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

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इ-टेंडर नोटिस न. E-Tender Notice No.

आई. आई. एम. आई./एस्टेट/19/2026/282 फ़ाइल न. 612

IIMI/Estate/19/2026/282 File No. 612

तकनीकी व्यावसायिक प्रक्रिया

TECHNO COMMERCIAL PROPOSAL

Name of Work: "Construction of Pickle ball court near Tennis Court (Sports Complex) at IIM Indore".

19/11/25

Tender Inviting Authority

प्रमाणित किया जाता है कि एनआईटी दस्तावेज़ में क्रमिक रूप से 1 से 57 तक 57 पृष्ठ हैं

Certified that the NIT Document contains 57 pages serially numbered from 1 to 57

भारतीय प्रबंध संस्थान इंदौर
INDIAN INSTITUTE OF MANAGEMENT INDORE

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दिनांक /Dated: November 19, 2026

ई - निविदा आमंत्रण सूचना NOTICE INVITING E-TENDER

सन्दर्भ इ-टेंडर नोटिस न. आई. आई. एम. आई./ एस्टेट/19/2026/282 फ़ाइल न. **612**

Ref: E-Tender Notice No. IIMI/Estate/19/2026/282 File No. 612

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

A.1 बोली से संबंधित जानकारी Information Related to Bid

A.1.1	NIT No. **: IIMI/Estate/19/2026/282 File No. 612**	
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	**"Construction of Pickle ball court near Tennis Court (Sports Complex) at IIM Indore".**

A.1.4	निविदा की प्राक्क्लित राशि (गुड्स एंड सर्विस टैक्स रहित) Estimated Cost Put to Tender (Excluding Goods & Service Tax)	**Rs. 28,83,530/- (Rupees Twenty Eight Lakh Eighty-Three Thousand Five Hundred and Thirty Only).**
A.1.5	ईएमडी Earnest Money Deposit (EMD) (in Rs.)	**Rs. 57,671/- (Rs. Fifty Seven Thousand Six Hundred & Seventy-One 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	**100 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	**November 19, 2026**
A.2.2	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 December 02, 2026**
A.2.3	तकनीकी बोली के ऑनलाइन खोलने की तिथि और समय Date & Time of online opening of technical bid	**03:30 PM of December 03, 2026**
A.2.4	योग्य बोलीदाताओं की वित्तीय बोली खोलने की तिथि और समय Date and Time of opening of financial bid of qualified bidders	बाद में सूचित किया जाएगा **Will be notified later**

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

A.3.1	प्रतिभूति जमा Security Deposit	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 bill 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 6 months of completion of work as per complete scope of this NIT/issue of completion certificate whichever is later.
A.3.3	Bid Validity	90 Days from the date of opening of financial bid
A.3.4	Method of Selection	Quality and Cost Based Selection

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.

C. Other information and terms & conditions

C.1 The bid submitted shall become invalid:

- If the bidder is found ineligible.
- If any of the bidder put his quoted rates (as in financial bid document) in the envelope of Cover-I: Technical Bid.
- If the documents submitted by the successful bidder does not match with the originals before the award of work.

C.2 However, certified copy of all the scanned and uploaded documents as specified in NIT shall have to be submitted by the lowest bidder only within a week physically in the office of the "Chief Officer Engineering, Indian Institute of Management Indore, Prabandh Shikhar, Rau – Pithampur Road, Indore 453556 (M.P.).

C.3 IF ANY INFORMATION FURNISHED by the applicant is found to be incorrect at a later stage, they shall be liable to be debarred from tendering/ taking up works in IIM INDORE.

C.4 The competent authority on behalf of the Director IIM Indore does not bind itself to accept the lowest or any other bid and reserves to itself the authority to reject any or all the bids received without the assignment of any reason. All bids in which any of the prescribed condition is not fulfilled or any condition including that of conditional rebate is put forth by the bidders shall be summarily rejected.

C.5 Canvassing whether directly or indirectly, in connection with bidders is strictly prohibited and the bids submitted by the contractors who resort to canvassing will be liable for rejection.

C.6 The competent authority on behalf of the Director, IIM Indore reserves to himself the right of accepting the whole or any part of the bid and the bidders shall be bound to perform the same at the rate quoted.

C.7 *The bid for the works shall remain open for acceptance for a period of Ninety (90) days from the date of opening of financial bid.* If any bidder withdraws his bid before the said period or issue of letter of acceptance, whichever is earlier, or makes any modifications in the terms and conditions of the bid which are not acceptable to the department, then the IIM Indore shall, without prejudice to any other right or remedy, be at liberty to suspend the bidder for two years.

C.8 This notice inviting Bid shall form a part of the contract document. The successful bidders/contractor, on acceptance of his bid by the Accepting Authority shall within 15 days from the 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.9 **TAXES:** -

i) **The Contractor should get registered under GST and tax as applicable as per the extant order on the subject work shall be paid by the contractor to concerned department. Which will be reimbursed by the Institute as per the recommendation of Finance & Accounts department 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.10 **The specifications, Terms & Conditions, other regulations which are not herein mentioned will be guided by IIMI First regulation, manual for procurement of works from ministry of finance & department of expenditure of Govt. of India, relevant CPWD guidelines, manual, specifications / BIS / IS/ Other Central / State Govt. norms applicable for IIM Indore & as prescribed by the OEM and the decision in this regard will be guided by the decision of the competent authority of IIM Indore which shall be final and binding to the contractor.**

C.11 Tender documents may be downloaded from IIM Indore's website/ CPPP e-Publishing portal free of cost.

C.12 Tenders and supporting documents should be uploaded through eProcurement portal i.e. CPPP only. Hard copy of the tender documents will not be accepted.

C.13 In the event of acceptance of a tender or as per the decision of the competent authority of IIM Indore, the documents submitted by the bidder/ successful bidder shall be verified with the originals before the award of work.

C.14 On acceptance of the tender, the tenderer has to furnish a bar chart showing work completion schedule and submit it along with the performance security guarantee.

C.15 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. 23,06,824/-** 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. 17,30,118/-** 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. 11,53,412/-** of estimated cost put to tender.

Similar works means Sports Works (Like Making of Tennis Court, paddle ball court, pickleball court / Cricket Pitch etc.)

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 have be submitted along with bid.

