



सिद्धिमूलं प्रबन्धनम्
भा. प्र. सं. इन्दौर
IIM INDORE

भारतीय प्रबंध संस्थान इंदौर

INDIAN INSTITUTE OF MANAGEMENT INDORE

प्रबंध शिखर, राउ पीथमपुर रोड़, इंदौर - 453556 (म. प्र.) भारत

Prabandh Shikhar, Rau-Pithampur Road, Indore - 453556 (M.P.),
India

Ph.0731-2439/891/619/618, Email: estatecivil@iimidr.ac.in / estateelect@iimidr.ac.in

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

आई. आई. एम. आई./एस्टेट/16/2026/279 फ़ाइल न. 603

IIMI/Estate/16/2026/279 File No. 603

तकनीकी व्यावसायिक प्रक्रिया

TECHNO COMMERCIAL PROPOSAL

Name of Work: "Supply, Installation, Testing & Commissioning (SITC) of one passenger lift at Executive Residence-01, IIM Indore".


Tender Inviting Authority

प्रमाणित किया जाता है कि एनआईटी दस्तावेज़ में क्रमिक रूप से 1 से 73 तक 73 पृष्ठ हैं
Certified that the NIT Document contains 73 pages serially numbered from 1 to 73

भारतीय प्रबंध संस्थान इंदौर
INDIAN INSTITUTE OF MANAGEMENT INDORE
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दिनांक /Dated: July 30, 2026

ई - निविदा आमंत्रण सूचना NOTICE INVITING E-TENDER

सन्दर्भ ई-टेंडर नोटिस न. आई. आई. एम. आई./ एस्टेट/16/2026/279 फ़ाइल न. 603

Ref: E-Tender Notice No. IIMI/Estate/16/2026/279 File No. 603

आईआईएम इंदौर निविदा दस्तावेज में उल्लिखित पात्रता मानदंड के अनुसार पात्र बोलीदाताओं से आईआईएम इंदौर में उल्लिखित कार्य के लिए ई-प्रोक्योरमेंट पोर्टल 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 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	NIT No. : IIMI/Estate/16/2026/279 File No. 603	
A.1.2	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).
A.1.3	कार्य का नाम Name of Work	“Supply, Installation, Testing & Commissioning (SITC) of one passenger

		lift at Executive Residence-01, IIM Indore”.
A.1.4	निविदा की प्राक्कलित राशि (गुड्स एंड सर्विस टैक्स रहित) Estimated Cost Put to Tender (Excluding Goods & Service Tax)	Rs. 36,03,749/- (Rupees Thirty-Six Lakh Three Thousand Seven Hundred and Forty-Nine Only).
A.1.5	ईएमडी Earnest Money Deposit (EMD) (in Rs.)	Rs. 72,075/- (Rs. Seventy-Two Thousand & Seventy-Five Only) by e-payment through electronic mode (NEFT/ RTGS) 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 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. Note: 1. EMD shall be refunded after the selection process is over. 2. Normally in 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 • if any bidder withdraw 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 NIT 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 the period of two years from being

		eligible to submit Bids for contracts with the IIM Indore.
A.1.6	समापन की अवधि Completion period	90 Days (Ninety 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	July 30, 2026
A.2.2	Pre-Bid Meeting	Pre-Bid Conference: A Pre-Bid Conference shall be held on August 05, 2026, at 03:30 PM. Prospective bidders may submit their queries through e-mail to estatecivil@iimidr.ac.in on or before August 04, 2026. Bidders intending to participate in the Pre-Bid Conference shall confirm their participation by e-mail on or before August 04, 2026. Site Visit: Bidders are advised to visit the site before submitting their bids to familiarize themselves with the existing site conditions, scope of work and execution requirements. Submission of the bid shall be deemed as confirmation that the bidder has inspected the site and is fully aware of all conditions affecting the execution of the work. No claim arising out of failure to inspect the site shall be entertained later.
A.2.3	दस्तावेज सहित निविदा के ऑनलाइन जमा करने की अंतिम तिथि और समय Last date and time of closing of uploading/online submission of tender	Up to 03:00 PM of August 19, 2026
A.2.4	तकनीकी बोली के ऑनलाइन खोलने की तिथि और समय Date & Time of online opening of technical bid	03:30 PM of August 20, 2026

A.2.5	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
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A.3 बोली से संबंधित अन्य महत्वपूर्ण जानकारी Other Important Information Related to Bid

A.3.1	प्रतिभूति जमा Security Deposit	चालू बिलों और अंतिम बिल से 5% की वसूली की जाएगी जो दोष देयता अवधि के पूरा होने के बाद जारी की जाएगी। 5 % to be recovered from running bills & final bills which shall be released after the completion of Defect liability period of 12 month.
A.3.2	परफॉर्मन्स गारंटी Performance Guarantee	5% of tendered 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 work as per complete scope of this NIT/issue of completion certificate whichever is later.
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 of Selection	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.

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 NIT can be viewed free of cost on IIM Indore website under the URL <http://www.iimidr.ac.in/tenders/> . Schedule of quantities (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 Tender Processing Fee and EMD.
- B.3** The tender shall be submitted online in the prescribed format before the date and time as mentioned in NIT. No other mode of submission is acceptable.
- B.4** The applicant have to upload the details of e-payment of processing fee & 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 Processing Fee and Earnest Money Deposit and other documents scanned and uploaded are found in order.
- B.7** Information and Instructions for bidders posted on website shall form part of bid document.
- B.8** The bid document consisting of plans, specifications, the schedule of quantities of various types of items to be executed and the set of terms and conditions of the contract to be complied with and other necessary documents can be seen and downloaded from website <https://eprocure.gov.in/eprocure/app> free of cost.
- B.9** Those contractors / vendors 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 contractor can login and see the bid opening process. After opening of bids he will receive the competitor bid sheets.
- B.11** Contractor 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 BoQ_price bid.xls, the rates offered should be entered in the allotted space only and uploaded after filling the relevant columns. The Price Bid/BOQ\ template must not be modified/replaced by the bidder; else the bid submitted is liable to be rejected for this tender.

- B.13** Contractor must ensure to quote rate of 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 will be opened online first on due date and time as mentioned above. The time and date of opening of financial bid of contractors qualifying the technical bid shall be communicated to them at a later date.
- B.15** Completed Tenders containing technical bid and price bid will be received ONLINE only on CPP Portal website <https://eprocure.gov.in/eprocure/app> at the fixed time and date indicted in the NIT. 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 thro’ the contact details. Bidder should take into account the corrigendum published 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 Institute shall not be responsible for any delay in bid submission due to internet connectivity issues, power failure, browser incompatibility, or any other issue at the bidder's end. Bidders are advised to complete bid submission well before the prescribed closing date and time.

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.
- If the bidder submits false declarations, forged certificates, altered documents or suppresses any material information

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 The bidder(s), as and when called upon by the Institute, shall produce the original documents for verification within the time specified by the Institute. Failure to do so shall render the bid liable for rejection.

C.4 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.5 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.6 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.7 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.8 *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, the bidder shall be liable for suspension/debarment from participating in tenders of the Institute for a period of two (2) years or such period as decided by the Competent Authority.

C.9 This notice inviting Bid shall form a part of the contract document. The successful bidders/contractor, on acceptance of his bid by the Accepting Authority shall within 15 days from the stipulated date of start of the work, sign the contract consisting of:-

- 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.10 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 of the Institute & the same will be final & binding to the contractor.
- ii) The quote should exclude the GST and inclusive of 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) Income Tax 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.11 The specifications, Terms & Conditions, other regulations which are not herein mentioned will be guided by IIM 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.12 Tender documents may be downloaded from IIM Indore's website/ CPPP e-Publishing portal free of cost.

C.13 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 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**

- 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 50 crores) during the last five years ending previous day of last day of submission of tenders.

One similar completed work of aggregate cost not less than the amount equal to 80% i.e. **Rs. 28,82,999/-** of the estimated cost put to tender.

OR

Two similar completed works each costing not less than the amount equal to 60% i.e. **Rs. 21,62,249/-** of the estimated cost put to tender.

OR

Three similar completed works each costing not less than the amount equal to 40% i.e. **Rs. 14,41,500/-** of estimated cost put to tender.

Similar work means "Similar work" shall mean Design, Supply, Installation, Testing & Commissioning (SITC) of Passenger/Freight/Hospital Lift(s), including associated civil, structural and electrical works executed in institutional, commercial, residential or industrial buildings.

