter as to the non-performance, non-observance and non-compliance by the Contractor of the covenants, agreements, conditions and provisions, expressed or implied, on the part of the Contractor, to be observed performed or complied with under the Contract Agreement shall be final, conclusive and binding upon the Bank and shall not in any circumstances be questioned by the Bank, under what so ever circumstances.
4. Any demand for payment under this Guarantee shall be made on the Bank by Owner in writing at [Bank Address] and shall be deemed to have been sufficiently made by Owner if the writing containing the demand is sent to the Bank by registered post to the address as aforesaid or sent to the Bank by hand delivery at such address and written acknowledgement obtained to such delivery.
5. The guarantee obligations of the Bank hereunder shall continue in force and effect and be binding on the Bank in accordance with its terms upto _____ or unless extended on written demand by IIM Indore until the due performance, observance and compliance by the Contractor of all the covenants, agreements, conditions and provisions, expressed or implied, on the part of the Contractor to be observed, performed or complied with under the Contract Agreement, the completion of the Defects Liability Period and issue of the Certificate of Final Completion by Owner in accordance with the Contract Agreement.
6. As between the Bank and Owner (but without affecting the Contractors' obligations) the Bank shall be liable under this Guarantee as if it were the sole principal debtor. The Bank's liability hereunder shall not be discharged nor shall its liability be affected by:
 - a. Any time, indulgence, waiver or consent at any time given by Owner to the Contractor.
 - b. Any amendment to the Contract Agreement,
 - c. The making or the absence of any demand by Owner on the Contractor or any other person for payment.
 - d. The enforcement or absence of enforcement of the Contract Agreement or of any security or other defect in any provision of the Contract Agreement or of any of the Contractors obligations there under;
 - e. The dissolution, amalgamation, reconstruction or reorganization or appointment of any Administrative Receiver of the Contractor.
7. The Guarantee herein contained shall not be determined or in any way prejudiced or affected by any change in the constitution of the Bank/ Owner or by any merger, or amalgamation or reconstruction of the Bank / Owner but shall be enforceable against the merged, amalgamated or reconstruction body.
8. The Bank hereby expressly and irrevocably waives all claims of waiver, release, surrender or compromise and all defences, set offs, counter claims recouplements, reductions, limitations and impairments, whatsoever.
9. Owner shall be at liberty to vary and alter or modify any of the terms and conditions of the Contract Agreement including without limitation to extend from time to time the time for the performance of the Contract Agreement by the Contractor or to postpone from time to time any of the powers exercisable by owner against the Contractor, to forbear or to enforce any of the terms and

conditions of the Contract Agreement, without in any manner affecting this Guarantee and without notice to or assent of the Bank.

10. The Bank waives any right to require/ proceeding first against the Contractor or the realization first of any other security or other guarantee, if any.
11. The Bank agrees and confirms that its obligation to make payment to Owner on demand hereunder and discharge of such obligation shall not be delayed, exercised or avoided by reason of any act or omission on the part of Owner.
12. The bank declares and confirms that the Bank has taken all necessary corporate action to authorize the execution delivery and performance of this Guarantee in accordance with the terms hereof and that the Bank has full power to enter into and perform and discharge its obligations under taken hereunder and that this Guarantee constitutes legal, valid and binding obligation of the Bank, enforceable in accordance with its terms and any defects therein or in its execution shall not be a plea for non-payment or performance of its obligation.
13. This guarantee shall be Governed by and construed in all respects according to the laws of India and shall be subject to the jurisdiction of the courts in Indore.
14. Any forbearance or indulgence on the part of Owner in the enforcement of the covenants, agreements, conditions and provisions, expressed or implied, on the part of the Contractor to be observed, performed or complied with by the Contractor under the contract agreement shall in no way relieve the Bank of its liability under the Guarantee.
15. Terms and expression defined in the contract agreement and used herein shall have the meanings assigned to them therein save and except where the context otherwise require.
16. Notwithstanding anything contained hereinabove;
 - a. Our liability under this bank guarantee shall not exceed Rs. _____ (Rupee _____)
 - b. This bank guarantee shall be valid upto _____ or and
 - c. It is a condition to our liability for payment of the guaranteed amount or part any thereof arising under this Bank guarantee that we receive a valid written claim or demand for payment under this bank guarantee on or before _____ or as provided in clause 5 failing which our liability under this bank guarantee will automatically cease.
 - d. This bank guarantee is not assignable and not transferable to third party.

