



भारतीय प्रबंध संस्थान इन्दौर

प्रबंध शिखर, राऊ - पीथमपुर रोड, इन्दौर - 453556 (म.प्र.) भारत

INDIAN INSTITUTE OF MANAGEMENT INDORE

Prabandh Shikhar, Rau-Pithampur Road, Indore - 453 556 (M.P.) India

Ref. No.: IIMI/Project/2026/520/2982

June 02, 2026

Corrigendum: 1

Tender Reference No. : IIMI/Project/01/2026/174 File no. 520

Tender ID : 2026_IIMID_909921_1

Tender Title : "Providing Architectural Consultancy Services for renovation and refurbishing of New Auditorium at IIM Indore."

The clarification / response of Pre-bid queries is hereby attached at Annexure - 1.

Note: All other RFP conditions remain unchanged.


Chief Officer Engineering
IIM Indore

Name of Work: "Providing Architectural Consultancy Services for renovation and refurbishing of New Auditorium at IIM Indore".

NIT NO.: IIMI/Project/01/2026/174 File no. 520

CLARIFICATION / RESPONSE OF PRE-BID QUERIES

Sl. No.	Clause No. mentioned in communications of prospective bidders / during Pre-bid Meeting	Page No. / References mentioned in communications of prospective bidders / during Pre-bid Meeting	Subject / Query mentioned in communications of prospective bidders / during Pre-bid Meeting	Clarification / Response by IIM Indore
1	General		Confirm the estimated project cost / tentative construction cost for the proposed works.	The conception along with detailing of the project as per the intent detailed under RFP is under the scope of the services. So, estimate framing will be done by the architect only.
2	Chapter 3, 1. Eligibility Criteria		Consider the similar project as "Providing Project Management Consultancy (PMC)/ Architectural services for Residential/ institutional/ educational/ healthcare buildings completed in last 7 years".	No change in the stipulation of the RFP.
3	Chapter-3, Technical Bid (Stage-I)		<p>With reference to Chapter-3 (1.1), Technical Bid (Stage-I), it is understood that:</p> <p>(i) Under Clause 3(i), the bidder should possess Architectural Consultancy + Supervision experience for similar projects.</p> <p>(ii) Under Clause 3(ii), the bidder may possess only Architectural Consultancy experience for similar projects having project.</p> <p>Confirm whether the understanding is correct.</p>	<p>Bidder should possess the experience in the field of Architectural services and Project Management / Supervision.</p> <p>Only Architectural consultancy services experience shall not be considered.</p>
4	Chapter-3 (1.1), (i) & (ii)		Clarify whether ongoing projects substantially completed and currently under execution shall also be considered for eligibility and evaluation, subject to submission of client certification indicating executed value and scope of services.	No change in the stipulation of the RFP.

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5	General		Confirm whether the professional fee quoted shall remain fixed throughout the contract duration, including extended construction period, if any.	The price shall remain firm during the currency of the contract.
6	Clause A.3.7		Proof of site visit is mentioned in the RFP. However, no specific format of Site Visit Certificate is enclosed in the tender document. Clarify whether Site Visit Certificate is mandatory and provide the prescribed format, if any.	No change in the stipulation of the RFP. Certificate shall be issued by the department after the due visit.
7	Chapter-3 , Sr. No. 2		Review the marking system, as the selection is based on QCBS (Quality and Cost Based Selection) methodology. The present evaluation criteria may kindly be revised by providing appropriate weightage to technical parameters, relevant project experience, key personnel, and methodology so as to ensure selection of the most technically competent consultant for the subject work.	No change in the stipulation of the RFP.
8	Bid Security / Earnest Money Deposit Rs. 3,60,000/- (Rupees Three Lakh Sixty Thousand only)	Page No. 6	Bidders registered under MSME along with UDYAM, NSIC having necessary valid documentation as per procurement policy shall be exempted for Bid Security/ EMD.	No change in the stipulation of the RFP.
9			The tender stipulates submission of a Bank Solvency Certificate of Rs. 72 Lakhs. Considering the nature of consultancy services and the high value of the solvency requirement, it is requested to review and reduce the same, as it may restrict participation of competent MSME firms.	No change in the stipulation of the RFP.