Note:

- 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.
 - If the work experience submitted by the bidder pertains to private Companies, organizations, or firms (i.e., entities other than government departments/organizations), then proof of TDS/tax deducted and a copy of the BOQ of the respective contract shall also be submitted.
2. **Turnover:** Average annual financial turnover from works/contracts should be **Rs. 19,00,000/- (Rupees Nineteen Lakhs Only)**. The average would be taken is the best of three years among the last five years ending 31st March 2026 (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. 14,41,500/- (Rupees Fourteen Lakh Forty-One Thousand Five Hundred Only)** of the estimated value from scheduled 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 poor performance, abandonment of work, prolonged delay attributable to the contractor, repeated defaults, or termination for breach of contract, will be disqualified technically even though they may meet the other technical/eligibility criteria.

b. OVERALL EVALUATION PROCESS & SELECTION OF CONTRACTOR:

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) respectively.

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 whereas technical bid stage - 2 would be based on bidder's organizational structure, staffing, production capacity, quality assurance mechanism in place & local establishment 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 73 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 bidder's organizational structure, staffing, quality assurance mechanism in place & local establishment) : 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.

c. Details of marking & evaluation methodology:

c.1 TECHNICAL BID (STAGE-1)

The bidder will be shortlisted based on minimum eligibility criteria given at page 11 of 73 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 marking shall depend on submitted presentation, presentation before the Committee constituted for the purpose and verification.

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: - The Contractor will submit proof of engineers at their payroll without which no marks will be given under this section. (a) Engineers (Total: 02 marks) i. 1-3 nos. -----01 Marks ii. More than 3 nos.-----02 Marks	02
2		(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 (Max. - 05 Marks): (i) Value of single completed work less than Rs. 36 lakhs the estimated cost - zero Marks (ii) Value of single completed work equal to Rs. 36 lakhs - 03 Marks (iii) Value of single completed work is more than 72 lakhs - 05 Marks Note: - For values in between (i) & (ii) and those between (ii) & (iii) marks will be given on pro-rata basis. (b) Project Brief Presentation: - 17 Marks (The bidder will submit a Project brief Presentation containing methodology of execution as per site conditions, Monitoring methodology, quality assurance system, Program chart containing activities from start to finish, details of engineers proposed for deployment at this work (duly supported by document) and Details of any other similar work executed by them etc.	22
3		Company's financials and plants & Machinery as per below: A. Company's Financial Strength: (i) Average annual financial turnover during the last three consecutive financial years (Max. 03 Marks): a) 02 Marks for the value equal to the estimated cost b) 03 Marks for double or more of the estimated cost 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 (ii) Solvency Certificate (Total 02 Marks): a) 01 Marks for equal to the estimated cost b) 02 Marks for double or more of the estimated cost A. Note: - For value in between (a) & (b) marks will be given on pro-rata basis. For value (iii) Plants & Machinery: 01 marks (Proof of having the plants & machinery also to be attached)	06
Total Marks			30

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
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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) EPF registration certificate, if applicable
- x) ESI registration certificate, if applicable
- xi) Technical staff: List of technical staff they possess and proposed to deploy for the work to be uploaded
- xii) Certification of Incorporation/ Registration of firm
- xiii) IT Return for AY 2025-26
- xiv) Presentation prepared by bidder
- 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) Undertaking for “Local Content certification” to be submitted in your company’s letter head as per standard format prescribed in Annexure-3.
- xviii) Bank Account details
- xix) Declaration regarding pending cases (if any) of litigation, arbitration, debarment etc.
- xx) Letter of Authorization: An authorization letter must be submitted on your company’s letterhead, authorizing the person who will sign the documents and RA/Final Bills on behalf of the firm.

For Cover-2:

- i) Schedule of Price Bid in the form of .xls

F. General Instructions to Tenderers

1. General

The work under this tender comprises the **Design, Engineering, Manufacture, Supply, Transportation, Loading, Unloading, Storage, Insurance, Installation, Testing and Commissioning (SITC) of One (01) No. Machine Room Less (MRL) Gearless Traction Passenger Lift of 08 Passenger (544 kg) Capacity at Executive Residence-01 (ER-01), and water proofing works of Lifts of SR-12, SR-14, SR-16 and NLT (D& E Block) at Indian Institute of Management Indore**, complete in all respects including all associated civil, structural, electrical, architectural, finishing, waterproofing, statutory and incidental works required for successful installation, commissioning and handing over of the lift system.

The Contractor shall be deemed to have included in his quoted rates all incidental items, accessories, fittings, fixtures, supports, fasteners, consumables, software, hardware and services whether specifically mentioned or not, necessary for safe, reliable and complete operation of the lift system.

The proposed lift is to be installed in an **existing operational building**, and therefore the successful bidder shall carefully study the existing structural configuration, architectural layout, electrical infrastructure, utility services and accessibility before commencement of work. The contractor shall execute the work in such a manner that normal functioning of the Institute is least affected, and no damage is caused to the existing building, services or finishes.

The work shall conform to the Technical Specifications under Section L and all applicable statutory requirement.

The successful bidder shall be solely responsible for the complete execution of the work including design, engineering, procurement, fabrication, installation, statutory approvals, testing, commissioning, documentation, warranty obligations and defect rectification during the warranty period.

2. Site Visit & Verification

The tenderer shall visit the site before submission of the bid and thoroughly acquaint himself with the existing conditions of Executive Residence-01, approach roads, working space, access limitations, structural configuration, floor levels, utility services, electrical infrastructure, drainage arrangements and all other site conditions that may influence execution of the work.

Before commencement of detailed engineering and manufacture, the successful bidder shall carry out a comprehensive site survey to verify all dimensions including lift shaft location, available space, travel height, pit depth, headroom, structural members, existing electrical panels, incoming power supply, earthing system and all other parameters necessary for proper design and installation of the lift.

The contractor shall verify all dimensions at site before preparation of General Arrangement (GA) drawings. Any discrepancy observed between the tender drawings and actual site conditions shall immediately be brought to the notice of the Engineer-in-Charge for necessary clarification. Manufacturing or fabrication shall not commence until all discrepancies are resolved and drawings are approved.

The contractor shall satisfy himself regarding accessibility for transportation of materials, movement of equipment, availability of storage space, erection methodology, lifting arrangements, scaffolding requirements and working conditions. No claim on account of inadequate site inspection or unforeseen site conditions shall be entertained after award of work.

Submission of bid shall be deemed to confirm that the bidder has inspected the site and fully understood all constraints. No claim arising out of inadequate site inspection shall be entertained.

3. Detailed Design & Engineering

The successful bidder shall be responsible for carrying out complete design and engineering of the proposed lift installation based on detailed site verification and the requirements specified in this tender. The design shall ensure safe integration of the lift with the existing building without adversely affecting the structural stability, architectural aesthetics, functionality of existing services or normal operation of the building.

Before commencement of manufacture or execution of work, the contractor shall conduct a comprehensive engineering survey of the proposed lift location and verify all relevant dimensions including shaft location, floor-to-floor heights, travel, pit depth, headroom, slab thickness, beam locations, column positions, wall thickness, electrical infrastructure, access for installation and any other parameter required for proper design of the lift system.

Based on the site verification, the contractor shall prepare complete engineering drawings and design calculations for approval of the Engineer-in-Charge. The contractor shall be solely responsible for correctness of all dimensions, calculations, structural assumptions and engineering details. Approval of drawings by the Engineer-in-Charge shall not relieve the contractor of his responsibility for the adequacy, safety and performance of the design.

The contractor shall be fully responsible for the adequacy, stability and safety of the structural design irrespective of approval granted by the Engineer-in-Charge or vetting authority.

4. Civil, structural, waterproofing and restoration works shall be carried out as specified under Clause L-4.

5. Electrical Works

The contractor shall execute all electrical works necessary for successful operation of the lift including power supply, earthing, wiring, lighting, protection systems, testing and commissioning. The detailed technical requirements shall be as specified under Clause L-4.5 and other relevant provisions of Section L.

6. Statutory Approvals & Compliance

The contractor shall obtain, all statutory approvals, permissions, inspections and certifications required for commissioning and operation of the lift.

The contractor shall prepare all drawings, documents, applications and technical submissions required by the statutory authorities and shall attend all inspections until final approval is obtained.

The scope shall include, but shall not be limited to:

- Submission of drawings to the competent authority.
- Lift registration.
- Inspection by Lift Inspector.
- Electrical safety inspection.
- Compliance with applicable State Lift Rules.
- Compliance with relevant BIS Standards.
- Compliance with National Building Code.
- Compliance with Rights of Persons with Disabilities Act, 2016.
- Compliance with Harmonized Guidelines for Universal Accessibility.
- Submission of all statutory forms.
- Payment of statutory fees, licence fees and inspection charges.
- Coordination during inspection.
- Rectification of observations raised by statutory authorities.
- Final operational approval.

No lift shall be considered complete unless all statutory approvals have been obtained.