IN WITNESS WHEREOF THE BANK HAS SET ITS HAND AND SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

SIGNED for and behalf)
Of the Bank by it's duly authorized)
Representative)
In the presence of)

Local Content certification

We M/s _____(bidder's name) under that we meet the mandatory Local Content (LC) requirement for qualifying as 'Class I Local supplier's as per the PP-LC Policy against Tender No. _____ dated _____.

The percentage of Local Content in the Bid is _____%*

Authorized dated signature of the bidder with stamp.

Annexure-4

Checklist for submission of the Bill		
S.No.	Particulars	Remarks/Reference
	Name of Contractor	
	Details of Work	
	Running bill or Final Bill	
1	Original Invoice copy	Duly Signed by Contractor
2	Hard Binded MB & Abstract Sheet (Soft Copy also to be submitted)	Duly certified by Contractor
3	Details of Extra items if any	-
4	Rate Analysis in case of non DSR Items with supporting documents	
5	Minimum Wage Payment details (Wage Sheet)	Duly verified by Contractor
6	EPF Return+Challan if applicable	Duly verified by Contractor
7	ESIC Return+Challan if applicable	Duly verified by Contractor
8	Bank Statement proof for details of wages payment or cash voucher with revenue ticket	-
9	No dues certificate (In case of Final bill)	Including the GST amount based on proof of payment
10	Performance Guarantee submitted as per tender requirement	
11	Warranty/ Guarantee Certificate (if applicable) (In case of Final bill)	
12	Delay Analysis with reasons, if applicable	
13	Details of Technical representative's certificate & attendance	
14	As built Drawing (In case of Final bill)	
15	Reconciliation statement (if applicable)	

P. Technical Specifications & Approved Makes

Technical Specifications / details / requirements. The specifications for all items shall be governed by the respective provisions of the latest CPWD Specifications/IS, where applicable. In cases where an exact match is not available, the specifications of the most similar item in the CPWD guidelines shall be followed.

For DSR (Delhi Schedule of Rates) items, the execution shall adhere strictly to the CPWD specifications. For Non-DSR items, the work shall be carried out as per the item description, supplemented by the directions of the Engineer-in-Charge to ensure quality and compliance with project requirements.

The Institute reserves the right to specify and approve the makes of materials and products to ensure the best quality standards in the interest of the project and the institution. All materials and workmanship shall conform to the relevant Indian Standards (IS), best industry practices, and statutory requirements as applicable.

Civil & Furniture works

S.No	Material	Suggestive Make
1	Cement (OPC-43)	Ultratech/ JK/ Birla
2	Rebaring Chemical & Anchor Rod	HILTI or as approved by Engineer-in-Charge
3	Structural Steel	Tata / JSW/ SAIL
4	Structural Steel Tubular	Tata / JSW/ SAIL
5	Primer & Paint	Dulux/ Asian
6	Putty	JK/ Birla/ Asian
7	Reinforcement Steel	Tata / JSW/ SAIL
8	Cement (OPC-43)	Ultratech/ JK/ Birla
9	Non asbestos fibre reinforced aerated cement sandwich board	Visaka/ Everest
10	Shingles	Bardoline or as approved by Engineer-in-Charge
11	Roller Blind	Vista/ Hunter duglas
12	Ply	Greenply/ Marino
13	Flush Door	Greenply/ Marino
14	Laminate	Greenlam/ Marino
15	Tile	Somany/ Kajaria
16	ACP Sheet	Aludecor/ Eurobond/ Viva/ Alucobond
17	Aluminium False Ceiling	Hunter Douglas, SAS, Gordan
18	Aluminium Louvers	Hunter Douglas, NLFS, Louverclad