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10	A.3.8 Hard Copy	Page No. 9 Bidder has to submit the hard copy of the design proposal as mentioned under clause 4.2 on page no. 27-28 along with the soft copy in CD/DVD by June 23, 2026 to the project department. All drawings submitted in CD/DVD shall be in dwg format, readable in PDF format.	It is requested to consider following: (a) Considering that substantial efforts are required to prepare the conceptual drawing and presentation, it is requested to ask for concept design from only those bidders who qualified in Technical Bid Stage-I. Further, it is requested to give at least 3 weeks' time for preparation of concept design to the shortlisted bidders. (b) Considering that often presentation uploaded are visible to other bidders. it is requested to ask for only hard copy submission to maintain privacy. (c) Since the design prepared by the various bidders are their personal copy right property only, it is requested to ask for retainable PDF files which is the common practice adopted by all organizations.	No change in the stipulation of the RFP.
11	A.1.5 Mode of Submission of Bid	Page No. 6 Online Bid Only	Clause A.1.5 specifies online submission only, whereas Clause B.4 at Page No: 10 requires submission of hard copies by Speed Post. Clarify whether the bid submission is to be made online only or both online and offline.	Tender submission mode is online only. However, hard copy submission as per clause A.3.8 is required for the design proposal as mentioned under clause 4.2 on page no. 25-26 along with the soft copy in CD/DVD/Pendrive by June 23, 2026, to the project department, IIM Indore. All drawings submitted in CD/DVD/Pendrive shall be in '.dwg' format, readable in latest Auto CAD and in readable 'pdf' format.
12	Similar Project means	Page No. 10 Experience of the similar projects completed during the last five years.	It is requested to consider similar projects completed during the last seven years instead of five years, which is a commonly accepted eligibility criterion in consultancy tenders.	No change in the stipulation of the RFP.
13	Similar Project means	Page No. 10 Similar Project: Architectural consultancy services for planning/designing/project management services, supervision of planning & construction for Auditorium/Movie Theatre/Convention Centre having capacity not less than 500 seats.	It is requested to broaden the definition of similar works to include Institutional Building / Research Building such as IIT, NIT's in similar assignments.	No change in the stipulation of the RFP.

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14	Solvency Certificate	Page No. 27 Solvency Certificate from Scheduled commercial bank for an amount equal to minimum Rs. 72 Lacs. 02 marks for >0.72 Crore and <1.44 Crore. 04 marks for >1.44 Crore.	(a) The amount mentioned for solvency certificate for the given project value is very high; it is requested to reduce it to the value as per the government clause. (b) It is requested to include Net Worth Certificate issued by the Chartered Accountant in lieu of Solvency Certificate.	No change in the stipulation of the RFP.
15	Chapter 4 Manpower Schedule	Page No. 33 Minimum number of Personnel on site (full time): Civil Engineer - 01, Civil Engineer (Quality) - 01, MEP - 01, Planning & Schedule Engineer - 01, Civil - 01, Electrical Engineer - 01, Mechanical - 01, Safety - 01. Total No. of Staff: 08. The manpower proposed to be deployed on a full time basis on site for proper and effective monitoring from the date of commencement of the respective stage.	It is requested to clarify, Is the PMC part of the above work? If not, as per the standard clause by CPWD etc the Architect is required to place one Architect / Engineer to coordinate with the PMC and the contractor for explaining the drawings and details provided by Architectural & Engineering Consultants.	Construction Management is forming part of the scope. No change in the stipulation of the RFP as far as manpower deployment is concerned.
16	Mile Stone Payment of Professional Fees	Page No. 53 Professional Fees for Project.	As per the milestone of the Professional fee, the project seems to be inclusive of Project Management Consultancy (PMC). Please clarify, if not then it is requested to modify the same as the standard payment condition considered by CPWD and other such organization.	No change in the stipulation of the RFP.
17	Technical Evaluation Criteria - GRIHA / LEED Experience	Marks have been allocated for experience in GRIHA / LEED certified projects.	It is submitted that GRIHA / LEED certifications are mainly associated with complete green building development including energy efficiency, HVAC optimization, sustainable infrastructure, and environmental planning. Since the present project primarily pertains to auditorium renovation, interior refurbishing, furnishing, acoustics, and AV integration works, the direct role of GRIHA / LEED certification in such interiorfocused projects is comparatively limited. Therefore, it is requested to reconsider/relax the GRIHA / LEED based marking criteria and allow consideration of similar auditorium/interior refurbishment projects irrespective of green building certification status. This will encourage wider participation of experienced and specialized consultancy firms.	No change in the stipulation of the RFP.