2. **Turnover: Average annual financial turnover on construction works should be at least Rs. 14,41,765/- (Rupees Fourteen Lakh Forty-One Thousand Seven Hundred and Sixty Five Only) during the last three consecutive financial years. (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 Charted Accountant.
4. **Solvency Certificate:** Solvency of the amount equal to **Rs. 11,53,412/- (Rupees Eleven Lakh Fifty-Three Thousand Four Hundred Twelve only)** issued from scheduled commercial bank. (Date of issue should be during the period of this tender submission or else the validity period should be mentioned on the Solvency Certificate & this should cover up the tender submission period) (Solvency certificate should contain the

following details:

1. Name of the person signing the Solvency
2. Designation of the person
3. Branch Code
4. Email ID and Contact No.
5. Date of Issue of Solvency
6. Date of Validity of Solvency Certificate)

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

5. **Certificates**: (scanned copy of original certificates to be uploaded)
   - **5.1** PAN (Permanent Account Number)
   - **5.2** GST (Goods & Service Tax) Registration Certificate (in Active status)
   - **5.3** E-payment details towards EMD

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

b. OVERALL EVALUATION PROCESS & SELECTION OF CONTRACTOR:

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 10 of 43 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 10 of 43 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 (proof of salary slip, bank transfer details of current month) without which no marks will be given under this section. **(Total : 02 marks)** i. 2-5 nos. -----01 Marks ii. More than 5 nos.------02 Marks Note:- For less than 2 engineers at their payroll, no marks will be given.	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.- 04 Marks): (i) Value of single completed work less than the estimated cost – zero Marks (ii) Value of single completed work equal to the estimated cost – 02 Marks (iii) Value of single completed work double or more of the estimated cost – **04 Marks** Note: – For values in between (ii) & (iii) marks will be given on pro-rata basis. (b) **Project Brief PPT**:- **20 Marks** The PPT is expected to contain and work execution system to be followed by the bidder & their other credentials which will give an insight into overall capability of the bidder.	24
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	04

		will be given on pro-rata basis. For value less than estimated cost zero marks will be given **(i) Solvency Certificate (Total 01Marks):** a) 01 Marks for double or more of the estimated cost Note: – For value less than double the estimated cost zero marks will be given.	
		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

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 FY 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. **Scope of Work**

   a. All works as detailed in Bill of Quantity and specifications complete as mentioned in the tender & as per the direction of Engineer-in-Charge.
   b. Any other work related to but not specifically mention above, required for completion of the job as per the intent and scope of work.
   c. 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.
   d. The garbage of the cut pieces and other accessories shall be taken out & cleaned from the rooms after the completion.
   e. The estimation has been done using latest CPWD DSR 2023 & Market rates, wherever applicable.

2. The Tenderer shall get acquainted with the location of the sites and carefully check the specifications and shall satisfy himself that the material / items offered is complying with the IIM Indore's requirements and specifications laid down in the tender document or as per the direction of Engineer-in-Charge.

3. **Inspection of materials/work at site**
   The Engineer-in-charge and /or his representative shall inspect the materials at site after delivery before the same is used in the work. The IIM"s engineer and /or his representative shall have free and full access at any time during execution of the contract to the contractor's works or site. In case of execution of work for the aforesaid purpose, and IIM"s engineer may require the contractor to make arrangements for inspection of work or any part thereof or any material at his premises or at any other place specified by the IIM Indore's Engineer.

Note: (a) The contractor shall provide the Specification, Test Certificate, Third Party Inspection Reports, and Warranty Certificate for the material. Many of the materials/products may have warranty more than year, thus contractor will provide warranties from OEMs' along with final bill.

(b) Samples of the material as required shall be submitted for approval before bulk procurement.

4. **Engineer-in-Charge shall have the power-**
   i) To reject the whole/part of the items/ materials/ equipment's tendered for inspection, if after inspection of such portion thereof, as he may in his discretion think fit, he is satisfied that the same is unsatisfactory; and
   ii) To mark the rejected items / materials or parts with a rejection mark so that it may easily be identified if re-submitted.

5. **Maintenance & Guarantee/ Warranty:**
   a. The rate quoted should be inclusive of charges of all the works & respective associated accessories including SITC of the materials/ equipment's at earmarked / specified locations including maintenance during **Defect Liability Period of 12 (Twelve) Months.**
   b. During the Defect Liability Period, IIM Indore reserve the right to cross check the performance of any item / material with the minimum performance levels specified in the specifications.

c. Any damage of the existing structure, building etc. made by the successful bidder during execution of this work shall be made good as it was at his own cost & risk and to the satisfaction of Engineer-in-Charge.

G. Terms of Payment

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.
- The contractor will submit Affidavit (As per Annexure- 4) along with each bill (Running/final) on Rs 100/- stamp paper.

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-5) 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

INTEGRITY PACT

To,

……..,

……..,

……..

Sub: NIT No. IIMI/Estate/19/2026/282 File No. 612 for the work of "**Construction of Pickleball court near Tennis court (Sports Complex) at IIM Indore**"

Dear Sir,

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

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

Yours faithfully

Chief Officer Engineering

INTEGRITY AGREEMENT

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

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

AND

..... .
..... (Name and Address of the Individual/ firm/ Company)
Through …….....
(Hereinafter referred to as the (Details of duly authorized signatory) **"Bidder/Contractor"** and which expression shall unless repugnant to the meaning or context hereof include its successors and permitted assigns)

Preamble

WHEREAS the Principal / Owner has floated the Tender IIMI/Estate/19/2026/282 File No. 612 (hereinafter referred to as "Tender/Bid") and intends to award, under laid down organizational procedure, contract for "Construction of Pickleball court near Tennis court (Sports Complex) at IIM Indore". Hereinafter referred to as the "Contract".

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

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

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

Article 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)/ Contract(s) will not use improperly, (for the purpose of competition or personal gain), or pass on to others, any information or documents provided by the Principal/Owner as part of the business relationship, regarding plans, technical proposals and business details, including information contained or transmitted electronically. (d) The Bidder(s)/Contractor(s) of foreign origin shall disclose the names and addresses of agents/ representatives in India, if any. Similarly Bidder(s)/Contractor(s) of Indian Nationality shall disclose names and addresses of foreign agents/representatives, if any. Either the Indian agent on behalf of the foreign principal or the foreign principal directly could bid in a tender but not both. Further, in cases where an agent participate in a tender on behalf of one manufacturer, he shall not be allowed to quote on behalf of another manufacturer along with the first manufacturer in a subsequent/parallel tender for the same item.

