

NIT NO	HYD202008088
DATE	10.08.2020



**SBI INFRA MANAGEMENT SOLUTIONS PVT LTD
(WHOLLY OWNED SUBSIDIARY OF SBI)**

TENDER DOCUMENT FOR

**COMPREHENSIVE AMC OF VARIOUS TYPE OF AIRCONDITIONERS
AT SBIRB, GACHIBOWLI, HYDERABAD**

THROUGH E-TENDERING PROCESS

**The Vice president,
SBI Infra Management Solutions Pvt. Ltd.
Ground floor, Beside Commercial Branch,
SBI LHO Campus, Bank Street, Koti,
Hyderabad – 500 095**

NOTICE INVITING TENDER (NIT)

M/s SBIIMSPL, Hyderabad on behalf of State Bank Institute of Rural Banking, Hyderabad invites online **Percentage rate** tenders for the following work in TWO BID SYSTEM from the Manufacturers / Approved dealers of preferred make of AC brands having experience in similar works only need to apply

1.	Name of the Work	COMPREHENSIVE AMC OF VARIOUS TYPE OF AIRCONDITIONERS AT SBIRB, GACHIBOWLI, HYDERABAD											
2.	Estimated cost of work	Rs19,14,792/- plus GST as applicable											
3.	Scope of Work	Comprehensive AMC of the different type and make of ACs as per the list in the tender											
4.	Period of Contract	3 years from the date of Signing the Contract or handover of the site whichever is earlier.											
5.	Eligibility of the contractor	<p>1. Manufacturers / Authorized Dealer of the preferred makes of the Air Conditioners with the following experience. The bidder should have the following experience in the last 7 years reckoned from the date of this tender notice. Experience of completed similar work for a value of</p> <table border="1" style="width: 100%;"> <tr> <td>Single work of value not less than</td> <td>Rs15.32 lacs</td> </tr> <tr> <td colspan="2" style="text-align: center;">(or)</td> </tr> <tr> <td>2 works of value not less than</td> <td>Rs9.57 lakhs each</td> </tr> <tr> <td colspan="2" style="text-align: center;">(or)</td> </tr> <tr> <td>3 works of value not less than</td> <td>Rs7.66 lacs each</td> </tr> </table> <p>The similar work means AMC contracts of Splits, Cassettes, Ductable Splits or package AC units or VRF or chillers or PAC units or combination of any of these type of ACs in any Government /PSU/ IT Companies/MNCs/ Banks or any Financial Institutions.</p> <p>3. The vendor should be either based at Hyderabad or should have at least an office at Hyderabad.</p> <p>4. The vendor should have a valid digital signature to participate in the online tendering process</p>		Single work of value not less than	Rs15.32 lacs	(or)		2 works of value not less than	Rs9.57 lakhs each	(or)		3 works of value not less than	Rs7.66 lacs each
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6.	Preferred make of ACs	<table border="1" style="width: 100%;"> <tr> <td>1. Voltas</td> <td>6. Mitsubishi Heavy</td> </tr> <tr> <td>2. Bluestar</td> <td>7. Daikin</td> </tr> <tr> <td>3. Carrier</td> <td>8. O'General</td> </tr> <tr> <td>4. LG</td> <td>9. Toshiba</td> </tr> <tr> <td>5. Panasonic</td> <td>10. Hitachi</td> </tr> </table>	1. Voltas	6. Mitsubishi Heavy	2. Bluestar	7. Daikin	3. Carrier	8. O'General	4. LG	9. Toshiba	5. Panasonic	10. Hitachi	
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7.	Earnest Money Deposit (EMD)	Rs.20,000/- DD shall be in favour of "SBI Infra Management Solutions Pvt. Ltd, Hyderabad" Payable at Hyderabad.											
8.	Tender Cost (Non refundable)	<p>Rs.3,000/- to be paid through State Bank Collect ONLY as detailed under:</p> <p>1) login https://www.onlinesbi.com</p> <p>2) Select SB Collect from Top Menu, click the check box and "Proceed"</p> <p>3) Select "All India" in "State of Corporate/Institution" & Select "Commercial Services" in "Type of Corporate/Institution" then "Go"</p> <p>4) Select "SBI Infra Management Solutions pvt. Ltd" in Commercial Services Name and "Submit"</p>											