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18	C.3	Page No. 13 Average annual turnover of ₹1 Cr exclusively on architectural / construction management works.	The estimated cost of the consultancy work is not mentioned anywhere in the RFP. On what basis has the turnover criterion of ₹1 Cr been fixed? As per CVC Office Order No. 12-02-1- CTE-6 (Dec 17, 2002), turnover is typically 30% of the estimated cost. Kindly disclose the estimated project cost (civil + MEP) and the estimated consultancy fee or justify/revise the turnover clause accordingly.	No change in the stipulation of the RFP.
19	C.3	Page No. 13 Solvency certificate of ₹72 Lacs from a scheduled commercial bank.	Please disclose the estimated cost used to arrive at this figure. Without this, the bidder cannot rationally assess eligibility or arrange banking limits.	The conception along with detailing of the project as per the intent detailed under RFP is under the scope of the services. So, estimate framing will be done by the architect only.
20	Clause 1	Page No. 7 Bid Security Refund Period - Refund only after receiving Performance Guarantee	Given the long pre-execution period (3.5 months), kindly confirm that Bid security of unsuccessful bidders will be returned within 7 days of technical bid opening. Bid security of the successful bidder will be returned within 7 days of signing the agreement, not after PG submission.	No change in the stipulation of the RFP.
21	A.3.1 & A.3.2	Page No. 8 Security Deposit (5%) + Performance Guarantee (5%) - Total 10% lock-in.	Can one instrument cover both Security Deposit and Performance Guarantee? Why is Security Deposit not released progressively against a bank guarantee, as per CPWD / standard practice?	No change in the stipulation of the RFP.
22	Chapter 7 & Forms (implied indemnity).	Indemnity Bond - 100% of Awarded Value for 10 Years	Is there a separate indemnity bond required for 100% of awarded value valid for 10 years? The Indemnity Bond at 100% of awarded value per annum for 10 years (per Architects Act liability) is commercially uninsurable. Is such a bond legally permissible for professional services under the Council of Architecture Act / Indian Contract Act?	No change in the stipulation of the RFP.

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23	B.4	Page No. 10 Hard copy of technical bid by speed post.	All other government tenders on CPP Portal accept 100% online submission. This clause increases risk of postal delays / non-receipt. Kindly confirm that this requirement is waived, and technical bid will be accepted online only, like the financial bid. If not, provide justification.	Tender submission mode is online only. However, hard copy submission as per clause A.3.8 is required for the design proposal as mentioned under clause 4.2 on page no. 25-26 along with the soft copy in CD/DVD/Pendrive by June 23, 2026, to the project department, IIM Indore. All drawings submitted in CD/DVD/Pendrive shall be in '.dwg' format, readable in latest Auto CAD and in readable 'pdf' format.
24	A.1.3 (Page 5) vs Clause 33.	Page No. 60 Monsoon Included but No Rain Extension	The RFP includes monsoon in the 10.5 month period but states "No extension of time on account of rains." This is contradictory. Kindly confirm that rainy days will be accounted in the execution schedule, or that the contract period will be automatically extended by actual rain days without penalty.	No change in the stipulation of the RFP.
25		Requirement of Structural Engineer at Site	Since this is Renovation and Interior work, how will a structure contribute to the work, request for removal of the same	Please refer to Chapter 4 (Manpower Schedule), no structural engineer requirement has been mandated.
26		Project Timelines - No Reward clause for early closure of work	No Fee escalation Clause if the projects extend beyond stipulated timelines because of administrative reasons Request to kindly include the above	No change in the stipulation of the RFP.
27	Chapter 1 Invitation to RFP & Instructions to Bidders	Page No. 5 of 81 A.1 Information related to Bid A.1.4 Compensation for delay @ 1.0% of the tendered value per week subject to a maximum of 10% of the accepted Tendered Value under this clause, to be computed on a per day basis. Further details for levying the compensation are as follows	Request you to revise 1.0% to 0.5% and maximum cap 10% to 5%	No change in the stipulation of the RFP.

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28	Chapter 1 Invitation to RFP & Instructions to Bidders	Page No. 8 of 81 A.3 Other Important Information related to bid A.3.1 Security Deposit 5% of accepted tendered value (as per definition (vii)) (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 the security deposit must be valid upto 60 days after the final completion of the work's contract plus DLP. The Security Deposit will be released after 60 days of the successful completion of the works contract or issuance of completion certificate or payment of final bill, whichever is later plus DLP (2 years)	Request you to reduce the value of Security Deposit from 5% to 2.5% each.	No change in the stipulation of the RFP.
29	Chapter 1 Invitation to RFP & Instructions to Bidders	Page No. 8 of 81 A.3 Other Important Information related to bid A.3.2 Performance Guarantee 5% of accepted tendered value (professional fees). The performance guarantee may be submitted in the form of bank guarantee or demand draft from a scheduled commercial bank which shall be refunded after 60 days of completion of services as per complete scope of this RFP / issue of completion certificate whichever is later.	Request you to reduce the value of Performance Guarantee from 5% to 2.5% each.	No change in the stipulation of the RFP.
30	Chapter 1 Invitation to RFP & Instructions to Bidders	Page No. 9 of 81 A.3 Other Important Information related to bid A.3.8 Hard Copy The prospective bidder has to submit the hardcopy of the design proposal as mentioned under clause 4.2 on page 24-25 along with the soft copy in CD / DVD by June 23, 2026, to the project department, IIM Indore. All drawings submitted in CD / DVD shall be in '.dwg' format, readable in latest Auto CAD and in readable 'pdf' format.	Request you to allow submission in Pendrive also.	Pendrive submission sought in respect of soft copy is hereby allowed.