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

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

(4) The Bidder(s)/Contractor(s) will not, directly or through any other person or firm indulge in fraudulent practice means a willful misrepresentation or omission of facts or

submission of fake/forged documents in order to induce public official to act in reliance thereof, with the purpose of obtaining unjust advantage by or causing damage to justified interest of others and/or to influence the procurement process to the detriment of the IIM Indore interests.

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

Article 4: Previous Transgression

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

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

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

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

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

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

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

Article 6- Duration of the Pact

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

Article 7- Other Provisions

(1) This Pact is subject to Indian Law, place of performance and jurisdiction is the Headquarters of the Division of the Principal/Owner, who has floated the Tender.

(2) Changes and supplements need to be made in writing. Side agreements have not been made.

(3) If the Contractor is a partnership or a consortium, this Pact must be signed by all the partners or by one or more partner holding power of attorney signed by all partners and consortium members. In case of a Company, the Pact must be signed by a representative duly authorized by board resolution.

(4) Should one or several provisions of this Pact turn out to be invalid; the remainder of this Pact remains valid. In this case, the parties will strive to come to an agreement to their original intensions.

(5) It is agreed term and condition that any dispute or difference arising between the parties with regard to the terms of this Integrity Agreement / Pact, any action taken by the Owner/Principal in accordance with this Integrity Agreement/ Pact or interpretation thereof shall not be subject to arbitration.

Article 8- LEGAL AND PRIOR RIGHTS

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

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

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

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

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

2.....
(Signature, name and address)
Place:
Dated:

K. Agreement

Format for Agreement

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

_____

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

WHEREAS

The IIM INDORE is desirous of carrying out the work of **"Construction of Pickleball court near Tennis court (Sports Complex) at IIM Indore" issued vide NIT No.: IIMI/Estate/19/2026/282 File No. 612**

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

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

NOW IT IS HEREBY AGREED AS FOLLOWS: -

1. In consideration of the said tendered amount to be paid by The IIM INDORE to the Contractor at the time and in the manner set forth in the said tender conditions and in accordance with the Schedule of Payments to execute and complete the work shown upon the said Drawings strictly in accordance with the specifications and Schedule of Quantities.

2. The said tender conditions, scope of work and the annexure-1 hereto shall be read and considered as forming part of this contract and the parties hereto shall respectfully abide by to the said conditions and perform the agreement on their part respectively contained in the said conditions.
3. The approved drawings if any, notice inviting tenders technical specification etc. shall also form the basis of this contract.
4. This contract is neither a Lump sum Contract, nor a piece work contract, but is a contract on item rate basis to be carried out and to be paid for according to the Schedule of Payments at the rates contained in the Schedule of Quantities.
5. The contract herein contained shall comprise not only the works mentioned above but all subsidiary works connected therewith within the same site as may be ordered to be done from time to time by the said Engineer-In-charge for the time being, even if such work may not be shown on the said Drawings or described in the said Specifications and Schedule of Quantities.
6. The IIM INDORE reserves to themselves the right of altering the drawings and the nature of the work by adding to or omitting from the scope of work any item of work or portions of the same without prejudice to this contract.
7. Time shall be considered as the essence of this contract and the Contractor hereby agrees to commence the work as mentioned in LOI/ work order and shall complete the entire work within the stipulated time limit.
8. All payments by the IIM INDORE under this contract shall be made only at Indore.
9. All disputes arising out of or in any way connected with this contract shall be deemed to have arisen in respect of IIM Indore and Director IIM Indore only shall have jurisdiction to determine the same.
10. That the contract and several parts of this contract have been read by the contractor and fully understood by him. The contractor shall not be entitled for payment beyond tendered quantities unless ordered specifically by written instructions of the Engineer-in-charge IIM INDORE.
11. This contract shall be signed in duplicate, the original whereof shall be kept in the custody of the IIM INDORE and the duplicate with the Contractor.
12. The Engineer-in-Charge may, without prejudice to his any other right or remedy against the contractor in respect of any delay, non-commencement, inferior workmanship, any claim for damages and/ or any other provisions of this contract or otherwise, and whether the date for completion has or has not elapsed, by notice in writing determine/ repudiate the contract.

IN WITNESS WHEREOF the IIM INDORE has set his hands hereunto and duplicate hereof through his duly authorized official and the Contractor has caused these presents and duplicate hereof under his common seal by his duly authorized

representative at the place and on the date month and year first herein above written.

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

Signature:

Name:

Designation:

IN THE PRESENCE OF

(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 specifications of the items will be guided by the respective specifications (if not truly matching then similar item) laid down in the CPWD specification in case of items relates to the DSR item & For Non-DSR items it will be guided by the item description /BIS/OEM as per directions of Engineer-in-charge. Institute reserves the right to specify the makes in order to ensure best quality material in the interest of the work & institute.

2. List of Approved Make / Materials

S. No.	Material	Manufacturer/ Brand Name
1	Cement	Ambuja / UltraTech.
2	TMT reinforcement steel	Tata Tiscon / SAIL / JSW Neosteel, in the specified grade.
3	MS hollow sections for fencing and gates	Tata Structura / Jindal / APL Apollo.
4	Hot-dip galvanised welded mesh	JSW / TATA steel, fabricated and galvanised by an approved manufacturer, as specified in the BOQ.
5	8 Layers Acrylic cushioned sports court surface and line marking	KDF / SportMaster
6	Pickleball net and net posts	Cosco, as specified in the BOQ.
7	Wall paint, synthetic enamel and compatible primers	Asian Paints / Dulux. (premium range)
8	SS304 utility tables and railing	Jindal Stainless / SAIL for stainless-steel raw material; fabrication by an skilled fabricator.
9	LED court floodlights	Bajaj / Crompton / Philips (Signify), subject to approval of a model meeting all specified requirements.
10	Ring-type LED post-top lights	The LED to be provided will be either Philips/Crompton/havells makes, and as per design/rating/dimension etc as approved by Engineer-in Charge.
11	MS lighting poles and support brackets	Approved pole manufacturer / fabricator, using approved steel and conforming to the specified coating and shop drawings as approved by EIC

12	Armoured power cables and copper wiring	Polycab / KEI. Conductor material, size, cores, insulation and voltage grade shall match the approved cable schedule.
13	PVC electrical conduits and fittings	Supreme / Astral/Polycab
14	DWC HDPE cable protection pipes	Supreme Cableguard / Astral TeleRex, conforming to the specified dimensions and standard.
15	Outdoor feeder pillar	Approved panel manufacturer / assembler, with enclosure, busbars, wiring and accessories as specified as approved by EIC
16	PVC Pipe	AKG/ polycab/ supreme/ kissan
17	All other materials and accessories	As approved by the Engineer-in-Charge, conforming to the BOQ and technical specifications.