19	Gypsum Board	Gyproc or as approved by Engineer-in-Charge
20	Waterproofing	Dr.Fixit/ Kerakol/ MYK/ Sika
21	Aluminium	Jindal/ Hindalco
22	Glass	Saint Gobain/ Modi Gaurd
23	AAC Block	Ultratech/ JK
24	Stile Aluminium Glass Door	Kubic/ Ozone
25	CPVC & SWR pipe	Supreme/ Astral/ Ashirwad
26	CP Fittings	Kohler/ Grohe/ Toto
27	WC	Parryware/ Kohler/ Toto
28	Chair	Featherlite/ Godrej/ Steelcase
29	Sofa	Godrej or as approved by Engineer-in-Charge
30	Centre Table	Godrej or as approved by Engineer-in-Charge
31	All other materials	As approved by the Engineer-in-Charge

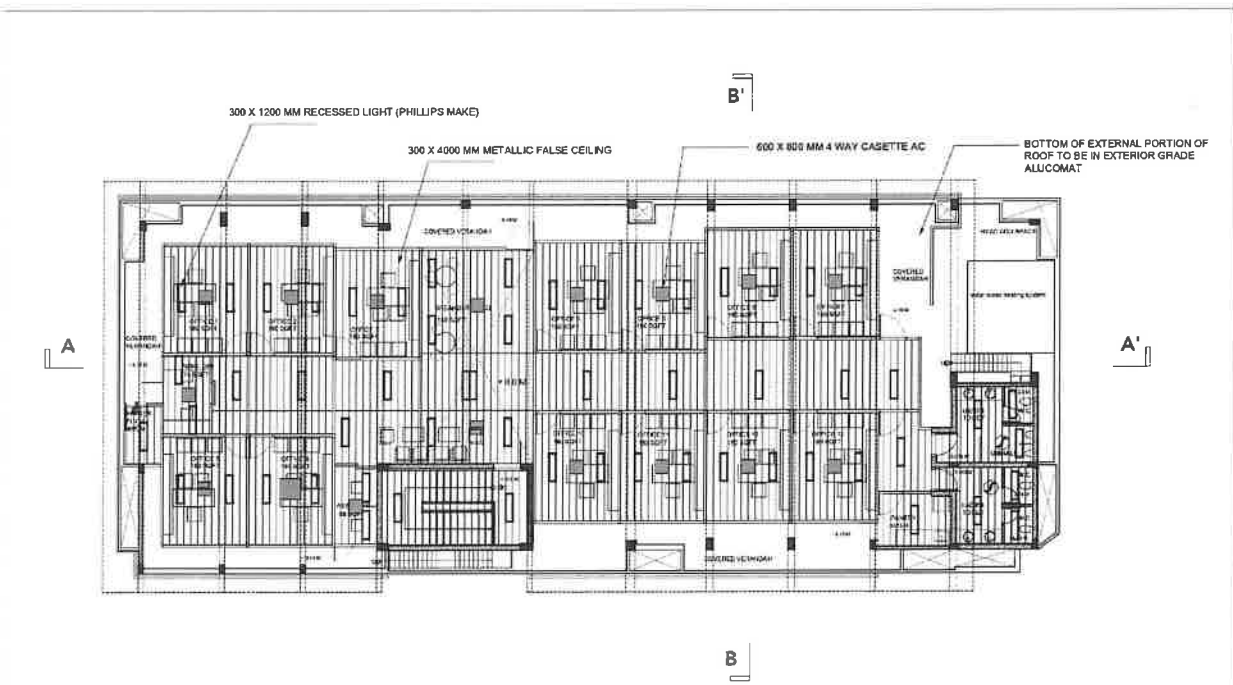
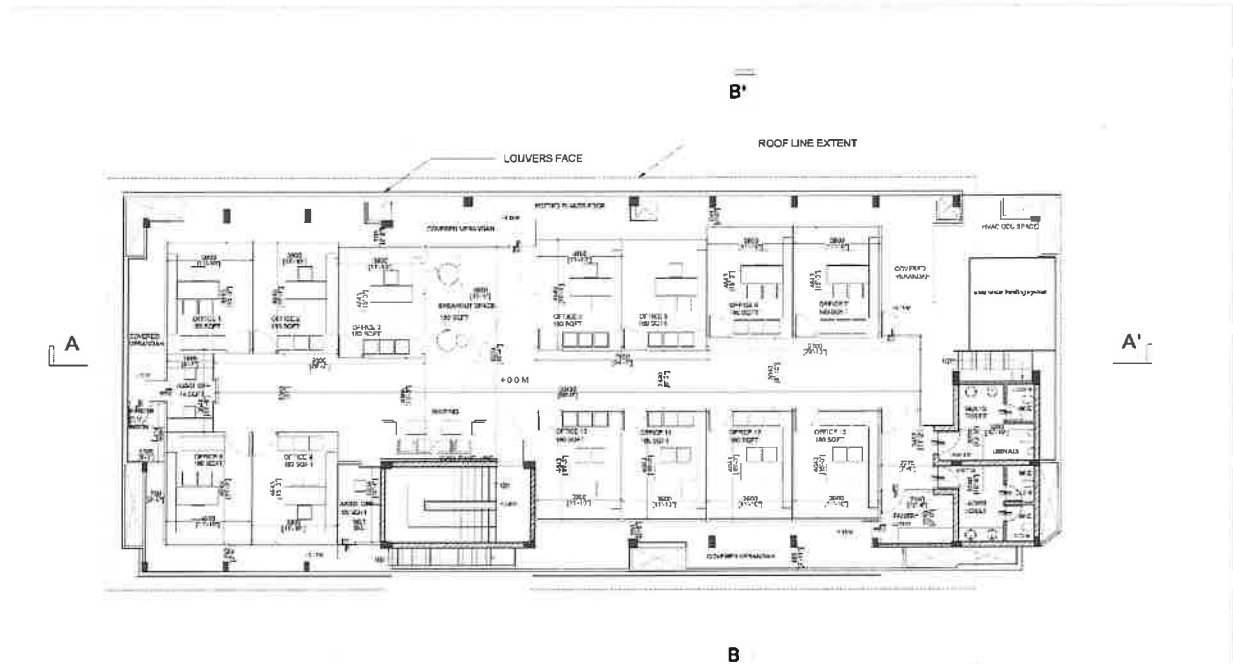
Electrical, Air-conditioning, ELV & Fire Alarm system works