The Contractor shall coordinate with all Government Authorities until final operational licence is obtained.

7. Inspection, Testing & Commissioning

Inspection, testing, commissioning and acceptance shall be carried out in accordance with Clause L-5.

8. Documentation & Deliverables

The contractor shall submit all documents necessary for operation, maintenance, statutory compliance and future reference. All documents shall become the property of the Institute upon completion of the work.

The contractor shall submit **three (03) hard copies** and **one (01) soft copy in searchable PDF format**, unless otherwise specified.

The documentation shall include, but not be limited to:

Engineering Documents

- Approved General Arrangement Drawings.
- Structural Drawings.
- Shop Drawings.
- Civil Drawings.
- Electrical Drawings.
- As-Built Drawings.
- Structural Calculations.
- Load Calculations.
- Method Statement.

Quality Documents

- Factory Test Certificates.
- Material Test Certificates.
- Third Party Inspection Reports (where applicable).
- Welding Inspection Reports.
- Calibration Certificates.
- Electrical Test Reports.

Statutory Documents

- Structural Stability Certificate.
- Structural Vetting Certificate.
- Lift Registration Certificate.

- Lift Inspector's Approval.
- Electrical Safety Approval.
- Statutory Clearance Certificates.
- Completion Certificates.

Operation & Maintenance Documents

- Operation Manual.
- Maintenance Manual.
- Preventive Maintenance Schedule.
- Lubrication Schedule.
- Troubleshooting Manual.
- Spare Parts Catalogue.
- Recommended Spare Parts List (Minimum Five Years).
- Product Catalogues.
- Warranty Certificates.
- Necessary passwords, service tools and software access required for maintenance during warranty shall be provided to the Institute or made available through OEM service support.

Completion Documents

- Completion Report.
- Inventory of Installed Equipment.
- Handing Over Report.
- Completion Photographs.

9. Training

Contractor shall train Institute personnel in operation and maintenance of all installed systems including safety features, emergency operation, ARD, communication system, inspection procedures and preventive maintenance.

10. Warranty, Defect Liability Period & Maintenance

The contractor shall provide a **comprehensive onsite warranty** for a period of **Twenty-Four (24) months** from the date of successful commissioning and handing over of the lift.

During the warranty period, the contractor shall be responsible for comprehensive maintenance of the lift in safe, reliable and efficient operating condition without any additional cost to the Institute.

The warranty shall include:

- Preventive maintenance at intervals recommended by the OEM or as directed by the Engineer-in-Charge.
- Breakdown maintenance on receipt of complaints.
- Repair or replacement of defective components.
- Labour charges.
- Consumables required for routine maintenance.
- Lubricants and cleaning materials, wherever applicable.
- Software updates, firmware upgrades and parameter settings, if applicable.
- Calibration and adjustment of equipment.
- Rectification of manufacturing defects, installation defects and workmanship defects.
- Any other required in order to keep the lift running in good condition.

The contractor shall maintain a preventive maintenance register at site and obtain certification of each service visit from the Engineer-in-Charge or the Institute's authorized representative.

The contractor shall attend breakdown complaints within the response time specified in the tender. In the event of repeated failures or unsatisfactory performance, the Engineer-in-Charge may direct replacement of defective equipment or components at no additional cost.

If the contractor fails to rectify defects within the stipulated time, the Institute may get the work executed at the risk and cost of the contractor.

The warranty shall not relieve the contractor of responsibility for latent defects discovered during the warranty period.

11. Safety Requirements

The contractor shall be solely responsible for ensuring the safety of personnel, the existing building, equipment and the public during execution of the work.

All work shall be carried out in accordance with applicable safety regulations, labour laws, statutory requirements and good engineering practices.

The contractor shall provide and maintain all necessary safety arrangements including, but not limited to:

- Barricading and fencing of work areas.
- Warning signs and caution boards.
- Safety nets, scaffolding and temporary platforms where required.
- Personal Protective Equipment (PPE) for all workers.
- Safety helmets, gloves, shoes, goggles and reflective jackets.
- Fire extinguishers at work locations.
- Adequate lighting during execution.
- Safe storage of materials.
- Safe lifting and handling practices.
- Dust suppression measures.
- Noise control measures.
- Proper housekeeping.
- Daily removal and disposal of debris.
- Protection of existing finishes, furniture, utilities and services.

The contractor shall ensure that no unsafe condition exists during execution of the work. Any damage caused to the Institute's property, utilities or adjacent structures due to negligence of the contractor shall be repaired or replaced by the contractor at his own cost to the satisfaction of the Engineer-in-Charge.

The contractor shall comply with all applicable provisions of the Building and Other Construction Workers (Regulation of Employment and Conditions of Service) Act, Workmen Compensation Act, Employees' Compensation Act, labour laws and all other statutory requirements.

All cables used for the lift installation shall be FRLS/FRLSH type of approved make wherever specified in the tender. Any openings created in floors or walls for cable routing or services shall be suitably sealed after completion of work to maintain the fire integrity of the building.

12. Completion Period

The entire work, including detailed engineering, preparation of drawings, approval of drawings, procurement of materials, manufacture, transportation, civil works, structural works, electrical works, installation, testing, statutory approvals, commissioning, documentation, training and handing over shall be completed within

Ninety (90) Days from the date of issue of the Work Order or handing over of the site, whichever is later.

The contractor shall submit a detailed work programme/bar chart within fifteen (15) days of award of work indicating all major milestones, procurement schedule, manufacturing activities, execution sequence and completion targets.

The contractor shall deploy adequate manpower, equipment, tools and resources to achieve the stipulated completion period.

13. Included Scope

The tender shall be a complete **Designing, Procurement, Construction, Testing and Commissioning** contract.

Any item, material, equipment, accessory, fitting, fixture, fastening, bracket, cable, conduit, software, hardware, support arrangement, structural member, consumable, service or activity not specifically mentioned in the Bill of Quantities or Technical Specifications but required for safe, satisfactory, reliable and efficient operation of the lift system shall be deemed to be included within the contractor's scope of work without any additional cost to the Institute.

The quoted rates shall be deemed to include all costs associated with design, engineering, manufacture, transportation, insurance, loading, unloading, storage, testing, inspection, statutory approvals, royalties, taxes (except GST, if applicable separately), labour, tools and plants, scaffolding, temporary works, supervision, commissioning, documentation, warranty obligations and all incidental expenses necessary for successful completion of the work.

No claim for extra payment shall be entertained on the grounds that any item or activity essential for completion of the work was not specifically mentioned in the tender documents.

G. Terms of Payment

Release of payment: Payment shall be made by IIM Indore to the contractor under following condition: -

- Final bill/RA bill to be paid when submitted along with supporting documents. Payment shall be made under actual measurement
- The contractor shall also submit to the department his computerized Abstract and Measurement Book.
- Contractor should get registered under GST and tax as applicable as per the extant order on the subject contract shall be paid by the contractor to concerned department which will be reimbursed/paid by the Institute as per the recommendation of Finance & Accounts department of the Institute & the same will be final & binding to the contractor.
- Income Tax and cess as applicable shall be deducted from bill paid to the contractor.
- Any other taxes/cess as per government directives shall be deducted from bill paid to the contractor from time to time.
- The performance guarantee shall be refunded to the contractor after the completion of the work/service and recording of the completion certificate as above.
- Security Deposit will be released after completion of DLP period.
- Payment to be made online to vendor's bank account. Vendor must give details of the bank account for online transaction of payment after Submission of Final bill duly certified by IIM to the institute representative.

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 will be paid based on measurement of the BoQ item-wise job carried out at site, supported by MB entry and certification by the Engineer of the quantity Verified for payment.
- All effort 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 effort 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.

H. Safety Codes

Relevant 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.

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
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INTEGRITY PACT

To,

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

Sub: NIT No. IIMI/Estate/16/2026/279 File No. 603 for the work of **“Supply, Installation, Testing & Commissioning (SITC) of one passenger lift at Executive Residence-01, 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 e-Tender (NIT) (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/Estate/16/2026/279 File No. 603 (hereinafter referred to as “Tender/Bid”) and intends to award, under laid down organizational procedure, contract for “Supply, Installation, Testing & Commissioning (SITC) of one passenger lift at Executive Residence-01, 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 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 1: Commitment of the Principal/Owner

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

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

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

(c)The Principal/Owner shall 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 participates 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 wilful 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 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
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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 "**Supply, Installation, Testing & Commissioning (SITC) of one passenger lift at Executive Residence-01, IIM Indore.**" issued vide NIT No.: IIMI/Estate/16/2026/279 File No. 603

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 the said conditions and perform the agreement on their part respectively contained in the said conditions.