Technical Specification of Materials

These technical requirements cover BOQ Items 1 to 34 and shall be read with the Bill of Quantities, tender conditions and appended drawings. Item numbers and quantities follow the BOQ. All work shall be complete to the satisfaction of the Engineer-in-Charge.

General requirements: Obtain approval of applicable samples, manufacturer data, material certificates and shop drawings before procurement or execution. Follow applicable Indian Standards, the tender specifications and approved manufacturer instructions. Obtain written clarification of conflicting dimensions or requirements before proceeding. Record inspections and tests before covering concealed work and submit completion records at handover.

01 Site clearance and level survey

Specification: Clear vegetation, grass, brushwood, roots and saplings/trees up to 300 mm girth measured 1 m above ground. Remove rubbish up to 50 m beyond the cleared area boundary.

Execution and checks: Include hiring and operation of a total station to record natural ground levels, cutting/filling requirements and finished levels before and after surface preparation. Protect retained trees and services; submit the level sheets for verification.

02 Filling with available excavated earth

Specification: Use available excavated earth, excluding rock, for trenches, plinth and sides of foundations. Remove roots, rubbish and unsuitable lumps before placement.

Execution and checks: Spread in layers not exceeding 200 mm, water and compact each layer by ramming or suitable equipment before placing the next. Finish to approved levels without loose pockets; verify layer thickness and compaction before covering.

03 Black cotton soil filling

Specification: Supply approved-quality black cotton soil at the designated locations, including loading, transport, unloading, spreading, levelling, watering and compaction.

Execution and checks: Obtain approval of the source and placement area before delivery. Place in controlled layers to the required profile. Use beneath court pavement or foundations only where expressly permitted by the approved ground treatment design.

Court base construction

04 Stone chips filling

Specification: Supply clean, durable stone chips of nominal size up to 10 mm, free from soil, organic matter and deleterious material.

Execution and checks: Include transport, unloading, spreading, levelling and compaction in layers. Finish to the approved line, level and slope. Check material size, finished thickness and surface stability before the next layer.

05 Granular sub base

Specification: Provide a 100 mm thick compacted granular sub-base (GSB) using close-graded Grade I material, size range 75 mm to 0.075 mm, with CBR value 30 as specified in the BOQ.

Execution and checks: Deliver the mixed material, spread uniformly by motor grader on the prepared formation and compact to the specified density. Submit grading and CBR reports and record density, thickness and levels. Obtain approval of the grading and layer construction method before placement.

06 LDPE separation sheet

Specification: Provide 500 micron thick black low-density polyethylene (LDPE) sheet over the prepared surface, with a minimum 150 mm overlap at all joints.

Execution and checks: Clean the base and remove sharp projections. Lay without punctures or excessive wrinkles; secure overlaps and protect the sheet during subsequent work. Include cutting, fixing and wastage. Check thickness, continuity and overlaps before covering.

07 Wet mix macadam base

Specification: Provide a 100 mm thick compacted wet mix macadam (WMM) layer using graded stone aggregate from 53 mm to 0.075 mm.

Execution and checks: Premix aggregate with water at optimum moisture content (OMC), transport, spread with a mechanical paver and compact on the prepared base. Include all leads and lifts. Submit grading and compaction records and check thickness, level and slope before concrete work.

08 M25 concrete court pavement

Specification: Provide M20 concrete pavement with minimum cement content of 300 kg/m^3 and 100 mm thickness as indicated in the section. Include shuttering, screed-board vibration, vacuum dewatering, floating and the approved brushed finish.

Execution and checks: Maintain approved levels, drainage falls and joint layout. Cure fully and prepare a sound, even surface compatible with the acrylic system. Obtain the surface applicator’s acceptance before coating. Verify concrete strength, slab thickness, levels and drainage; reinforcement is covered under Item 29.

Sports surfacing

09 Eight layer acrylic cushioned court surface

Specification: Provide a complete 100% acrylic cushioned sports surface of KDF or Sports Master make over the prepared concrete/asphalt base. The system shall be UV-resistant, glare-reducing and suitable for outdoor pickleball, with uniform colour and player traction.

Layer	Material	Coats
1	Acrylic filler / primer	1
2–3	Premium acrylic resurfacer	2
4–6	Acrylic cushion	3
7–8	UV-resistant non-textured acrylic colour finish, line marking, sealing layer	2

Execution and checks: Use experienced applicators and the manufacturer's stated coverage, drying intervals and substrate requirements. Include surface preparation and separate line marking. Submit the exact system TDS, layer consumption schedule, colour samples and valid ITF court pace classification documentation; ITF classification concerns tennis court pace and is not pickleball certification.

Court marking: Mark a 20 × 44 ft court (approximately 6.10 × 13.41 m), with the non-volley line 7 ft (2.134 m) from the net on each side. Use 2 inch (50.8 mm) wide contrasting lines, set out to their outside edges. Confirm run-off areas and layout before marking.

10 Concrete for fencing pole foundations

Specification: Provide cement concrete in the ratio 1:2:4 by volume, using cement, Zone III coarse sand and 20 mm nominal-size graded stone aggregate, for fixing the fencing pole structure up to plinth level.

Execution and checks: Set poles or anchor assemblies to the approved foundation details, line and plumb. Compact concrete thoroughly and cure adequately. Include shuttering as stated in the concluding scope of this BOQ item. Check foundation dimensions and pole alignment before concreting.

11 Perforated PVC drainage pipe

Specification: Provide 100 mm diameter PVC pipe of pressure class 6 kg/cm^2, perforated over half of its circumference, beneath the turf/landscape area for drainage.

Execution and checks: Lay to the approved slope and perforation orientation, provide connections and connect to the nearby storm-water drain. Keep joints and outlets clear. Verify invert levels and demonstrate free flow before backfilling; coordinate the surrounding drainage material with the approved detail.

Fencing and finishes

12 MS fencing framework and gate

Specification: Provide 60 × 60 × 3.2 mm MS square tubular posts, 4.5 m exposed length excluding ground insertion, at 3.0 m centres, with 60 × 60 × 3.2 mm horizontal members. Include the MS gate framework.