S. NO.	ITEM / MATERIAL	Suggestive Make
	ELECTRICAL ITEMS	
1	PVC CONDUITS FR GRADE HMS 2MM THICK & ACCESSORIES	POLYCAB / AKG / PRECISION / BEC
2	MODULAR SWITCHES, SOCKETS, OUTLET BOXES ETC	LEGRAND (Myrius Next Gen) / ABB (Zenit) / CRABTREE (Murano)/ SCHNEIDER ELECTRIC (Zencelo)
3	WIRES - PVC INSULATED FRLSH COPPER CONDUCTOR FLEXIBLE TYPE	FINOLEX / RR KABEL / POLYCAB / LAP
4	INDOOR LED LIGHTING FIXTURE	WIPRO / PHILIPS / CROMPTON / HAVELLS
5	CEILING FANS (BLDC)	CROMPTON / USHA / HAVELLS
6	EXHAUST FANS	CROMPTON / ALMONARD / HAVELLS
7	XLPE INSULATED LT CABLES	HAVELLS / POLYCAB / RR CABLES / LAP
8	MCB DISTRIBUTION BOARD	LEGRAND / ABB / SCHNEIDER ELECTRIC / HAGER
9	MCB, MCCB, RCCB AND SWITCHGEARS	LEGRAND / ABB / SCHNEIDER ELECTRIC / HAGER