		<p>5) Select “Tender Application Fee” in “Payment Category” and enter the “Tender ID” exactly as given in first page top of this tender(characters in uppercase only).</p> <p>6) Fill up all fields such as email, GST No., Mobile No, Vendor/Firm Name etc and make payment.</p> <p>7) Enclose payment receipt having unique reference Number. along with EMD.</p>
9.	Address for submission of EMD & SB collect receipt for tender fee and opening of tenders :	<p>Original EMD and the SB collect receipt for tender fee payment should be submitted (before due date) physically at the office of Vice President & Head, SBI Infra Management Solutions Pvt. Ltd., Office, Ground floor, Adj to commercial branch, SBI LHO campus, Bank Street, Kothi, Hyderabad – 500 095. Contact: Vice President. 040-23466346. vg.reddy@sbi.co.in</p> <p>Technical Bid of those firms / contractors who do not submit EMD or tender fee shall be rejected.</p>
10.	Tender documents available for download from the websites:	<p>1) https://www.sbi.co.in under “SBI in the News” link “procurement news”</p> <p>2) https://etender.sbi</p>
11.	Availability for download from the above web site	From 13.08.2020 to 31.08.2020
12.	Last date and time for submission of online e-tender at https://etender.sbi	31.08.2020 by 3.00 P.M.
13.	Date and Time of opening of e-Tenders:	31.08.2020 at 3.10 P.M
14.	Payment terms	<p>i) No advance payment.</p> <p>ii) Quarterly payments will be released after the end of the quarter subject to deductions for shortfall in services</p>
15.	Security Deposit (SD)	Equivalent to 3 months Contract value in the form of PBG as required by Bank which will be retained till the completion of the AMC.
16.	Penalty for shortfall in services	Please refer General Conditions of Contract
17.	Validity of tender	90 days.
18.	Tax Deduction	As applicable
19.	Rates quoted by bidder	<p>1. The quoted rate should be inclusive of costs of all spares, materials, loading, transport, unloading, Installation charges, wastage of materials during execution, levies, all type of Insurance Charges, temporary works such as scaffolding, cleaning, overheads, profit, statutory expenses, incidental charges and all related expenses to complete the work etc..</p> <p>2. Additional claims other than the quoted amount will not be entertained.</p> <p>3. The quoted rates shall be firm throughout the completion of the project</p>
20.	Check list of documents to be uploaded	<p>1. Scanned copy of DD/BC of EMD</p> <p>2. Scanned copy of SBI Collect fee receipt</p> <p>3. Bidders are required to upload the NIT in PDF as uploaded by M/s SBIIMSPL. This will satisfy digital signing of the terms and condition of the tender by the bidder.</p> <p>4. Details of the Bidder – Duly filled in and signed in all the</p>

		<p>pages.</p> <p>5. Scanned copy of Authorisation letter from Manufacturer/OEM to participate in the tender (or) Scanned copy of Valid dealership certificate (validity shall be for the current year or valid on the date of tender notice)</p> <p>6. Scanned copy of the Experience certificate satisfying the eligibility criteria.</p>
21.	For any queries or support in connection with the online tendering process, please contact our E-procurement solutions agency	<p>e-Procurement technologies Limited, Ahmedabad. Primary Contact Numbers :- +91-9081000427, 9904407997 Ms. Shubhangibanodiya:079-68136826, shubhangi@auctiontiger.net 1.Anshul Juneja:- 079-68136840, anshul.juneja@eptl.in 2. Kanchan Kumari:- 079-68136820, kanchan.k@eptl.in 3. JaymeetRathod:- 079-68136829, jaymeet.rathod@eptl.in 4. Salina Motani:- 079-68136843, salina.motani@eptl.in 5. Vinayak Khambe:-079-68136835, vinayak.k@eptl.in 6. ImtiyazTajani :- 079-68136831, imtiyaz@eptl.in 7. HemangiPatel:- 079-68136852, hemangi@eptl.in 8. Nadeem Mansuri:-079-68136853, nadeem@eptl.in 9. Deepak Narekar:- 079-68136863, deepak@eptl.in 10.Sujith Nair:- 079-68136857, sujith@eptl.in 11.Devang Patel:- 079-68136859, devang@eptl.in</p>
22.	The tender will be summarily rejected if the Bidder	<ol style="list-style-type: none"> Failed to pay the required tender fee or EMD and submit the proof at out office on or before stipulated time and date Failed to upload Entire tender document, which is downloaded from the website as a proof of accepting the terms and conditions Failed to upload the Scan copy of required documents as mentioned in the documents to be uploaded. Partly or fully Modifies, alters or corrects the tender document uploaded by M/s SBIIMSPL
23.	Address of the Site:	<p>SBIRB, Old Mumbai Highway, Lingampalli, Hyderabad- 500 019</p>
24.	SBIIMSPL reserves the right to accept or reject any or all bids without assigning any reasons thereof, even after opening of the bids.	