3. The approved drawings, if any, Notice Inviting e-Tender (NIT)s technical specification etc., 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 to alter 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

(1) Signature:

Name:

Address:

(2) Signature:

Name:

Address:

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

Signature:

Name:

Designation:

IN THE PRESENCE OF

(1) Signature:

Name:

Address:

(2) Signature:

Name:

Address:

L. Technical Specifications & Approved Makes

1. General

The materials, equipment, workmanship and installation covered under this tender shall conform to the latest applicable provisions of the CPWD Specifications, CPWD Works Manual, relevant CPWD DSR items (where applicable), National Building Code (NBC), applicable Bureau of Indian Standards (BIS), State Lift Rules, Indian Electricity Rules, CEA Regulations, and other statutory requirements in force on the date of execution.

For items covered under CPWD DSR or CPWD Specifications, the relevant specifications shall apply. For proprietary or non-DSR items, the technical requirements specified in this tender, the respective manufacturer's specifications, applicable BIS Standards, and the directions of the Engineer-in-Charge shall govern.

The Institute reserves the right to approve or reject any material or equipment that does not conform to the approved specifications, quality requirements or approved makes.

S.No	Materials	Manufacturer/ Brand Name
1	Cement	Ambuja / UltraTech / ACC or as approved by the Engineer-in-Charge.
2	Putty	Birla / JK or as approved by the Engineer-in-Charge.
3	Any Other Materials	As approved by Engineer-in-Charge.
4	Paint	Asian paint royal luxury range / deluxe diamond glow luxury or as approved by the Engineer-in-Charge.
5	Wiring/Cable	Polycab/Finolex , All FRLSH grade, or as approved by the Engineer-in-Charge.
6	Tiles	As per BOQ
7	Electrical items	As per BOQ/Philips/Havells or as approved by the Engineer-in-Charge
8.	MS sections	TATA/SAIL/APOLLO or as approved by the Engineer-in-Charge

2. Approved Makes of Lift and Major Components

S. No.	Item	Approved Makes
1	Complete Passenger Lift	KONE, Schindler, OTIS, Johnson, Mitsubishi, Trio or as approved by Engineer-in-Charge
2	Gearless Traction Machine	OEM of approved lift manufacturer
3	Controller (VVVF)	OEM of approved lift manufacturer
4	Automatic Door Operator	OEM of approved lift manufacturer
5	Guide Rails	OEM standard / Monteferro or as approved by Engineer-in-Charge
6	Suspension Ropes	Gustav Wolf, Brugg, Usha Martin or as approved by Engineer-in-Charge
7	Automatic Rescue Device (ARD)	OEM compatible system
8	Intercom System	OEM compatible
9	Car Operating Panel & Landing Panel	OEM standard
10	Load Weighing Device	OEM standard
11	Infrared Door Sensor	OEM standard or as approved by Engineer-in-Charge
12	Bearings	SKF, FAG, NSK as approved by Engineer-in-Charge
13	Electrical Switchgear	Schneider Electric, Siemens, ABB, Legrand, L&T as approved by Engineer-in-Charge
14	Cables	Polycab, Finolex, Havells, or as approved by Engineer-in-Charge
15	LED Light Fixtures	Philips, Havells, Crompton, or as approved by Engineer-in-Charge

1. General Technical Requirements

The Scope of Work shall be as specified under Clause F-3 of the Tender Document. The Technical Specifications contained in this Section supplement the Scope of Work and prescribe the minimum technical requirements for design, manufacture, supply, installation, testing and commissioning of the lift.

1.2 Applicable Codes, Standards & Regulations

The complete work shall conform to the latest editions (including amendments up to the last date of bid submission) of the following standards, codes and statutory regulations, wherever applicable:

- a) National Building Code of India (NBC)
- b) Relevant Bureau of Indian Standards (BIS) pertaining to lifts, elevators and accessibility requirements.
- c) Central Electricity Authority (Measures relating to Safety and Electric Supply) Regulations.
- d) Indian Electricity Rules / Electricity Act, wherever applicable.
- e) Applicable State Lift Act, Lift Rules and regulations of the Government of Madhya Pradesh.
- f) Rights of Persons with Disabilities Act, 2016 and the Harmonised Guidelines and Standards for Universal Accessibility.
- g) CPWD Specifications and relevant CPWD Works Manual provisions, wherever applicable.
- h) Occupational Safety, Health and Working Conditions Code and other applicable labour laws.
- i) All other statutory regulations, circulars and safety requirements issued by the competent authorities.

In case of any conflict between different standards, the more stringent requirement shall prevail. The decision of the Engineer-in-Charge shall be final and binding.

1.3 Quality of Materials

All materials incorporated in the work shall be new, unused, of the latest design, free from manufacturing defects and sourced from approved manufacturers.

The materials shall conform to the relevant Indian Standards or internationally accepted standards where Indian Standards are not available.

The Engineer-in-Charge may require the contractor to submit manufacturer's catalogues, technical literature, type test certificates, routine test certificates, factory inspection reports, warranty certificates and material test certificates before approval of any material.

No material shall be brought into the work without prior approval wherever such approval is required.

2. Basic Lift Parameters & Technical Requirements

The passenger lift to be supplied, installed, tested and commissioned under this contract shall be a Machine Room Less (MRL), Gearless Electric Traction Passenger Lift of proven design, suitable for installation in an existing institutional building and designed for safe, reliable and continuous operation under Indian climatic conditions. The lift shall comply with the latest applicable BIS Standards, National Building Code (NBC), State Lift Rules, CPWD Specifications and other statutory requirements.

The minimum technical requirements shall be as follows. Bidders may offer higher specifications without any additional cost to the Institute, subject to approval of the Engineer-in-Charge.

Sl. No.	Description	Minimum Requirement
2.1	Number of Lifts	01 No.
2.2	Type of Lift	Machine Room Less (MRL), Gearless Electric Traction Passenger Lift
2.3	Rated Capacity	544 kg (08 Persons)
2.4	Rated Speed	Minimum 1.0 m/s
2.5	Operation	Automatic Collective Selective Control
2.6	Number of Stops	02 Stops (Ground Floor + First Floor)
2.7	Number of Openings	02 Openings (Single Entrance Car)
2.8	Travel	Approx. 3.0 m (To be verified by contractor during site survey)
2.9	Power Supply	415 Volt $\pm 10\%$, 3 Phase, 50 Hz AC
2.10	Drive System	AC Variable Voltage Variable Frequency (VVVF) Drive with Microprocessor Controller
2.11	Machine	Gearless Permanent Magnet Synchronous Motor suitable for MRL application
2.12	Suspension System	Steel Wire Rope / Flat Belt as recommended by OEM
2.13	Door Type	Automatic Two-Panel Centre Opening with VVVF Door Operator
2.14	Clear Door Opening	Minimum 900 mm Width $\times$ 2000 mm Height
2.15	Internal Car Size	Minimum 1200 mm (W) $\times$ 1200 mm (D) $\times$ 2200 mm (H)
2.16	Cabin Finish	Hairline Stainless Steel (Minimum SS304)
2.17	Car Flooring	Heavy Duty Anti-skid PVC/Vinyl Flooring
2.18	Car Ceiling	Stainless Steel Ceiling with Recessed LED Lights
2.19	Lighting	Energy Efficient LED Lighting
2.20	Ventilation	Low Noise Ventilation Fan
2.21	Handrail	Stainless Steel Handrail on Rear Wall

Sl. No.	Description	Minimum Requirement
2.22	Car Operating Panel	Full Height Stainless Steel COP with Braille Buttons
2.23	Landing Operating Panel	Stainless Steel Hall Panels with Illuminated Push Buttons
2.24	Position Indicator	Digital Floor Position Indicator inside Car and at all Landings
2.25	Direction Indicator	Up/Down LED Direction Indicators
2.26	Door Protection	Full Height Infrared Light Curtain
2.27	Emergency Communication	Hands-free Two-way Intercom System
2.28	Audio Announcement	Automatic Voice Floor Announcement System
2.29	Emergency Alarm	Battery Operated Alarm Bell
2.30	Emergency Lighting	Automatic Battery Operated LED Emergency Light
2.31	Automatic Rescue Device (ARD)	Mandatory with SMF Battery Backup
2.32	Overload Protection	Load Weighing Device with Audible & Visual Indication
2.33	Fireman's Switch	At Ground Floor as per applicable standards
2.34	Phase Protection	Phase Failure, Phase Reversal, Under Voltage and Over Voltage Protection
2.35	Levelling Accuracy	Automatic Re-levelling with Closed Door
2.36	Brake System	Electromagnetic Brake with Automatic Monitoring
2.37	Guide Rails	Machined Steel Guide Rails conforming to applicable BIS Standards
2.38	Buffers	Spring/Oil Buffers as applicable
2.39	Pit Ladder	MS Ladder with Anti-corrosive Finish
2.40	Headroom	Minimum 4000 mm Clear
2.41	Pit Depth	Minimum 1600 mm Clear
2.42	Hoistway	Structural Steel Lift Shaft with suitable enclosure as approved by Engineer-in-Charge
2.43	Earthquake/Wind Consideration	As applicable for installation and structural design in accordance with relevant standards
2.44	Floor levelling	Floor levelling accuracy shall be within ± 5 mm.
2.45	Car vibration	Car vibration shall comply with ISO 18738
2.46	Warranty	24 Months Comprehensive On-site Warranty
2.47	Design Life	Minimum 20 Years under normal operating conditions with proper maintenance