10	CABLE TRAYS	LEGRAND / XYZ TECHNOLOGIES / PROFAB / OBO BETTERMANN / IPC
11	UPS	APC / VERTIV (EMERSON)/ ETON
12	DAY LIGHT SENSORS / OCCUPANCY SENSORS	HONEYWELL / LEGRAND / SCHNEIDER
13	DLP PVC TRUNKING	LEGRAND / OBO BETTERMANN
14	Brass compression gland and aluminium lugs	Dowells / Jainson / Comet
15	Industrial type socket outlet	Legrand/Schneider/ Havells/Hager
	FIRE DETECTION & ALARM SYSTEM	
16	FIRE EXTINGUISHERS (ISI MARKED ONLY)	CEASE FIRE / KANEX
17	FIRE ALARM SYSTEM	HONEYWELL / SIEMENS / SCHNEIDER / EDWARDS / BOSCH
	HVAC	
18	VRV / VRF	mitsubishi / O-GENERAL / DAIKIN
19	CASSETTE /HI-WALL UNITS	mitsubishi / O-GENERAL / DAIKIN
20	M.S. / G.I. PIPES	JINDAL HISSAR / TATA / SAIL
21	COPPER REFRIGERANT PIPING	Rajco Metal / Mandev/Mehta Tubes (Max Flow)
22	CLASS O / FM APPROVED NITRILE RUBBER (THERMAL / ACOUSTIC INSULATION)	Supreme/Armaflex /Aerocell/ K-Flex
23	Drain Piping	SUPREME / Astral / Finolex / Ashirwad
	ELV (EXTRA LOW VOLTAGE) SYSTEM	
24	NETWORK SWITCH	CISCO or Equivalent
25	SFP	CISCO or Equivalent
26	CAT6A Copper Information Outlet (IO) with face plate	LEGRAND / MOLEX / BELDEN
27	LIU	LEGRAND / MOLEX / BELDEN
28	WIRELESS ACCESS POINT	CISCO or Equivalent
29	CAT 6A SHIELDED PATCH PANELS	LEGRAND / MOLEX / BELDEN
30	CAT 6A PATCH CORDS	LEGRAND / MOLEX / BELDEN
31	CAT 6A CABLES	LEGRAND / MOLEX / BELDEN
32	FIBER OPTIC CABLE	LEGRAND / MOLEX / BELDEN
33	IP TELEPHONE INSTRUMENTS	SIEMENS / MATRIX / PROGILITY
34	IP-PBX SYSTEM	SIEMENS / MATRIX / PROGILITY
35	EQUIPMENT RACK	LEGRAND / MOLEX / BELDEN

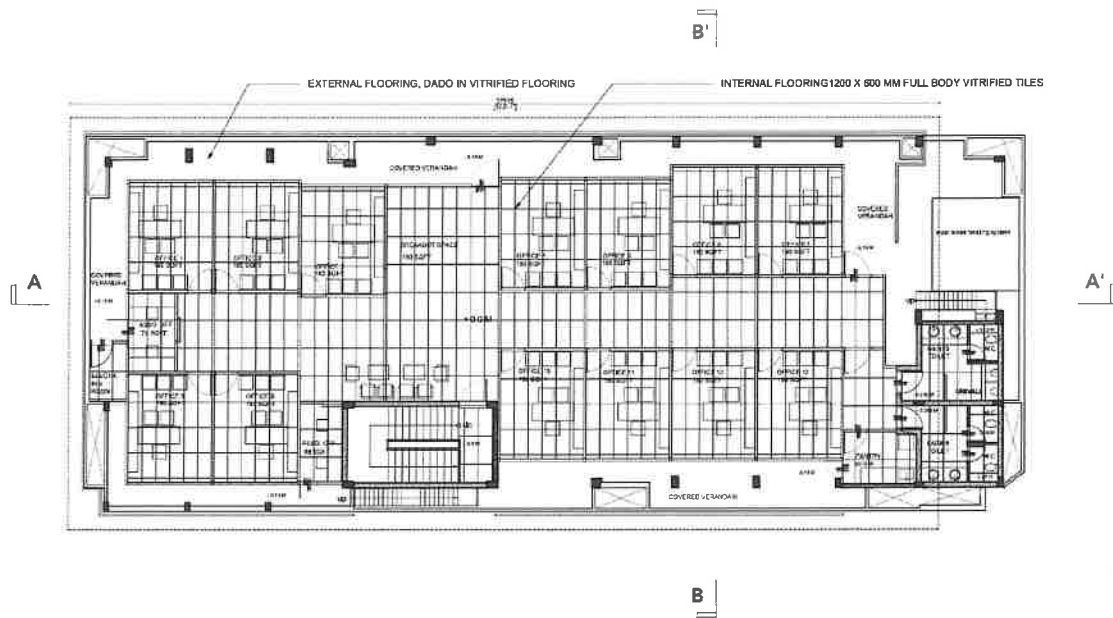
Important Note: Engineer-in-Charge reserves the right to select any above approved make or equivalent make without compromising with the output criteria in view of availability in the time bound manner, harmonizing the development with existing one and in the interest of the work & delivery.