Execution and checks: Include cutting, welding, erection in plumb, compatible primer, scaffolding and 50 micron powder coating. Submit shop drawings for member sizes, bracing, gate and foundations; BOQ member sizes are indicative. Check wall thickness, welds, coating and gate operation. Mesh is covered under Item 17.

13 Brick toe wall

Specification: Construct the drainage toe wall in foundation and plinth using common burnt-clay FPS non-modular bricks of class designation 7.5, laid in cement mortar 1:4.

Execution and checks: Use sound bricks, fill joints fully and maintain bond, line, level and plumb. Form drainage openings where detailed and cure the masonry. Wall dimensions and supporting construction shall follow approved drawings; check brick quality, mortar proportion and finished alignment.

14 Cement plaster

Specification: Provide 12 mm thick cement plaster in cement-to-fine-sand ratio 1:4 on the designated surfaces.

Execution and checks: Prepare and dampen the background, apply uniformly and finish to the approved texture with neat edges and corners. Cure and protect the work. Check thickness, line and finish; repair hollow, cracked or loose areas before painting.

15 Exterior multisurface wall paint

Specification: Apply the specified Deluxe Multi Surface paint system with one coat of special primer at 0.75 litre/10 m^2 and two or more finish coats at the BOQ application rate of 1.25 litre/10 m^2.

Execution and checks: Prepare a clean, dry and sound surface. Use compatible primer and finish from an approved manufacturer and follow drying intervals. Obtain shade approval. The finished surface shall be evenly covered, without patchiness, peeling or visible application marks.

16 Pickleball net and posts

Specification: Provide one complete Cosco make net-and-post set with post wall thickness of at least 3 mm, heavy-duty reinforced tensioning arrangement, locking wrench and rope/loop accessories, as approved by IIM Indore.

Execution and checks: Anchor securely outside the sidelines and tension the net evenly. Set the top at 914.4 mm at the sidelines and 863.6 mm at the centre, each within ±6.35 mm. Check the complete assembly, safe fixings and height adjustment before handover.

Court and net dimensions: USA Pickleball Official Rulebook 2026, Section 3.

External works and court lighting

17 Hot dip galvanised welded mesh

Specification: Supply and fix hot-dip galvanised welded steel mesh with 4 mm wire diameter and 50 × 50 mm openings around the court perimeter. JSW/TATA steel is specified in the BOQ.

Execution and checks: Fix firmly to the MS framework with suitable corrosion-resistant connections; finish all edges safely. Check wire diameter, mesh opening, weld integrity, galvanising and fixing security. MS framework is payable under Item 12 and shall not be included again in mesh weight.

18 Concrete interlocking paver blocks

Specification: Provide factory-made M30 concrete interlocking pavers, 60 mm thick, manufactured by vibratory compaction, in the approved size, shape, colour and laying pattern.

Execution and checks: Lay over an included 50 mm compacted coarse-sand bed. Fill joints with fine sand, cut edges neatly and compact to the required level and falls. Check thickness, grade certificates, joint filling and absence of rocking, uneven edges or ponding.

19 Centering and shuttering

Specification: Provide centering and shuttering, including struts, props and removal of forms, for columns, pillars, piers, abutments, posts and struts within the applicable work scope.

Execution and checks: Forms shall retain the specified dimensions and alignment, remain adequately supported and prevent grout leakage. Remove without damaging concrete. Measure contact area only for work payable under this item; do not duplicate formwork already included in Items 8 or 10.

20 Court floodlights and support poles

Specification: Provide four 2.0 m high MS light-pole extensions, angled towards the court, using minimum 80 × 80 × 3 mm sections or the approved manufacturer's design. Apply 80–100 micron powder coating. Each pole shall carry two 250 W LED floodlights, giving eight fittings in total.

Execution and checks: Include 3-core 2.5 mm^2 copper cable in 25 mm PVC conduit, brackets, clamps, hardware, supports and scaffolding. Verify the supporting frame and fixings. Aim and test the lights against the 400 lux court requirement shown on the drawings using an approved lighting layout.

Lighting and power supply

21 Ring type post top lights

Specification: Provide 20 W ring-type outdoor LED luminaires, 230 V AC, 50 Hz, IP65, with driver, die-cast aluminium housing and diffuser. Ring diameter shall be at least 300 mm.

Execution and checks: Provide a 2.4 m high MS pole, 65–75 mm diameter and 3 mm wall thickness, with 80 micron PU coating, 300 × 300 × 6 mm base plate, minimum 16 mm anchor bolts, internal MCB with cover plate and 2.5 mm^2 wiring. Include terminations, fittings and testing; only the concrete base is payable separately. Submit shop drawings and verify the lighting layout against the 150 lux indication on the drawings.

22 Pole to pole armoured cable

Specification: BOQ cable designation: 4-core × 2.5 mm^2 aluminium conductor, XLPE-insulated, armoured power cable of 1.1 kV grade, for the pole-to-pole lighting circuit.

Execution and checks: Supply in sound lengths with manufacturer identification and test certificates. The conductor size/material and circuit arrangement shall match the approved electrical cable schedule, with current capacity and voltage drop verified before procurement. Cable laying is covered under Item 25; avoid duplicate payment.

23 Outdoor feeder pillar

Specification: Provide an IP65 outdoor feeder pillar for 415 V, 3-phase, 4-wire, 50 Hz AC supply. Fabricate from 2.0 mm CRCA steel with anticorrosion treatment and 50 micron powder coating.

Execution and checks: Include incoming MCCB, outgoing lighting MCBs, copper busbars, neutral/earth bars, timer-operated contactor, internal wiring, gland plate, terminations, labels, earthing and foundation. Submit the single-line diagram and approved device ratings. Test insulation, continuity, earthing, protective devices and automatic ON/OFF operation before energisation.

24 Main armoured power cable

Specification: Provide 3.5-core × 25 mm^2 aluminium armoured power cable of 1.1 kV grade, with the specified PVC sheath/approved insulation construction, from the IIM main panel to the distribution box.

Execution and checks: Confirm insulation type, route, cable sizing and compatibility with the approved electrical scheme before supply. Submit manufacturer's TDS and routine test certificate. Protect cable ends and identify each length; laying is covered under Item 25.

Cables stonework and reinforcement

25 Underground cable laying

Specification: Lay one 1.1 kV PVC/XLPE power cable up to 35 mm^2 directly in the ground, including trench excavation, sand cushioning, protective covering, refilling and restoration.