Sl. No.	Description	Minimum Requirement
2.48	Mirror	6 mm thick tempered safety mirror shall be provided on the rear wall up to full height. The bottom edge of the mirror shall not extend below 900 mm from the finished lift floor.". As per CPWD (E&M)
2.49	Accessibility	Comply with latest NBC, BIS Accessibility Standards and Rights of Persons with Disabilities Act, 2016
2.50	Future Provision	Conduit, Wiring and Power Point for CCTV Camera and RFID/Access Control Integration

General Notes: -

1. The above specifications are the minimum acceptable requirements. Bidders may offer equipment of superior specifications without any additional financial implication to the Institute.
2. All dimensions indicated above shall be verified by the successful bidder after award of work through a detailed site survey. Any discrepancy shall be brought to the notice of the Engineer-in-Charge before commencement of detailed engineering or manufacture.
3. The lift shall be complete with all standard accessories, safety devices, hardware, software (where applicable), fixing materials, supports and consumables necessary for safe, efficient and reliable operation, irrespective of whether specifically mentioned in these specifications.
4. The offered lift shall be of a proven model currently in production and supported by the OEM in India. Obsolete or discontinued models shall not be accepted.
5. The Institute reserves the right to accept higher technical specifications, provided they are technically compatible and offered without additional cost.

3. Technical Specifications of Lift Components

3.1 Machine and Drive System

The lift shall be provided with a Machine Room Less (MRL) Gearless Electric Traction Drive System designed for smooth, safe, reliable and energy-efficient operation. The gearless permanent magnet synchronous motor shall be specifically designed for MRL applications and shall be capable of continuous operation without overheating under normal service conditions.

The machine shall be mounted on suitable anti-vibration supports to minimize transmission of vibration and noise to the building structure. The drive shall be controlled through an AC Variable Voltage Variable Frequency (VVVF) microprocessor-based control system to ensure smooth acceleration, deceleration and accurate floor levelling. The complete drive system shall be suitable for operation on 415 V $\pm 10\%$, 3 Phase, 50 Hz AC supply and shall incorporate all necessary protections against phase failure, phase reversal, over-voltage, under-voltage, over-current and short circuit. The machine, controller and associated equipment shall be of proven design manufactured by the Original Equipment Manufacturer (OEM) and shall be compatible with each other.

3.2 Lift Controller

The lift shall be controlled through a fully automatic microprocessor-based controller employing VVVF technology. The controller shall provide collective selective operation with automatic dispatch of calls for optimum passenger movement.

The controller shall incorporate self-diagnostic facilities capable of continuously monitoring system performance and displaying fault codes for maintenance purposes. It shall be housed in a dust-proof, vermin-proof and adequately ventilated enclosure with proper identification of all components and wiring.

The controller shall include automatic fault recovery features wherever applicable and shall permit easy maintenance without interruption of essential safety functions.

3.3 Lift Car (Cabin)

The lift car shall be of robust steel construction designed to safely accommodate a rated load of 544 kg (08 persons). The car enclosure shall be fabricated from minimum 1.0 mm thick Hairline Finish Stainless Steel (Grade SS304 or superior) and shall be free from sharp edges, visible distortions or surface defects.

The internal clear dimensions of the lift car shall not be less than 1200 mm (Width) × 1200 mm (Depth) × 2200 mm (Height) or as required by the applicable BIS Standards.

The lift car shall be complete with:

- Stainless steel wall panels
- Decorative stainless-steel ceiling
- Recessed LED lighting
- Energy-efficient ventilation fan
- Stainless steel skirting
- Anti-skid heavy-duty flooring
- Stainless steel handrail
- Mirror (where specified)
- Emergency lighting
- Emergency alarm
- Speaker for voice announcements
- Provision for CCTV camera installation
- Provision for access control system
- Emergency instructions
- Load plate
- Inspection certificate frame
- Machine identification
- QR code (optional)

The overall finish of the lift cabin shall be suitable for institutional use and capable of withstanding frequent operation with minimum maintenance.

3.4 Lift Doors

The lift shall be provided with fully automatic two-panel centre-opening doors operated through a VVVF door operator ensuring smooth, silent and reliable operation. The clear door opening shall not be less than 900 mm × 2000 mm.

Door panels shall be fabricated from stainless steel and shall include vision glass where specified. The doors shall incorporate heavy-duty rollers, guide shoes, locking devices and all necessary safety mechanisms.

The lift shall be provided with a full-height infrared light curtain extending over the complete door opening to prevent accidental closure on passengers or objects.

The doors shall also incorporate:

- Door open button
- Door close button
- Nudging operation
- Door obstruction detection
- Automatic reopening upon obstruction
- Emergency manual opening arrangement

3.5 Car Operating Panel (COP)

The lift car shall be provided with a full-height stainless steel Car Operating Panel (COP) ergonomically designed for convenient operation.

The COP shall include:

- Illuminated microprocessor-based push buttons
- Braille markings
- Tactile symbols
- Door Open button
- Door Close button
- Alarm button
- Emergency communication button
- Digital floor position indicator
- Direction indicator
- Overload indication
- Emergency lighting
- Fireman's operation (where applicable)
- Maintenance access provisions

The operating panel shall comply with accessibility requirements prescribed under applicable BIS Standards and the Rights of Persons with Disabilities Act.

3.6 Landing Operating Panels (LOP)

Each landing shall be provided with stainless steel Landing Operating Panels incorporating vandal-resistant illuminated push buttons.

Each landing panel shall include:

- Hall call buttons
- LED illumination
- Direction arrows
- Digital floor position indicator
- Hall arrival chime/gong
- Stainless steel faceplate
- Flush mounting arrangement

The panels shall be designed for continuous operation under institutional usage.

3.7 Guide Rails and Guide Shoes

Guide rails for both the lift car and counterweight shall be manufactured from precision-machined steel sections conforming to the relevant BIS Standards.

The rails shall be securely fixed to the structural supports through heavy-duty brackets designed to withstand all operational loads.

Guide shoes shall be designed to ensure smooth movement of the lift car without excessive vibration or noise.

All guide rail joints shall be accurately aligned to ensure comfortable ride quality.

3.8 Suspension System

The lift shall be provided with high-strength steel wire ropes or OEM-approved flat steel belts suitable for the rated capacity and travel of the lift.

The suspension system shall include:

- Rope fastening arrangement
- Rope equalization
- Tension adjustment
- Rope guards
- Safety factor as per applicable BIS Standards

The complete suspension system shall be designed to ensure long service life with minimum maintenance requirements.

3.9 Counterweight Assembly

The lift shall be provided with a properly balanced counterweight assembly consisting of steel frame and modular counterweight blocks.

The counterweight shall be designed to achieve smooth operation, reduced power consumption and minimum vibration.

Suitable safety guards shall be provided wherever required.

3.10 Safety Gear and Overspeed Governor

The lift shall be equipped with an approved overspeed governor and safety gear capable of safely stopping the lift car in the event of overspeed.

The safety system shall include:

- Overspeed governor
- Progressive safety gear
- Governor rope
- Governor tension device
- Final limit switches
- Terminal limit switches
- Buffer switches
- Door interlocks
- Mechanical safety locks

The complete safety system shall conform to the latest applicable BIS Standards.

3.11 Buffers

Suitable spring or oil buffers, as applicable, shall be installed at the pit for both the lift car and counterweight.

Buffers shall be designed to safely absorb impact energy and shall conform to applicable safety standards.

3.12 Automatic Rescue Device (ARD)

The lift shall be provided with an Automatic Rescue Device (ARD) complete with maintenance-free sealed batteries.

In the event of power failure, the ARD shall automatically move the lift to the nearest landing, open the doors and safely evacuate passengers.

The ARD shall include:

- Battery charger
- SMF batteries
- Automatic charging circuit
- Battery health monitoring
- Audio announcement during rescue
- Automatic restoration upon return of power

3.13 Electrical Equipment

The lift shall include all electrical equipment necessary for satisfactory operation including:

- Main isolator
- MCCB
- Power wiring
- Control wiring
- Earthing
- Travelling cables
- Flexible cables
- Shaft lighting
- Pit lighting
- Power sockets
- Cable trays
- Junction boxes
- Identification tags
- Electrical protection devices

All electrical work shall comply with applicable BIS Standards and CEA safety regulations.