**VICE PRESIDENT,
SBIIMS PVT. LTD**

GENERAL CONDITIONS OF CONTRACT

INTERPRETATION

In constructing these conditions, the specifications, the schedule of quantities, tender and agreement, the following words shall have the meaning herein assigned to them except where the subject or context otherwise requires. In this connection, the following terms shall be interpreted as indicated below:

- i. **“The Employer/Bank”** ‘means the State Bank of India (including branches and other offices) and any of its employees representative authorized on their behalf.
- ii. **“Bidder”** means an eligible entity/firm submitting the Bid.
- iii. **“The Contract”** means the agreement entered into between the Bank and the Contractor, as recorded in the Contract Form signed by the parties, including all attachments and appendices thereto and all documents incorporated by reference therein.
- iv. **“Vendor/Contractor”** is the successful Bidder to whom the work has been awarded.
- v. **“The Contract Price/Project Cost”** means the price payable to the Vendor under the Contract for the full and proper performance of its contractual obligations.
- vi. **“The Equipment/Product”** means all the Air conditioners along with the accessories which the Vendor is required to supply to the Bank under the Contract.
- vii. **“The Works/Project”** shall mean the works to be executed or done under this contract.
- viii. **“The Project Site”** means locations where the ACs are to be supplied and installed and services as desired in this tender document are to be provided.
- ix. **“The Schedule of Quantities/BOQ”** shall mean the schedule of quantities as specified and forming part of this contract.

Words importing persons include firms and corporations. Words importing the singular only, also include the plural and vice versa where the Context requires.

1.0 SCOPE OF WORK

Comprehensive Annual Maintenance Contract of Various type of Air Conditioners as per the list and details given in this tender

2.0 SITE AND ITS LOCATION

The proposed work is to be carried out at the site whose address is given in the NIT.

3.0 BID DOCUMENTS

3.1 The work has to be carried out strictly according to the conditions stipulated in Bid consisting the following documents and in the most workman like manner,

- NIT
- General Conditions of Contract
- Price Bid

3.2 The above documents shall be taken as complementary and mutually explanatory of one another but in case of ambiguities or discrepancies, shall take precedence in the order given below :

- Price Bid
- General Conditions of Contract
- NIT

3.3 Complete set of Bid documents can be downloaded from the Bank's website <http://www.sbi.co.in> under "SBI in the News" link "procurement news" and also at our e-procurement agency's portal <https://etender.sbi> during the period mentioned in the NIT.

4.0 BID PREPARATION:

4.1 The Bidder is advised to inspect the site and satisfy himself on his own responsibility and his own expenses all the following information and data which may be required for the purpose of preparation and submission of their bids:

- i) The location of indoor and outdoor units of the existing ACs
- ii) Type and Condition of the existing ACs
- iii) Security gate pass requirements
- iv) Permissible working hours at the site
- v) any other adverse conditions or hindrance
- vi) Whether AC has to be maintained / repaired in coordination with other agencies etc

4.2 The Bidder will be fully responsible for considering the financial effect of any or all the above factors while submitting his Bid. The SBIIMSPL or Bank shall not be liable in any manner whatsoever for the same or for any other costs or other expenses incurred by a Bidder regardless of the conduct or outcome of the bidding process.

5.0 CLARIFICATION /AMENDMENTS AND CORRIGENDUM:

5.1 Bidder requiring any clarification of the bidding document may notify us in writing at the address/by e-mail given in the NIT within the date/time mentioned.