Drawings & Views:



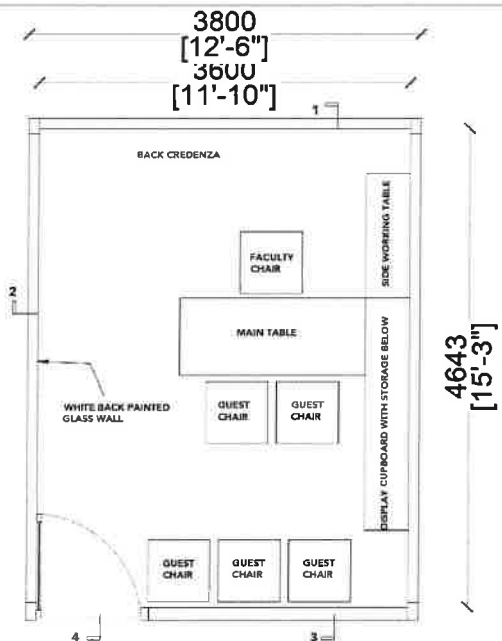
FALSE CEILING PLAN WITH LIGHTING AND AC LAYOUT

TENDER DRAWING

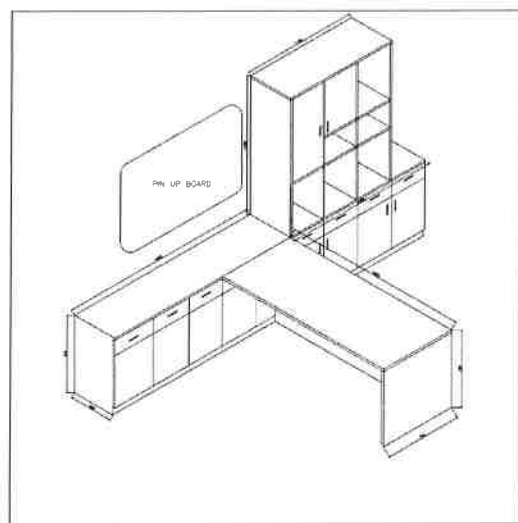


FLOORING PLAN

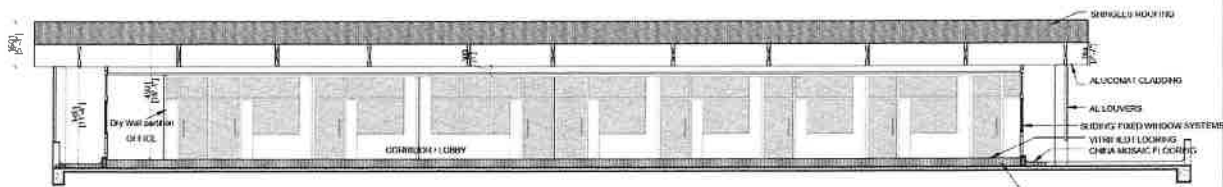
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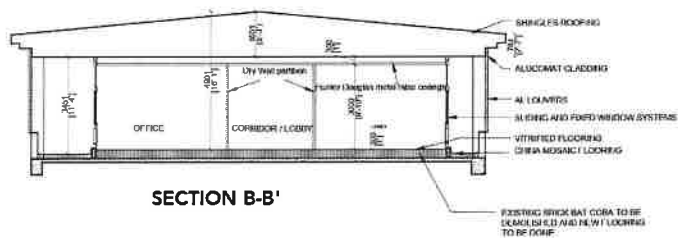
TYPICAL FACULTY OFFICE PLAN