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31	Chapter 1 Invitation to RFP & Instructions to Bidders	Page No. 10 of 81 B. Guidelines for E-Tendering B.1 General Information and bid submission The registered Architectural entity / entities having experience in providing services for a similar project during the last 05 years ending previous day of last date of submission of tender are requested to participate in the tendering process.	Request you to relax the completion window criteria as below: B. Guidelines for E-Tendering B.1 General Information and bid submission The registered Architectural entity / entities having experience in providing services for a similar project during the last 15 years ending previous day of last date of submission of tender are requested to participate in the tendering process. Justification: As we has successfully executed a large-scale Auditorium and Convocation Hall project for IIT Bombay a prestigious and highly reputed institute, with a massive seating capacity of 1,400 to 1,700 seats. So, we request you to allow a 15 year window to enable us to participate as we have well proven expertise in executing state-of-the-art institutional auditoriums and convocation.	No change in the stipulation of the RFP.
32	Chapter 1 Invitation to RFP & Instructions to Bidders	Page No. 18 of 81 C. Other Information and terms & conditions C.22 Joint Venture, Consortium, subletting, sub-contracting, outsourcing is not permitted	The bidder understand that appointing Subconsultants for specialized services such as MEP, Structural Services etc is allowed. please confirm	No change in the stipulation of the RFP.
33	Chapter 4 Manpower Schedule	Page No. 31 of 81 Note: 3. These deployments will be with the prior approval of IIMI. Any replacement / change in manpower deployment done by the architect without prior approval of IIM Indore shall be considered as nonpresence of the respective manpower & in accordance penal provision as mentioned for absenteeism shall be applicable.	Request you to revise the phrase "prior approval" to "prior intimation" .	No change in the stipulation of the RFP.

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34	Chapter 4 Manpower Schedule	Page No. 31 of 81 Note: 4. For any absenteeism (except national holidays and one week off) of the aforesaid respective manpower during the execution of the contract period, the deduction will be made as per the following rates on monthly basis (to be computed on per day basis of the respective absenteeism): For Table-B above <ul style="list-style-type: none"> • For Sr. No. 1- Rs. 1.5 Lakhs per person per month • For Sr. No. 2- Rs. 1 Lakhs per person per month • For Sr. No. 3- Rs. 0.6 Lakhs per person per month For Table-C above <ul style="list-style-type: none"> • For Sr. No. 1 - Rs. 1.5 Lakhs per person per month • For Sr. No. 2 - Rs. 1 Lakhs per person per month 	Request you to remove this condition as the consultancy Fee is on Lumpsum basis and not on Man-month Rate.	No change in the stipulation of the RFP.
35	Chapter 5 Scope of Works	Page No. 44 of 81 5.6 Construction Management Pre-Execution Stage Development of Structural design & drawing and its vetting by IIT. Architect has to develop detailed Structural design and drawing for catwalk / associated structure, as per the direction and relevant latest codal stipulations & in line with the Drawings / grids / numerations prepared by their team of architects / experts. After the development the same, it need to be vetted by any of the IIT for its correctness, stability, safety, durability, etc. This activity has to be carried out by the Architect on its own risk and cost.	Request you to delete these scopes of work from Pre-execution Stage under Construction Management.	No change in the stipulation of the RFP.