5.2. The clarifications to the queries received or amendments in the tender will be posted on the Bank's website and e-tender portal as a corrigendum/Addendum. No individual communication will be conveyed to the Bidders. The interested parties/Bidders are advised to check the above website regularly till the date of submission of Bid document and ensure that clarifications / amendments issued, if any, have been taken into consideration before submitting the Bid. Such amendments/clarifications, if any, issued by the Bank will be binding on the participating Bidders. SBIIMSPL will not take any responsibility for any such omissions by the Bidder. SBIIMSPL, at its own discretion, may extend the deadline for submission of Bids in order to allow prospective Bidders a reasonable time to prepare the Bid, for taking the amendment into account.

5.3 Depending upon the site conditions and the Bank's requirements, a pre-Bid meeting, if required, will be held on the date and time specified in the tender which may be attended by the interested Bidders or their representatives and get their queries clarified.

5.4. SBIIMSPL reserves the right to amend, rescind or reissue the tender, at any time prior to the deadline for submission of Bids.

5.5. No request for change in commercial/legal terms and conditions, other than what has been mentioned in the tender or any addenda/corrigenda or clarifications issued in connection thereto, will be entertained and queries in this regard, therefore will not be entertained.

5.6. Queries received after the scheduled date and time will not be responded/acted upon.

6.0 EARNEST MONEY DEPOSIT (EMD):

6.1 The Bidder shall submit, as part of its Bid, an EMD as stipulated in the form of Demand Draft or Banker's Cheque in favour of "SBIIMSPL, HYDERABAD" drawn on any Bank in India. EMD in any other form other than as specified above will not be accepted. Bid not accompanied by the EMD as above shall be **rejected**. No interest will be paid on the EMD.

6.2 The EMD of the unsuccessful Bidder shall be refunded soon after the decision to award the contract is taken. EMD of successful Bidder will be retained as a part of security deposit. EMD will be returned by M/s SBIIMSPL after submission of SD.

6.3 The EMD shall stand absolutely forfeited :-

- a. if the finally selected bidder revokes his Bid at any time during the period when he is required to keep his Bid open for acceptance by the SBIIMSPL **(or)**
- b. after the bid is accepted by SBIIMSPL, the vendor fails to enter into a formal agreement with the Bank **(or)**
- c. the bidder fails to pay the security deposit as stipulated **(or)**
- d. the bidder fail to undertake the AMC works after handing over the site.

6.4 If the tendering process is delayed for any reason, the Bank will insist on the revalidation of the DD and the bidder has to get it revalidated and submit again.

7.0 BID SUBMISSION

7.1 Only those bidders satisfying the eligibility criteria given in the NIT need to apply. Tenders should be submitted online in the website <https://etender.sbi>. Bidder should log into the site well in advance for bid submission so that he/she upload the bid in time i.e. on or before the bid submission time. The server time (which is displayed on the bidders' dashboard) will be considered as the standard time for referencing the deadlines for submission of the bids by the bidders, opening of bids etc. The bidders should follow this time during bid submission. Bidder will be responsible for any delay due to other issues.

7.2 The bidders should submit their bids online with their valid digital certificate, which confirms that the bidders have read and understood the tender terms and conditions. Claiming ignorance of all the terms and conditions in this tender either before or after the PO is issued or during the progress of the work will not be accepted.

7.3 The bidder shall submit the documents enlisted in the checklist in the NIT in the softcopy format. ie scanned copy of the documents either in PDF or JPEG format as required. The SBIIMSPL will not be held responsible for any sort of delay or the difficulties faced during the submission of bids online by the bidders. The bidder should see that the bid documents submitted should be free from virus and if the documents could not be opened, due to virus, during tender opening, the bid is liable to be rejected.

7.4 The documents submitted online in the **Technical Bid should NOT contain any price information**. Such Bid, if received, will be rejected.

7.5 The bidder shall submit his quotes **online** through the PRICE BID in the percentage rate basis (in the e-procurement portal). The price bid will be opened only if the Bid is **unconditional** and the bidder qualifies as per eligibility criteria and meets technical specifications. No claim for submission of offline bids will be entertained. Such bids will not be considered.

7.6 If required, SBIIMSPL shall conduct e-reverse auction among the qualified bidders and the same shall be communicated to the bidders.