3.14 Accessibility Features

The lift shall be fully compliant with the accessibility requirements specified under the latest applicable National Building Code (NBC), relevant BIS Standards, the Rights of Persons with Disabilities Act, 2016, and the Harmonised Guidelines and Standards for Universal Accessibility.

The lift shall include, at a minimum:

- Braille and tactile buttons
- Audio floor announcements
- Digital floor position indicators
- Infrared light curtain
- Wheelchair-accessible car dimensions
- Accessible COP height
- Stainless steel handrail
- Slip-resistant flooring
- Emergency communication system

- Automatic Rescue Device (ARD)
- Accurate floor levelling
- Visual and audible arrival indications
- Ride comfort shall be free from abnormal vibration, jerks and lateral oscillation.

3.15 Future Integration Provisions

The lift shall be provided with suitable provisions for future integration of building management and security systems, including:

- CCTV camera conduit, wiring and power point.
- RFID/Card-based access control provision.
- Dry contacts for Building Management System (BMS), if required.
- Remote monitoring capability, where supported by the OEM.
- Remote connectivity shall be disabled unless specifically approved by Engineer-in-Charge.
- Spare conduits for future communication and control cables.

4. Civil, Structural & Electrical Works Associated with Lift Installation

The successful bidder shall carry out all civil, structural, architectural, waterproofing and electrical works required for complete installation and commissioning of the passenger lift in the existing Executive Residence-01 building. The quoted rates shall be deemed to include all labour, materials, consumables, equipment, tools & plants, scaffolding, temporary supports, transportation, loading, unloading, disposal of debris, testing and all incidental works required for successful completion of the project.

The contractor shall carefully examine the existing building conditions before commencement of work and shall execute all works without adversely affecting the structural stability, architectural appearance or existing services of the building.

The scope under this section shall include, but not be limited to, the following:

4.1 Civil Works

The contractor shall execute all civil works necessary for installation of the lift, including:

- Setting out of the lift location.
- RCC/core cutting of existing slabs wherever required.
- Formation of lift openings at floor levels.
- Excavation for lift pit.
- PCC and RCC works.
- Lift pit construction.
- Waterproofing treatment of lift pit.
- Construction/modification of hoist way.
- Brick masonry/block masonry as required.
- Plastering.
- Tile, granite or flooring restoration.
- Painting and finishing works.
- Repair of damaged walls, ceilings and floors.

- Disposal of debris outside the Institute premises in accordance with applicable regulations.
- Cleaning of the work site after completion.

The contractor shall ensure that all civil works are executed in a safe manner without causing damage to the existing building or adjoining structures.

4.2 Structural Steel Works

Since the lift is proposed in an existing building, the contractor shall design, fabricate, supply and erect all structural steel members required for construction of the lift shaft and supporting framework.

The work shall include:

- Structural steel columns.
- Beams.
- Bracings.
- Base plates.
- Anchor bolts.
- Connection plates.
- Guide rail support brackets.
- Machine support members (where applicable).
- Door support framing.
- Structural stiffeners.
- Miscellaneous steel members.

All structural steel shall conform to relevant Indian Standards and shall be shop-fabricated as far as practicable. Fabricated members shall receive one coat of approved primer before dispatch and two finishing coats after erection unless otherwise specified. Steel exposed to atmosphere should be Hot dip galvanized or epoxy primer + PU finish. All exposed steel paint colour approved by Engineer-in-Charge. Minimum 2-hour fire rating wherever applicable.

4.3 Structural Design, Analysis & Vetting

The contractor shall prepare detailed structural calculations and design drawings for all proposed structural modifications and steel framework.

The complete structural design shall be vetted by IIT Indore.

The contractor shall submit:

- Structural design calculations and soft copy of design file.
- Load calculations.
- Structural analysis report.
- Foundation calculations.
- Anchor design.
- Connection design.
- Stability certificate.
- Vetting certificate.
- The lift equipment, structural framework and anchorage shall be designed considering seismic requirements applicable to Indore as per latest IS 1893 and relevant BIS Standards.

No structural work shall commence until the drawings have been approved by the Engineer-in-Charge and the required vetting has been completed.

The cost of structural design, analysis, proof checking, vetting, review, revision (if any), and obtaining the structural vetting certificate from IIT Indore, and no additional payment shall be made on this account.

4.4 Waterproofing Works

The contractor shall execute waterproofing treatment for the newly constructed lift pit at Executive Residence-01 as well as waterproofing works at the existing lift shafts/pits of SR-12, SR-14, SR-16 and NLT (D&E Block) as specified in the BOQ.

The waterproofing system shall be suitable for underground structures and shall effectively prevent ingress of water throughout the service life of the lift.

The scope shall include:

- Surface preparation.
- Crack treatment.
- Waterproof coating/membrane.
- Protective screed.
- Sealing of construction joints.
- Pipe penetrations.
- Waterproofing of lift pit walls and floor.
- Testing for leakage.

Any leakage noticed during the warranty period shall be rectified by the contractor at no additional cost to the Institute.

4.5 Electrical Works

The contractor shall verify the available electrical infrastructure before commencement of work and shall ensure compatibility of the lift system with the existing electrical distribution network of the Institute.

The electrical works shall include, but shall not be limited to, the following:

4.5.1 Power Supply

The contractor shall provide all equipment and accessories required for supplying electrical power from the Institute's designated electrical panel to the lift controller.

The work shall include:

- Supply and laying of suitable size power cables.
- Cable terminations using approved glands and lugs.
- Cable identification tags.
- Cable route markers.
- Cable supports.

- Flexible cable connections.
- Ferruling and numbering.
- All accessories required for complete installation.

Power cables shall be laid through approved heavy-duty GI conduits, cable trays or trunking systems as directed by the Engineer-in-Charge.

4.5.2 Electrical Distribution System

The contractor shall provide a dedicated electrical isolation arrangement for the lift including:

- MCCB/Isolator of suitable rating.
- Control panel connections.
- Protection against overload.
- Protection against short circuit.
- Earth leakage protection.
- Phase reversal protection.
- Phase failure protection.
- Under-voltage protection.
- Over-voltage protection.
- Surge protection wherever required.

All electrical equipment shall be suitable for operation on **415 Volts $\pm 10\%$, 3 Phase, 50 Hz AC Supply.**

4.5.3 Earthing

The contractor shall provide complete earthing arrangements for the lift installation.

The scope shall include:

- Equipment earthing.
- Controller earthing.
- Machine earthing.
- Guide rail bonding.
- Landing door bonding.
- Earthing of structural steel wherever required.
- Earth continuity conductors.

- Earthing terminals.
- Earthing test points.

The earth resistance shall comply with the latest applicable CEA Regulations and relevant BIS Standards.

4.5.4 Lighting & Power

The contractor shall provide:

- Shaft lighting.
- Pit lighting.
- Machine space lighting (if applicable).
- Maintenance sockets.
- Inspection lighting.
- Emergency cabin lighting.
- Cabin ventilation fan.
- Electrical outlets required during maintenance.

All lighting fixtures shall be LED type.

4.5.5 Wiring

The contractor shall carry out complete wiring for:

- Controller.
- Landing operating panels.
- Car operating panel.
- Travelling cable.
- Intercom.
- Emergency alarm.
- Fireman's switch.
- ARD.
- Indicators.
- Voice annunciation.
- CCTV provision.
- RFID provision.
- Emergency lighting.

- Ventilation fan.

Only FRLS (Fire Retardant Low Smoke) copper conductors of approved make shall be used.

4.5.6 Electrical Testing

The contractor shall carry out all electrical tests including:

- Insulation Resistance Test.
- Continuity Test.
- Earth Resistance Test.
- Phase Sequence Verification.
- Voltage Measurement.
- Current Measurement.
- Functional Testing.
- Protection Relay Testing.
- MCCB Operation Test.

4.6 Restoration Works

After completion of installation, the contractor shall restore all disturbed portions of the building to their original or better condition.

The restoration work shall include:

- Repair of walls.
- Ceiling repairs.
- Painting.
- Tile replacement.
- Granite replacement.
- Floor finishing.
- False ceiling restoration.
- Door frame repairs.
- Masonry repairs.
- Electrical finishing.
- Cleaning of all affected areas.

The Engineer-in-Charge shall have the sole authority to determine whether restoration is satisfactory.

4.7 Protection of Existing Building and Services

During execution of the work, the contractor shall adequately protect the existing building, structural members, architectural finishes, electrical installations, plumbing services, communication systems and all other utilities from damage.