TENDER DRAWING



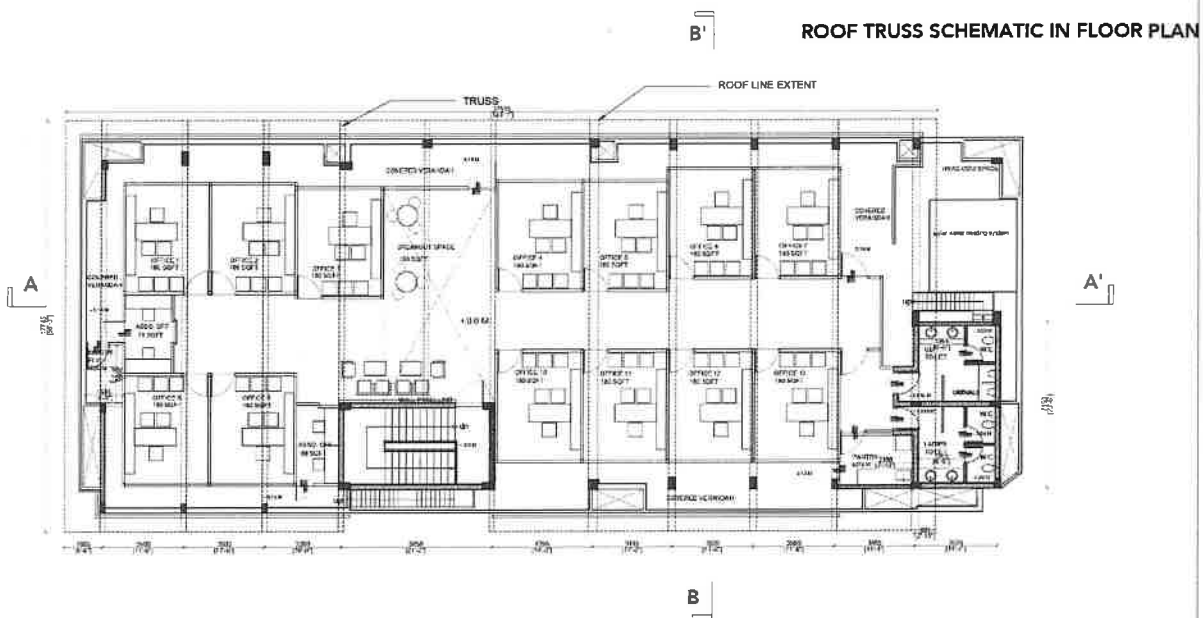
SECTION A-A'



SECTION B-B'

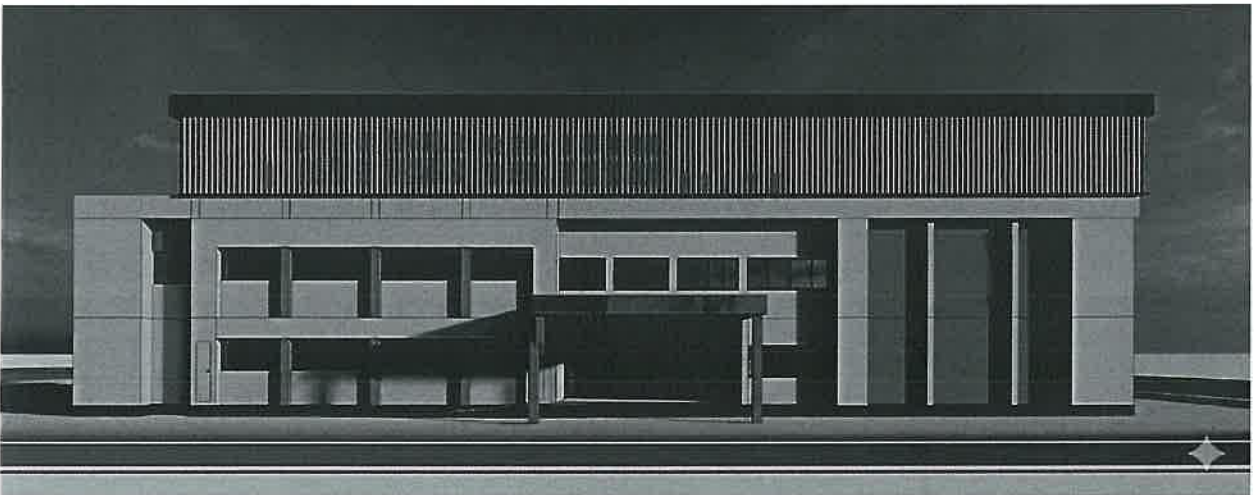
SCHEMATIC SECTIONS

TENDER DRAWING



ROOF TRUSS SCHEMATIC IN FLOOR PLAN

TENDER DRAWING





Q. FINANCIAL BID

1. The Financial Bid is to be filled through e-procurement portal namely CPPP through <https://eprocure.gov.in/eprocure/app>
2. Any other mode of bid submission will not be accepted.


Tender Inviting Authority