8.0 PRICE BID: RATES QUOTED BY BIDDER

8.1 The contractor shall satisfy himself before Bidding as to the correctness and sufficiency of his Bid for the works and the rates/ amounts stated in the schedule of quantities and / or the schedule of rates and amount as provided covering all his obligations under the contract and all matters necessary for proper completion of the works expected in this document.

8.2 The rate quoted shall be firm and shall include costs of all spares, materials, loading, transport, unloading, Installation charges, wastage of materials during execution, levies,

Octroi(if applicable), local body taxes(if applicable), all type of Insurance Charges, temporary works such as scaffolding, cleaning, overheads, profit, statutory expenses, incidental charges and all related expenses to complete the work etc..

8.3 Unless otherwise provided in the Schedule of Quantities/Specifications, the rates tendered by the contractor shall be all inclusive and shall apply to all heights, lifts, leads and depths of the work and No extra charges will be paid over and above the contract amount on account of any other charges (existing or future addition) or on any other account.

8.4 **GST as applicable shall be paid extra** and the same shall be clearly shown in the invoices.

8.5 Rate Revision in the contract amount is not permitted during the validity period of the contract for any reason including during the extended period, if any.

8.6 Any request for review of the price bid after the bid opening will not be entertained.

8.7 The Bidder shall quote their offers he will be willing to execute the work, in terms of **“Specific Percentage Numerical Value” (only upto two decimal places) above (+) / below(-) / at par with the total estimated cost put to bid. The same percentage offer is applicable for each and every item of the work** including all sections/sub sections/sub heads of the work.

9.0 OPENING AND EVALUATION OF BIDS

9.1 The online Bids will be opened at the office of the Vice President & Head, SBIIMSPL office at Hyderabad. Representatives of Bidder may be present during opening of Bids. However, Bids would be opened even in the absence of any or all the bidder's representatives.

9.2 In the two bid system, the technical bids will be opened at the scheduled time mentioned in the NIT. In case, if the date of opening is declared as nonworking day or Holiday, the bids will be opened on the next working day. The price bid of the qualified vendors will be opened on a subsequent date which will be intimated to the bidders.

9.3 **VALIDITY OF BID:** Bids shall remain valid and open for acceptance for a period stipulated in this document from the date of opening of price bid. If the Bidder withdraws his/her offer during the validity period or makes modifications in his/her original offer, which are not acceptable to the Bank, without prejudice to any other right or remedy, the Bank shall be at liberty to forfeit the EMD.

10.0 PRELIMINARY EXAMINATION

10.1 M/s SBIIMSPL will examine the Bids to determine whether they are complete, on required formats & accompanied by supporting Documents and the Bids are conforming to all the terms and conditions of the Bidding Document without any deviations and are generally in order.

10.2 If a Bid is not conforming to the terms and conditions, it will be rejected. However, SBIIMSPL will have right to demand submission of more information as required, if any of the document is partly submitted. If the bidder does not respond within the stipulated time, SBIIMSPL will reject or disqualify the bid.

11.0 TECHNICAL EVALUATION

11.1 Only those Bidders and Bids who have been found to be in conformity of the eligibility terms and conditions during the preliminary evaluation would be taken up for further detailed evaluation. Those Bids who do not qualify the eligibility criteria and all terms during preliminary examination will not be taken up for further evaluation.

11.2 The Bank will evaluate the bids on technical & functional parameters including site visit and witness and verify functionalities, response times etc from the previous employers or users of the equipment.

11.3 During evaluation of bids, the SBIIMSPL may, at its discretion ask the bidders for clarification of its bid. The request for clarification shall be in writing and no change in prices or substance of the bid shall be sought, offered or permitted. No post bid clarification at the initiative of the bidder shall be entertained.

11.4 The tenders must be unconditional. Conditional tenders leading to unknown / indefinite liability may be summarily rejected.

12.0 EVALUATION OF PRICE BIDS AND FINALIZATION

12.1 Only those Bidders who qualify in Technical evaluation would be shortlisted and the online price bid submitted by the bidder will be opened.

12.2 The L1 Bidder will be selected on the basis of net total of the price evaluation as quoted in the On line Percentage rate bidding or Reverse Auction (if conducted).