Any damage caused due to the contractor's negligence shall be repaired or replaced at the contractor's own cost to the satisfaction of the Engineer-in-Charge.

No additional payment shall be made on this account.

4.8 Temporary Works and Safety Arrangements

The contractor shall provide all temporary works necessary for safe execution of the project, including:

- Scaffolding.
- Working platforms.
- Barricading.
- Temporary supports.
- Protective covers.
- Safety nets.
- Warning signage.
- Temporary lighting.
- Fire extinguishers.
- Dust control arrangements.
- Noise control measures.
- Debris chutes where required.

All temporary works shall comply with applicable safety regulations and shall remain the responsibility of the contractor until completion of the work.

4.9 Final Site Clearance

Upon completion of the work, the contractor shall remove all temporary structures, unused materials, debris, waste, scaffolding, equipment and surplus material from the site.

The work shall be considered complete only after the entire area has been thoroughly cleaned and restored to the satisfaction of the Engineer-in-Charge.

5. Inspection, Quality Assurance, Testing & Acceptance

5.1 General

The contractor shall be fully responsible for the quality, workmanship, performance and reliability of all materials, equipment and services supplied under this contract. All materials, components and equipment shall be new, unused, of the latest proven design and manufactured in accordance with the latest applicable BIS Standards, CPWD Specifications, National Building Code (NBC), State Lift Rules and other statutory requirements.

The Engineer-in-Charge or his authorized representative shall have unrestricted access to the manufacturer's works, fabrication yard and project site for inspection of materials, manufacturing processes, testing and installation activities at any stage of execution.

Inspection or approval by the Engineer-in-Charge shall not relieve the contractor of his responsibility for quality, workmanship, safety or performance of the lift system.

5.2 Quality Assurance Requirements

The contractor shall establish and maintain an effective Quality Assurance (QA) and Quality Control (QC) system throughout the execution of the work.

The contractor shall ensure that:

- a. All materials and equipment supplied under the contract are new, genuine and free from manufacturing defects.
- b. All materials conform to the approved technical specifications and relevant BIS Standards.
- c. Manufacturing, fabrication and installation are carried out by trained and qualified personnel.
- d. All measuring instruments and testing equipment used during manufacturing and installation are calibrated and valid.
- e. Materials received at site are properly stored and protected from damage, corrosion and deterioration.
- f. Proper inspection records are maintained throughout the execution of the work.

5.3 Inspection of Materials

All materials brought to site shall be offered for inspection before incorporation into the work.

The contractor shall submit, wherever applicable:

Manufacturer's Test Certificates
Routine Test Certificates
Type Test Certificates
Quality Certificates
Warranty Certificates
Factory Inspection Reports
Third-Party Test Reports (where specified)
Product Data Sheets
Technical Literature

The Engineer-in-Charge may reject any material found defective, damaged, substandard or not conforming to the specifications.

Rejected materials shall be removed from the site immediately at the contractor's cost.

5.4 Stage Inspection During Execution

The work shall remain open for inspection during execution. The contractor shall provide adequate notice before commencement of each major activity.

The Engineer-in-Charge may inspect, among others:

- Site layout and setting out.
- Structural steel fabrication.
- Civil works and lift pit construction.
- Waterproofing works.
- Lift shaft construction.
- Installation of guide rails.
- Machine installation.
- Controller installation.
- Door installation.
- Electrical wiring and earthing.
- Safety devices.
- Finishing works.
- Cleaning and restoration.

Any work covered without inspection, where inspection was required, may be ordered to be reopened by the Engineer-in-Charge at the contractor's risk and cost.

5.5 Factory Inspection

The Institute reserves the right to inspect the lift equipment at the manufacturer's works before dispatch.

The contractor shall give a minimum 15 days' advance notice of factory inspection.

Factory inspection may include:

- Verification of equipment specifications.
- Inspection of manufacturing facilities.
- Verification of serial numbers.
- Witnessing of routine tests.
- Verification of quality control records.
- Inspection of packing arrangements.

Dispatch of equipment shall not be construed as acceptance by the Institute.

5.6 Pre-Commissioning Inspection

Before commissioning, the contractor shall ensure that:

All equipment has been installed.

Civil works are complete.
Electrical works are complete.
Earthing has been completed.
Waterproofing has been completed.
Doors are correctly aligned.
Safety devices are functional.
Shaft cleaning has been completed.
Lift pit has been cleaned.
Machine and controller have been checked.
All warning labels have been fixed.

5.7 Testing Requirements

The contractor shall carry out all tests required under the applicable BIS Standards, State Lift Rules and manufacturer's recommendations.

The following tests shall be carried out in the presence of the Engineer-in-Charge wherever required:

Mechanical Tests

Lift car alignment.
Guide rail alignment.
Rope tension.
Counterweight balance.
Door alignment.
Door operation.
Brake adjustment.
Safety gear operation.
Buffer inspection.
Governor testing.

Electrical Tests

Insulation Resistance Test.
Earth Continuity Test.
Earth Resistance Test.
Phase Sequence Test.
Phase Reversal Protection Test.
Voltage Measurement.
Current Measurement.
MCCB Operation Test.
Control Circuit Testing.
Emergency Power Operation.
Functional Tests
Car call operation.
Landing call operation.
Collective selective operation.
Door open/close operation.
Automatic door reopening.

Overload operation.
Floor levelling accuracy.
Direction indication.
Position indication.
Voice announcement.
Hall lantern operation.
Intercom operation.
Alarm operation.
Emergency lighting.
Ventilation fan operation.
Fireman's switch operation.
Automatic Rescue Device (ARD) operation.
Auto re-levelling.
Nudging operation.
Door Closing Force Test
Emergency Alarm Test
Battery Backup Duration Test
Governor Tripping Speed Test
Brake Torque Test

5.8 Performance Tests

After installation, the lift shall successfully undergo the following performance tests:

- a. Rated Load Test.
- b. Overload Test.
- c. Brake Performance Test.
- d. Ride Comfort Test.
- e. Noise and Vibration Test.
- f. Continuous Trial Run.
- g. Emergency Rescue Test.
- h. Door Safety Test.
- i. Power Failure Recovery Test.
- j. Speed Verification Test.

The lift shall demonstrate smooth, safe and reliable operation under all test conditions.
The contractor shall assist until issue of final operational license by the Lift Inspector.

5.9 Acceptance Criteria

The lift shall be considered for final acceptance only after:

- a. Successful completion of all installation works.
- b. Successful completion of all statutory inspections.
- c. Successful completion of all tests specified in the contract.
- d. Receipt of statutory approvals from the Competent Authority.
- e. Submission of all drawings, manuals, certificates and documentation.
- f. Demonstration of satisfactory operation to the Institute.
- g. Completion of training for Institute personnel.
- h. Rectification of all defects observed during inspection.
- i. Site clearance and restoration of all affected areas.

5.10 Rejection

The Engineer-in-Charge shall have the authority to reject any material, equipment, workmanship or installation that does not conform to the tender specifications or applicable standards.

The contractor shall promptly replace or rectify such rejected items at his own cost without any extension of time or additional payment.

5.11 Final Acceptance

Final acceptance of the work shall be issued only after:

Successful completion of all inspections and tests.
Receipt of statutory approvals and lift operating licence, wherever applicable.
Submission and approval of all required documentation.
Completion of defect rectification.
Satisfactory demonstration of the lift under normal operating conditions.
Formal handing over of the complete lift system to the Institute.

The issue of the Completion Certificate or taking over of the lift by the Institute shall not relieve the contractor of any obligations under the warranty, defect liability or contractual provisions.

M. General Conditions of Contract

This will be as per the General Condition of the Contract (GCC) Maintenance works - 2023 of CPWD to 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/)

N. 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	Supply, Installation, Testing & Commissioning (SITC) of one passenger lift at Executive Residence-01, IIM Indore.
Estimated Cost Put to Tender (Excluding-Goods & Service Tax)	Rs. 36,03,749/- (Rupees Thirty-Six Lakh Three Thousand Seven Hundred and Forty-Nine Only).
EMD Amount	Rs. 72,075/- (Rs. Seventy-Two Thousand and Seventy-Five Only) by e-payment through electronic mode (NEFT/ RTGS)
Performance Guarantee	5 (Five) % of tendered value
Security Deposit	5 % shall be deducted from RA/Final Bill.