Execution and checks: Follow the approved route, burial depth and service clearances. Avoid excessive pulling force and sharp bends; protect cable entries. Record the route and test insulation and continuity before and after laying. Cable supply is covered separately under Items 22 and 24.

26 Polished granite stone

Specification: Provide 18 mm thick gang-sawn, machine-cut, mirror-polished granite in approved black or Cherry/Ruby red shade; slab area shall exceed 0.50 m^2. Lay over a 20 mm cement-mortar bed in the ratio 1:4.

Execution and checks: Include pre-moulded/polished edges, matching white-cement joints, epoxy touch-ups, rubbing, curing and final polishing. Fix only at the designated locations. Check thickness, shade, alignment and full bedding; edges shall be smooth and joints neatly finished.

27 DWC HDPE cable protection pipe

Specification: Provide ISI-marked double-wall corrugated (DWC) HDPE pipe conforming to IS 14930 Part II, with nominal 63 mm outside diameter and 51 mm inside diameter.

Execution and checks: Include sockets, bends, couplers, cutting, jointing, excavation and trench refilling. Sand cushioning and protective covering are excluded from this item. Follow the coordinated approved route and burial depth; maintain a clear bore and protect the cable at entries and bends. Coordinate payment with Item 25 where routes overlap.

28 Synthetic enamel paint

Specification: Apply two or more coats of approved synthetic enamel paint on new work over an undercoat of suitable shade, to obtain an even approved finish.

Execution and checks: Clean and prepare the designated substrate, remove loose material and follow the manufacturer's recoating intervals. Protect adjoining finishes. Check uniform coverage and absence of runs or peeling. Apply only to the scheduled surfaces, without duplicating specified powder-coated or PU-coated finishes.

29 Reinforcement steel

Specification: Provide thermo-mechanically treated reinforcement of grade Fe500D or higher approved grade, including straightening, cutting, bending, placing and binding.

Execution and checks: Use bar diameters, spacing, laps, anchorage and concrete cover shown on approved structural drawings and bar-bending schedules. Secure bars with suitable supports before concreting. Submit mill certificates and required test results. Inspect

reinforcement and cover before each pour; quantity calculations do not replace structural detailing.

Court furniture and accessories

30 Digital scoreboard

Specification: Provide a 4 × 2 ft metal-cabinet scoreboard using P10 display modules and nominal 6 inch characters, with acrylic front and vinyl graphics. Provide the approved red, green, blue and white display arrangement, console and wireless remote control.

Execution and checks: The complete system shall have IP65 protection and a one-year warranty. Submit the display layout to define the BOQ's 2-, 3- and 4-digit requirements. Include secure fixing and demonstrate scoring, reset, remote operation and visibility from the court.

31 Three seater FRP benches

Specification: Provide three-seater benches made from the recycled FRP material specified in the BOQ, with backrest, armrests and approved colour.

Execution and checks: Submit a sample/product drawing showing seating dimensions, supports and outdoor finish. Install at the approved locations with stable supports and secure fixings. Check seating comfort, stability, smooth edges and absence of cracks or exposed fibres.

32 Court signboards

Specification: Provide one complete signage set comprising a 2 × 3 ft acrylic signboard and a 4 × 3 ft aluminium composite panel (ACP) template board for the pickleball court.

Execution and checks: Submit artwork, wording, colours, lettering and fixing details for Engineer-in-Charge approval before fabrication. Include installation and necessary mounting accessories. Finished boards shall be readable, securely fixed and neatly edged, with graphics suitable for the installed location.

33 Stainless steel utility tables

Specification: Provide SS304 utility tables approximately 900 × 450 × 750 mm high, with a 25 × 25 × 2 mm square-tube frame and 1.2 mm thick stainless-steel sheet top.

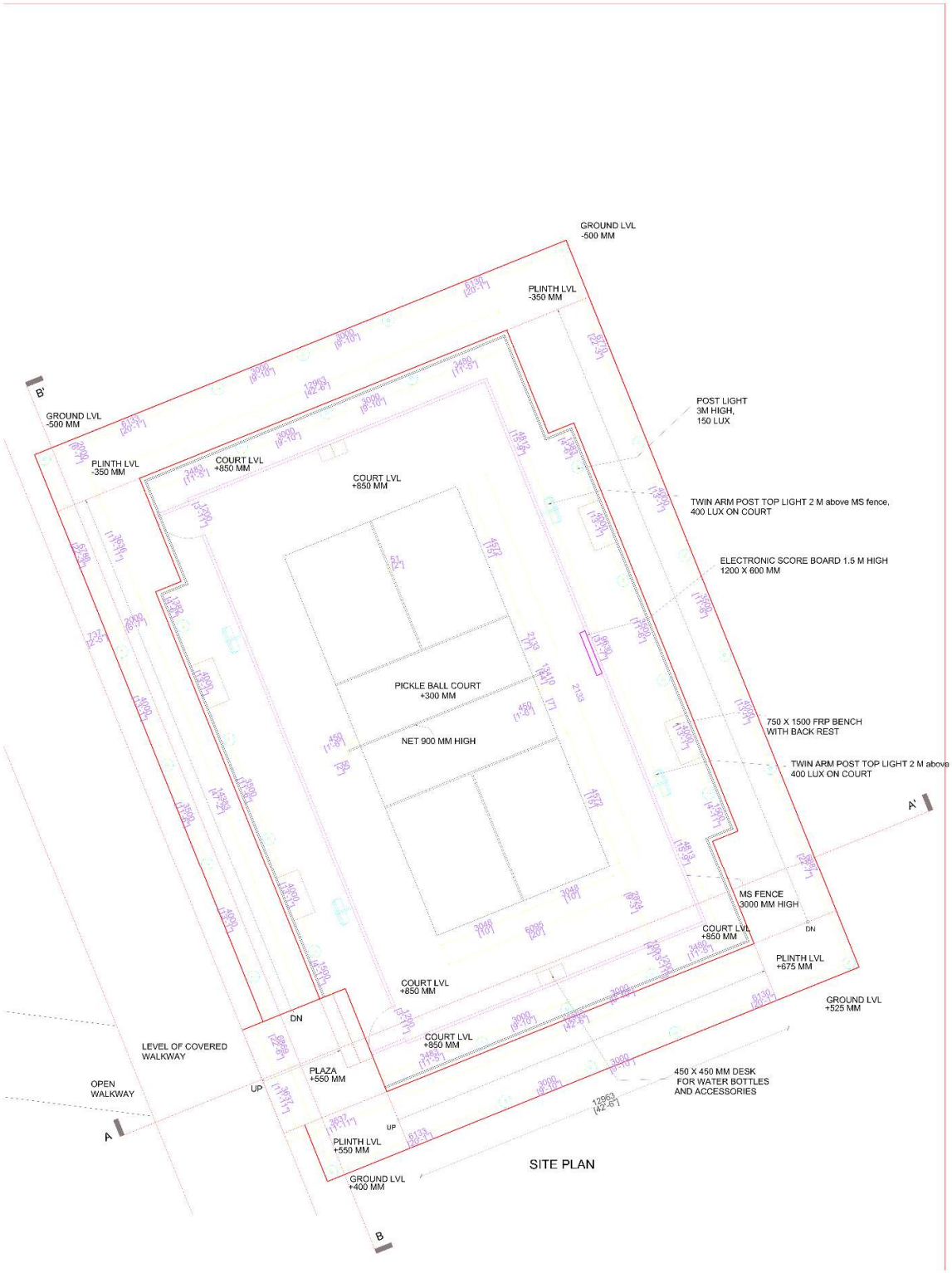
Execution and checks: Include legs, horizontal supports, stiffeners, adjustable rubber/plastic feet and hardware. Weld, grind and polish to a smooth satin finish. Check grade, member and sheet thickness, dimensions and stability; remove sharp edges and visible welding defects.