12.3 In case, the L1 amount quoted by two or more contractors is the same, such lowest contractors will again be asked to submit sealed / online " Revised + Percentage Offers" on the original Estimated Cost of tender but the revised percentage shall, in no case, be higher than the percentage quoted during their initial offer for the project. The L1 shall be decided on the basis of revised offers.

12.4 The process of online rebidding amongst the two or more contractors offering same rates shall continue till L1 bidder is discovered.

12.5 In case, any of such contractors or all contractors (who have quoted same tender amount in the initial bidding or subsequent bidding) refuse to submit revised offer, it shall be treated as "Withdrawal of tender" by the Contractor before acceptance by SBIIMSPL and the EMD of such contractors shall be forfeited and they shall not be allowed to participate in the re-tendering process for the work.

12.6 If the final L1 bid is unreasonably low ie L1 bid is less by 10% or more of the Estimated Cost, the contractor shall submit additional Security Deposit in the form PBG for an amount equal to difference in the estimated cost vis-a-vis final tender amount quoted by the L1 contractor.

12.7 If the L1 bidder refuses to give the PBG, then the EMD will be forfeited and the tender will be re-invited. The L1 bidder will not be allowed to participate in the retendering process.

13.0 CONTACTING THE SBIIMSPL OR BANK:

13.1 No Bidder shall contact SBIIMSPL or Bank on any matter relating to its Bid, from the time of opening of Price Bid to the time the Contract is awarded.

13.2 Any effort by a Bidder to influence SBIIMSPL or Bank in its decisions on Bid evaluation, or contract award may result in rejection of the Bid.

14.0 AWARD OF WORKS

14.1 SBIIMSPL will award the Contract to the successful Bidder whose Bid is the lowest evaluated Bid.

14.2 SBIIMSPL / Bank reserves the right at the time of award of contract to increase or decrease the quantity of goods and / or services from what was originally specified while floating the tender without any change in unit price or any other terms and conditions.

14.3 SBIIMSPL's RIGHT TO ACCEPT ANY BID AND TO REJECT ANY OR ALL BIDS

SBIIMSPL reserves the right to accept or reject any Bid in part or in full or to cancel the Bidding process and reject all Bids at any time prior to award of the contract, without incurring any liability to the affected Bidder or Bidders or any obligation to inform the affected Bidder or Bidders of the grounds for the SBIIMSPL's action.

14.4 The acceptance of a tender rests with the Competent Authority, who does not bind himself to accept the lowest tender and reserves to himself the authority to reject any or all of the tenders received, without assigning any reasons. All tenders in which any of the prescribed conditions are not fulfilled or are incomplete in any respect are liable to be rejected.

14.5 SIGNING OF CONTRACT DOCUMENTS: The successful Bidder shall be bound to execute the Agreement within 15 days from the receipt of intimation of acceptance of his Bid by SBIIMSPL. However, the written acceptance of the Bid by the SBIIMSPL/Bank will constitute a binding agreement between the Bank and successful Bidder pending execution of formal agreement. All expenses, stamp duty and other charges/ expenses in connection with the execution of the Agreement as a result of this tendering process shall be borne by the successful bidder.

15.0 SECURITY DEPOSIT

15.1 The successful Bidder will have to submit 3 months AMC amount in the form of PBG as required by Bank within a period of 15 days of acceptance of Bid. The PBG shall be valid for the entire contract period of 3 years plus 3 months.

15.2 No interest shall be paid on the amount retained by the Bank as Security Deposit.

15.3 Security deposit shall be refunded to the contractors without interest after **ninety days** after the end of contract period provided the contractor has satisfactorily attended to all defects in accordance with the conditions of contract including site clearance.

15.4 CONTRACTOR'S RESPONSIBILITY AFTER THE CONTRACT HAS EXPIRED

Successful bidder has to handover all the ACs in good running condition before expiring of AMC contract. Security Deposit will be released only after verifying the same.

15.5 The contractor shall make good at his own cost and to the satisfaction of the Employer all defects, which may appear within the AMC period. In case of failure on the part to do so, the cost of rectifying the defects through any other agency shall be deducted from the amount of security deposit due to the contractor.

15.6 During the AMC period, all compensation or other sums of money payable by the Contractor to Bank under the terms of this contract, will be deducted from the security deposit, or from any sum that may become due to the Contractor on any account whatsoever.