SCHEDULE “F”

General Rules & Directions

▪Officer inviting tender: The Chief Officer Engineering, IIM Indore on behalf of the Director, IIM Indore

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	CPWD DSR 2023 for Civil items and Market rates for Non-DSR Items.
2(xii)	Department	Estate 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: **07 days**

Clause 2

- i. Authority for fixing compensation under clause 2. : Director, IIM Indore
- ii. Compensation for delay of work : 2% (two 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 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

Minimum monthly gross work to be done together with net payment / adjustment of advances for material collected, if any, since the last such payment for being eligible to interim payment: 15 Lakh (Excluding GST).

The Payment will be released preferably within 30 days from the date of submission of hardcopy of MB/Abstract along with all compliance's documents. However, Engineer-in-charge reserves the right to make the interim payment/Secure Advance for work done less than above benchmark, keeping in view requirements of the works

Clause 10 A

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

Clause 10 B - (Secured Advance) As per General Condition of the Contract (GCC) Maintenance works - 2023 of CPWD to 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.

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 12

Deviation Limit shall be as per CPWD GCC 2023 (maintenances works).

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) 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	Engineer	Civil /Electrical/ Engineering/ Mechanical	Project Manager cum planning/ quality/ site/ billing Engineer	Graduate Engineer with minimum 2 years' experience / Diploma holder with minimum 5 years' experience	01	Rs. 25,000/- per month for each	Rupees Twenty-Five Thousand only

- Assistant Engineers retired from Government services that are holding Diploma will be treated at par with Graduate Engineers.
- Incase, 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.

Availability of site: -

Note: - Site will be made available in parts.

O. Special Conditions of Contract

1. The tenderer shall acquaint himself with the proposed site of work.
2. As built drawing duly including all dimension will be submitted by contractor on completion of works.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.

9. 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.
10. 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.
11. 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.
12. All materials to be incorporated in the work shall be arranged by the contractor and shall be in accordance with the specifications laid down.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.

19. The contractor shall supply free of charge the material required for testing. The cost of tests shall be borne by the contractor.
20. 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.
21. 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.
22. 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.
23. The rates shall be inclusive of making any holes in walls/ RCC work for fixing any fixture/ framework and making good the structure to its original shape and finish.
24. 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.
25. 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.
26. 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.
27. The contractor shall provide adequate lighting arrangements as approved by the Engineer-in-Charge for carrying out the work during nighttime, 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.
28. 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.

29. The contractor shall get the samples of all the materials to be used, in the work approved from Engineer-in-Charge 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.
30. 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.
31. 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.
32. The contractor is supposed to abide the 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.
33. 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.
34. 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.
35. 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.
36. The security of workmen, materials, equipment stores etc. within the area allotted to the contractor shall be the responsibility of the contractor.
37. The site of work shall have required equipment's for various tests at site by the contractor at his own cost and nothing extra shall be payable on this account.
38. 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.

39. 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.
40. 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 outside Indore to check and verify the quality of material at manufacturer's places. No extra cost shall be given for this to contractor.
41. Proforma of Registers to be as per standard CPWD formats.
42. Any debris/ dismantled unserviceable material generated at site should be disposed by the contractor in the area marked by Indore Municipal Corporation. No payment shall be made towards the transportation & statutory fees, if any of IMC.
43. 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.

Letter of Transmittal

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

Sub: Submission of bid for the work of “Supply, Installation, Testing & Commissioning (SITC) of one passenger lift at Executive Residence-01, IIM Indore”. Vide NIT No. **IIMI/Estate/16/2026/279 File No. 603**

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)

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 favor 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 **“Supply, Installation, Testing & Commissioning (SITC) of one passenger lift at Executive Residence-01, 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 WITHNESSTH 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 defenses, set offs, counter claims recoupments, 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 _____%.

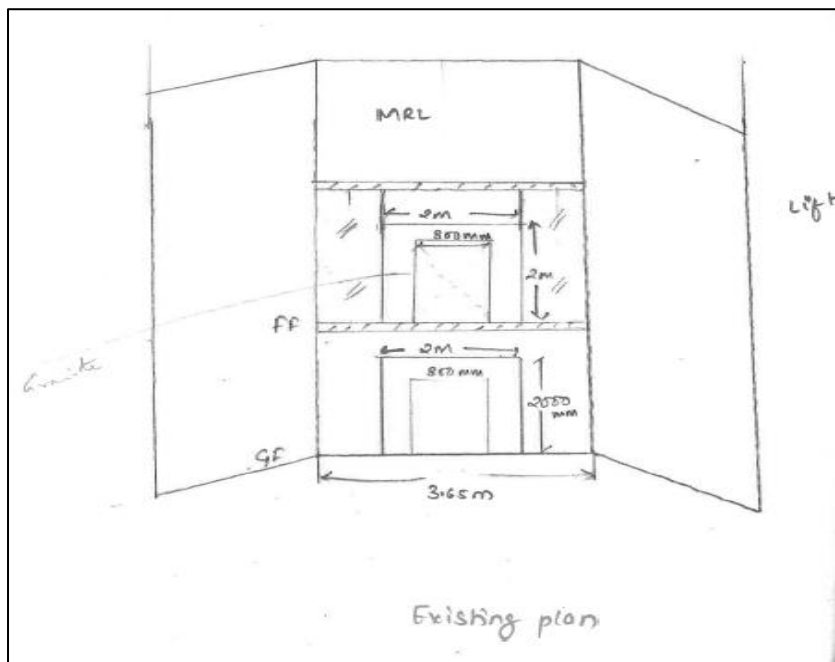
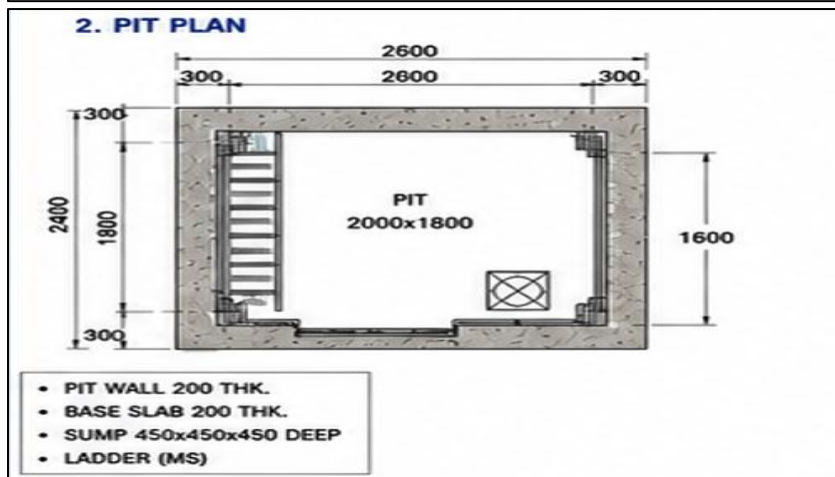
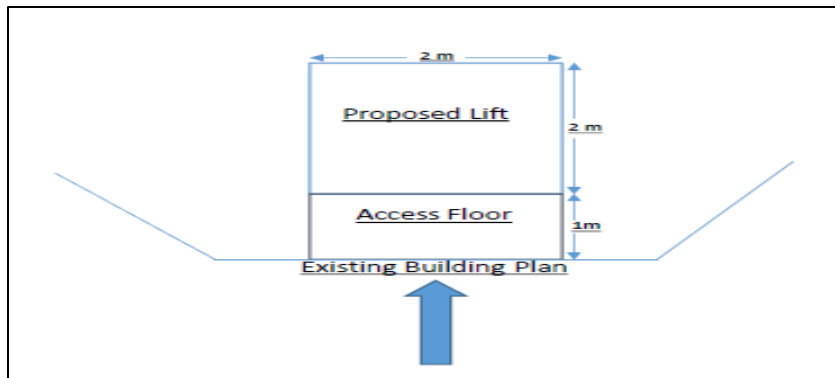
Authorized dated signature of the bidder with stamp.

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 verified by Contractor
2	Hard Binded MB & Abstract Sheet (Soft Copy also to be submitted)	Duly verified by Contractor
3	Details of Extra items if any	Duly verified by Contractor
4	Rate Analysis in case of non DSR Items with supporting documents	Duly verified by Contractor
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	Duly verified by Contractor
9	No dues certificate (In case of Final bill)	Duly verified by Contractor
10	Performance Guarantee & Workmen Compensation Insurance Policy submitted as per tender requirement	Duly verified by Contractor
11	Warranty/ Guarantee Certificate (if applicable) (In case of Final bill)	Duly verified by Contractor
12	Delay Analysis with reasons, if applicable	Duly verified by Contractor
13	Details of Technical representative's certificate & attendance	Duly verified by Contractor
14	As built Drawing (In case of Final bill)	Duly verified by Contractor
15	Reconciliation statement (if applicable)	Duly verified by Contractor

Indicative Layout Plan

Note: - The dimension may vary as per actual site Conditions and Designs.



Q.	FINANCIAL BID
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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