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36	Chapter 5 Scope of Works	Page No. 44 of 81 5.6 Construction Management Pre-Execution Stage Framing of RFP for the appointment of Contractor Architect will have to frame NIT duly supported by detailed estimate with takeoff sheets, abstract of cost segment wise, fully developed drawings of building, services layouts of all floors, tender document covering specification and terms and conditions in conformity with the applicable Central Government regulations / generally based on provisions of CPWD Manual by following applicable government procedures. Also, they need to issue certificate of correctness to the IIM Indore	Request you to delete these scopes of work from Pre-execution Stage under Construction Management.	No change in the stipulation of the RFP.
37	Chapter 5 Scope of Works	Page No. 44 of 81 5.6 Construction Management Pre-Execution Stage To ensure if design is satisfying all the norms With regards to the correctness of the design, drawings, measurements, estimate and execution process etc. as submitted by its team of Architects, the architect will be solely responsible for their correctness and technical soundness. Architects shall ensure compliance of all architectural norms, statutory and regulatory norms of their own and that of architectural consultant.	Request you to delete these scopes of work from Pre-execution Stage under Construction Management.	No change in the stipulation of the RFP.
38	Chapter 5 Scope of Works	Page No. 44 of 81 5.6 Construction Management Pre-Execution Stage Preparation of Cash flow requirements Architect shall prepare Cash flow requirements & submit to IIMI every month.	Request you to delete these scopes of work from Pre-execution Stage under Construction Management.	No change in the stipulation of the RFP.

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39	Chapter 5 Scope of Works	Page No. 44 of 81 5.6 Construction Management Pre-Execution Stage Analysis of activities Architect will be responsible for analysis of various project related activities with reference to time frame, resource allocation and scheduling using latest techniques and software as approved by the IIMI and submission of monthly report to IIMI.	Request you to delete these scopes of work from Pre-execution Stage under Construction Management.	No change in the stipulation of the RFP.
40	Chapter 5 Scope of Works	Page No. 44 of 81 5.6 Construction Management Pre-Execution Stage Monthly/Fortnight Progress Report Prepare and submit an execution plan and methodology and submission of monthly / Fortnight progress report as required by the institute. A recovery of Rs. 1000/- shall be made on per day basis in case of delay in submission of the aforesaid.	Request you to delete these scopes of work from Pre-execution Stage under Construction Management.	No change in the stipulation of the RFP.
41	Chapter 5 Scope of Works	Page No. 49 of 81 5.6 Construction Management Execution Stage Preparation & submission of statement of all the consumables. The architect shall submit a consumption statement of all consumable material or materials getting covered up periodically along with demand for funds. any kind of consumables such as cement, admixtures, paint or paint related materials, steel reinforcement while being brought inside the campus will have to be got recorded at security gate by producing the invoice or load tally. The nominated qualified person from the architect will make the entry in a register and issue a pass. This pass shall be preserved and submitted along with the consumption statement. Any short fall on the quantity at gate register with that of theoretical consumption will be fined/ recovered from the architect at double the price of that material to extent of shortfall or deficiency.	Request you to delete these scopes of work from Execution Stage under Construction Management.	No change in the stipulation of the RFP.

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42	Chapter 5 Scope of Works	Page No. 49 of 81 5.6 Construction Management Execution Stage Settlement of litigation and arbitration cases Architect shall be fully responsible for dealing with court litigation and arbitration cases, if any, for Contracts entered between various agencies w.r.t. the captioned work. Architect will prepare claims / counter claims, attend hearings and provide all necessary assistance to the advocates, court or arbitrator till final settlement of disputes as per law including Arbitration and Conciliation (Amendment) Act, 2015 or latest law as passed / enforced by the Government. It shall be the sole responsibility of architect to defend the case provided there is no fault / negligence / delay on the part of IIM on any matter whatsoever for which dispute has arisen between two parties. The cost of arbitration / court litigation, and award if any, arising out of any arbitration/ court litigation due to reasons attributable to architect shall be borne by architect. Architect shall take all necessary steps to safeguard IIM, INDORE's interest while dealing with the Contractor.	Request you to delete these scopes of work from Execution Stage under Construction Management.	No change in the stipulation of the RFP.
43	Chapter 7	Page No. 57 to 60 of 81	Please note that Condition Nos 12 to 18, 22, 25 to 30, 32, 33, 35 to 41 are not applicable to the Consultancy Services. So, request you to make these conditions "Not Applicable" to this RFP.	No change in the stipulation of the RFP.
44	A.3.8	Page No. 9 of 81	The prospective bidder has to submit the hard copy of the design proposal as mentioned under clause 4.2 on page no. 24-25 along with the soft copy in CD/DVD by June 23, 2026, to the project department, IIM Indore. All drawings submitted in CD/DVD shall be in '.dwg' format, readable in latest Auto CAD and in readable 'pdf' format.	The prospective bidder has to submit the hard copy of the design proposal as mentioned under clause 4.2 on page no. 25-26 along with the soft copy in CD/DVD/Pendrive by June 23, 2026, to the project department, IIM Indore. All drawings submitted in CD/DVD/Pendrive shall be in '.dwg' format, readable in latest Auto CAD and in readable 'pdf' format.