16.0 CAMC WORK EXECUTION :

16.1 The Contractor shall maintain and repair all the Air-conditioners covered in this contract as per the standards of the original manufacturing company / as stipulated in this contract to the satisfaction of the Bank / SBIIMSPL.

16.2 The AMC is on-site and **comprehensive** in nature and back to back support from the respective OEM. The contractor has to repair /service/ maintain the air conditioners under the AMC in as is where is condition, when handed over to them under AMC.

16.3 All required tools and tackles (in good working condition) necessary for carrying out repair and maintenance works of Air Conditioners under AMC have to be provided by the vendor.

16.4 Professionally qualified personnel who have expertise in the AC will be permitted to undertake Preventive Maintenance/repair services during the AMC period.

16.5 During the term of the contract, the vendor will maintain the equipment in perfect working order and condition and for this purpose will provide the repairs and maintenance services as under:

Type of Service	AMC
Preventive Maintenance	Every Quarter
Breakdown Maintenance	Within 48 hours of Complaint
Seasonal emergency works from March to June	During summer season every year, AC Technician to be provided daily four hours (i.e 11 AM to 3PM) in SBIRB

17.1 Preventive maintenance: The Vendor shall conduct the following activities under Preventive Maintenance once in every quarter or on a day and time to be mutually agreed upon. Notwithstanding the foregoing, the Vendor recognizes Bank's operational needs and agrees that Bank shall have the right to require the Vendor to reschedule preventive maintenance from any scheduled time to a date and time of Bank's Convenience.

Sno	Activity
1.	Inspection of the AC – IDU and ODU for any abnormality in operation, sound etc
2.	Testing the Performance of AC for desired cooling
3.	Testing of Gas pressure if necessary and check for any leakages near the check nut etc or diagnose any other fault
4.	Checking of current consumption
5.	Remove the filter, water service and fix it back after drying
6.	Clean the drain tray and drain pipe and remove any choke for free flow of drain water
7.	Clean the Evaporator with brush and remove the dirt/dust. Check for any fungus formation or bad smell and wash it with chemical, if required.
8.	Lubricating /greasing of all Fans
9.	Water washing of Condenser Coil
10.	Topping of Refrigerant gas, if required
11.	Check the swing motor functions and rectify, if required
12.	In addition to the above, any other activity to ensure trouble free operation of AC
13.	Check the temperature setting and operation mode and advise the Branch on the optimum operation levels

17.2 This comprehensive Contract includes replacement of all faulty spares. Some of the spares are listed as under:

Compressors	Starting Capacitors
Fan Motors	Running Capacitors
Built – in Timer kit	Relays, Thermostats
Selector switches	Fan Capacitors
Contactors (Power / Control)	Gas charging
Micro Swing Motors	Fan blades
Electronic Control Circuitries	Air-Filters
Remote Control Units	Condenser Coils
External Electronic / Analog time switches for	Stabilizers

timed running of A.C's	
Outdoor unit mounting frames	Cabling from IDU to ODU
Parts of indoor / Outdoor unit enclosures	Existing copper piping from IDU to ODU
Display unit in AC	Existing drain piping from IDU to drain point

Note: The above list is only indicative. However, any parts which are not mentioned here but required for the smooth and trouble free operation of the AC equipment are also required to be rectified or replaced within the scope of this contract without any extra cost..

17.3 Response Time on receiving the complaint: The maximum response time i.e. time required for Vendor's maintenance technicians to report to the Bank after a request call / fax /e-mail is made or letter is written by Bank shall not exceed 48 hours. Apart from regular letter communications, all telephonic/E-mail or Whatsapp communications from Bank are to be treated as formal communication for all practical purposes.

17.4 Escalation Matrix: The mobile number, land line number and email ID of the Contractor/Supervisor/Help desk to whom the complaints have to be reported and that of Top Management level is to be provided to Bank for communication purpose. Any change in numbers shall be advised then and there to the Bank.

17.5 Time taken for Repairs/Rectification: In case of Minor technical problems same are to be rectified within 3 hours of diagnosing of fault. In case of major technical problems, the same are to be rectified within 24 hours of identifying the problem.