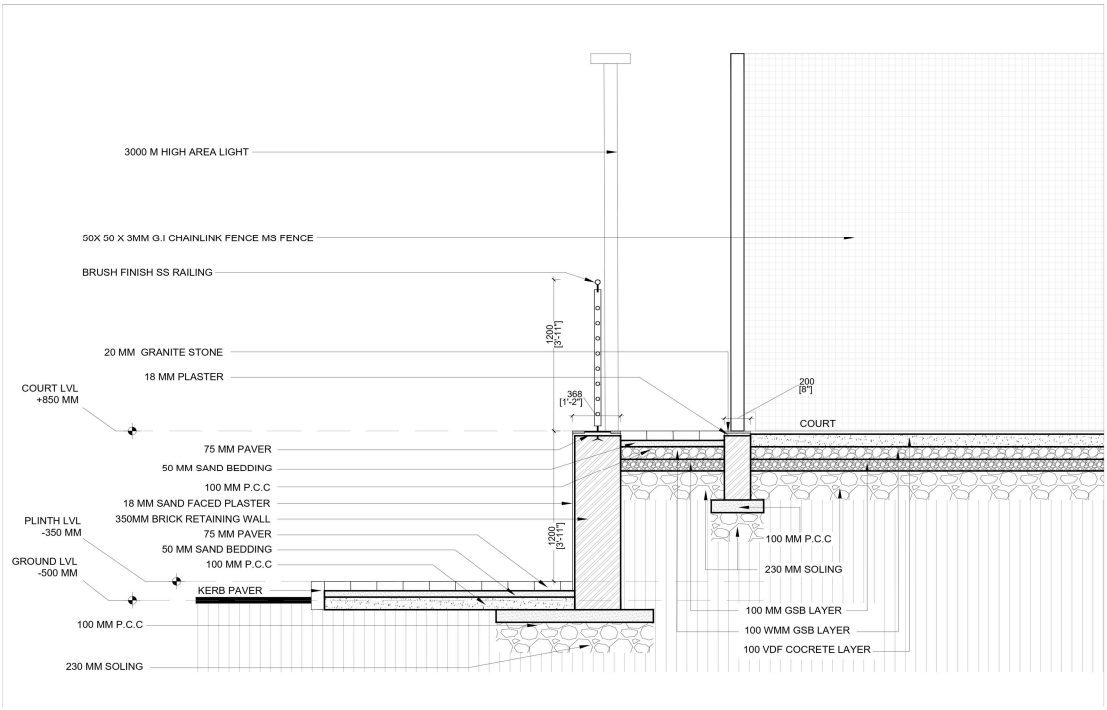
34 Stainless steel railing

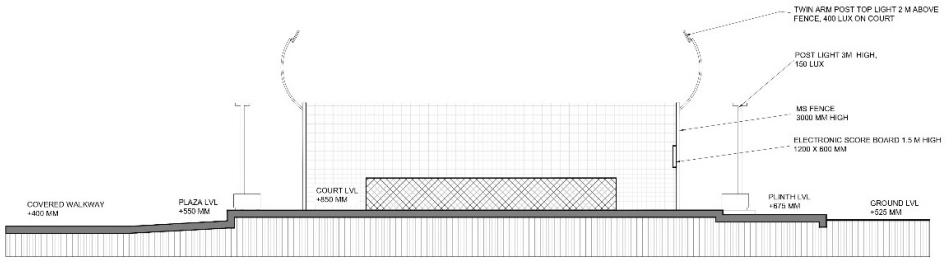
Specification: Provide SS304 railing fabricated from the required hollow tubes, channels and plates, with welding, curves where required, grinding, buffing and polishing to the approved finish.

Execution and checks: Include stainless-steel nuts, bolts, dash fasteners and all fixing accessories. Submit the railing and anchorage shop drawing for the floor/waist-slab fixing arrangement. Check grade, dimensions, weld finish and rigidity. Payment weight shall include stainless-steel members only, excluding nuts, bolts, fasteners and other fixing accessories.

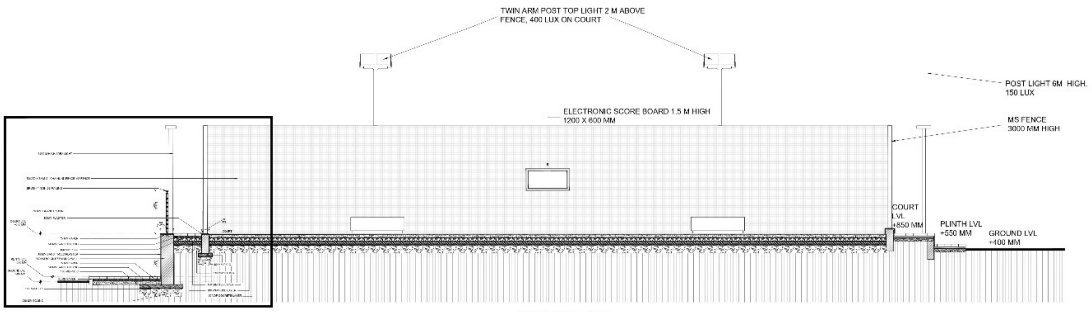
Drawings


GROUND LVL
-500 MM
PLINTH LVL
-350 MM
POST LIGHT
3M HIGH,
150 LUX
COURT LVL
+850 MM
TWIN ARM POST TOP LIGHT 2 M above MS fence,
400 LUX ON COURT
ELECTRONIC SCORE BOARD 1.5 M HIGH
1200 X 600 MM
PICKLE BALL COURT
+300 MM
NET 900 MM HIGH
750 X 1500 FRP BENCH
WITH BACK REST
TWIN ARM POST TOP LIGHT 2 M above
400 LUX ON COURT
MS FENCE
3000 MM HIGH
PLINTH LVL
+675 MM
GROUND LVL
+525 MM
DN
LEVEL OF COVERED
WALKWAY
PLAZA
+550 MM
OPEN
WALKWAY
UP
450 X 450 MM DESK
FOR WATER BOTTLES
AND ACCESSORIES
PLINTH LVL
+550 MM
GROUND LVL
+400 MM
SITE PLAN
A
A'
B
B'





SECTION A-A'



SECTION B-B'

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/

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	**Construction of Pickle ball court near Tennis Court (Sports Complex) at IIM Indore.**
Estimated Cost Put to Tender (Excluding-Goods & Service Tax)	**Rs. 28,83,530/-** (Rupees Twenty Eight Lakh Eightty-Three Thousand Five Hundred and Thirty Six Only).
EMD Amount	**Rs. 57,671/-** (Rs. Fifty Seven Thousand Six Hundred & Seventy-One 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	Latest CPWD DSR for Civil items & Electrical 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.

There will be weekly progress review meetings on every Wednesday/anyother day as decided by Engineer-in-Charge and the meeting will have to be attend physically by the proprietor/ owner of the firm/company (the contractor). However, if the contractor fails to attend such weekly meeting(s) then the IIM, Indore will be at liberty to cancel the contract including the forfeiture of PG/EMD etc. For any other reviews, the representative of the contractor may attend the review meetings however, if it was observed that such authorised representative is unable to commit targets then IIM will be at liberty to reject such authorised representative & in such eventuality the contractor will have to appoint suitable replacement within 7 days. Till such time representative is not available, the contractor will have to attend all review meetings himself.

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: 100 (Hundred) 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 for 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 compliances document. Further, Engineer-in-charge reserves the right to make the interim payment/Secure Advance for work done less than above mentioned bench mark, in the interest of work.

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

It shall be as per CPWD GCC 2023 (maintenances works) with upto date corrected Slips

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 Engineering	Project Manager cum planning/ quality/ site/ billing Engineer	Graduate Engineer with minimum 2 years' experience / Diploma holder with minimum 5 years' experience	1	Rs. 40,000/- per month	Rupees Forty Thousand only

- Assistant Engineers retired from Government services that are holding Diploma will be treated at par with Graduate Engineers.
- In case, the contractor does not deploy engineer (as per above stated qualification) at site or it is observed that the deployed engineer is not having knowledge of items to be executed then the contractor will have to provide suitable replacement of Engineer within 7 days from the date of communication for the same from IIM Indore.

However, if the contractor fails to comply then Engineer-in-charge may terminate the contract without giving any further opportunity and decision of engineer-in-charge in this regard will be final & binding. In the event of such cancellation, EMD/PG of the contractor will also be forfeited besides taking any other action like debarring contractor for 2 years or more including any other action(s) as per terms & conditions of the contract.

- The Engineer deployed on work may look after other works of same contractor in the IIM campus, subject to condition that total cost of all such works will not exceed Rs. 100 Lakhs.

O. Special Conditions of Contract

1. The tenderer shall acquaint himself with the proposed site of work. **The site for the work is available.**
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/ movem ent 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/ frame work 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 night time, if so required and also provide all other facilities for the labour employed to carry out the work as per direction of Engineer-in-Charge.

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 out side Indore to check and verify the quality of material at manufacturer's places. No extra cost shall be given for this to contractor.

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.

P. Formats for Different Forms/Certificates

Annexure-1

Letter of Transmittal

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

Sub: Submission of bid for the work of **"Construction of Pickle ball court near Tennis Court (Sports Complex) at IIM Indore".** Vide NIT No. **IIMI/Estate/19/2026/282 File No. 612**

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)

Annexure-2

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 **"Construction of Pickle ball court near Tennis Court (Sports Complex) at IIM Indore"** based upon the Tender submitted by the Contractor and agreed between Client and Contractor and subject to the terms therein contained. The work to be carried out by Contractor shall be supervised and implemented by M/s _____. (hereinafter called "Contractor/Bidder")

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

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

NOW THIS DEED 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)

Annexure-3

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

Affidavit for Labour Compliance

I, _____, Authorized signatory of M/s. _____, having registered office at _____, was awarded the work of "_____" with NIT No. _____ vide Work Order / Letter of Commencement No. _____ dated _____. The work was successfully completed, and I have ensured all the statutory compliances including labour is met with as per the statutory requirements applicable for the work. In case any complaint / deficiency arises, at any point of time, I shall be held solely responsible and the onus will not lie on the IIM Indore.

Annexure-5

Checklist for processing bills		
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	Binded MB & Abstract Sheet (Soft Copy also to be sent)	Duly verified by Contractor and IIMI Engineer
3	Details of Extra items if any	-
4	Deviations (if any)	Reasons for deviation
5	Rate Analysis in case of non DSR Items with supporting documents	
6	Minimum Wage Payment details (Wage Sheet)	Duly verified by Contractor and IIM Engineer
7	EPF Return+Challan if applicable	Duly verified by Contractor and IIMI Engineer
8	ESIC Return+Challan if applicable	Duly verified by Contractor and IIMI Engineer
9	Bank Statement proof for details of wages payment on cash voucher with revenue ticket	-
10	No dues certificate (In case of Final bill)	Including the GST amount based on proof of payment
11	Performance Guarantee submitted as per tender requirement	
12	Warranty Certificate or Guarantee if applicable	
13	Delay Analysis with reasons if applicable	
14	Details of Engineer's certificate & attendance	
15	As built Drawing (In case of Final bill)	
16	Reconciliation statement	

Q. FINANCIAL BID

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

15/11/16

Tender Inviting Authority