In the event of the equipment not being repaired or a workable solution not provided during Warranty period and the AMC period, a penalty as per the penalty clause will be charged to vendor. The vendor may provide temporary equivalent replacement as a workable solution to avoid the above penalty.

17.6 Complaint / Service / Breakdown Register: The Bank shall maintain a register at its site in which, the Bank's AC operator / Electrician or any other person identified by Bank shall record each event of failure and / malfunction of the ACs. The Vendor's technician shall enter the details of the air conditioners serviced/ maintained / repaired by him in this register. Additionally, every time a preventive or corrective maintenance is carried out, the Vendor's engineer shall make, in duplicate, a Service call report which shall be signed by him and thereafter countersigned by the Bank's official. One copy of the Service call report shall be handed over to the Bank's official. Spares taken outside the premises also to be recorded with serial number of spare and in and out date and time. The Vendor shall provide replacement equipment if any equipment is out of the premises for repairs.

17.7 The Bank has installed its own transformer for the site premises, hence the power supply is stable and is well regulated. The bank will not admit any claim from the contractor that the fault/damage is caused due to quality of power supply and it will not absolve the responsibility of the contractor in rectifying the fault.

17.8 The successful Vendor has to rectify the faults or repairs to the AC machines arising due to rat bites also free of cost within the scope of the contract. Vendor should also analyze the site conditions and take efforts to secure the AC equipment from the rodent bites by proper wrapping of the critical components with suitable glass wool packing or any other material and closing the opening made for the AC piping & drains properly to avoid rodent entry.

17.9 Details of important programs / functions of the Bank such as Conference, Review Meeting, VVIP functions etc that may be held in the Office will be informed to the contractor and they should assist the Bank in maintaining smooth running of the air-conditioners on that day without failure even if they are held on Bank Holidays. Non-attendance of the technicians on such a day will attract penalty at the discretion of the Bank.

18.0 REPLACEMENT OF SPARES, MATERIALS & WORKMANSHIP

18.1 The AMC shall be executed in the best and most workman like manner with spares and materials of the best and approved quality of the respective brands. The Contractor shall use only products bearing ISI marking in the work for those materials for which no makes are mentioned in the tender.

18.2 Only original spare parts/quality approved by the Bank will be permitted to be used for the maintenance during the AMC Period. If duplicate, refurbished or second hand parts are used by the vendor during the AMC, the contract shall be cancelled immediately without any notice period. If required, the contractor has to submit the details of the source of his purchase of materials to SBIIMSPL. SBIIMSPL reserves its right to enquire and collect data from the supplier to confirm the authenticity of the materials. SBIIMSPL has the right to stringent action against the contractor, as deemed fit, in addition to suspend / cancel the contract.

18.3 If the contractor has used any material which is not complying with the specifications, or the workmanship is bad or the material used is substandard or second hand etc, SBIIMSPL shall during the progress of the work have power to order the removal and substitution of the material or proper re-execution of the work within a reasonable time. In case the contractor refuses to comply with the order, SBIIMSPL shall have the power to employ other agencies to rectify or re-execute the work at the cost and risk of the contractor.

18.4 It is the responsibility of the Contractor to accurately specify the damaged spare parts to the Bank and to rectification of the fault in A.C under maintenance. Any damage (during the work) to any part of the work, partition, wall, false ceiling etc or to the premises for any reasons due to rain, storm or neglect of contractor shall be rectified by the contractor in an approved manner at no extra cost.

18.5 If the Bank observes that the work is not satisfactory or not in a workmanship manner or of poor quality or violative of safety protocols etc, the contractor shall be issued a suitable advise to rectify the same or replace the materials or redo the entire work, within a reasonable time frame. If the contractor could not rectify the things within the time frame given, in the interest of the work, the Employer reserves the right to execute any part of the work included in this contract or the entire work by any other Agency or persons and contractor shall allow all reasonable facilities and extend cooperation for the execution of such work.

18.6 All expenses consequent thereon or incidental thereto as certified by SBIIMSPL shall be borne by the contractor or may be deducted from any money due to or that may become due to the contractor. No certificate, shall relieve the contractor from his liability in respect of unsound work or bad materials.

18.7 The required spares shall be kept as stock with the vendor for readily replacing the faulty spares, without loss of time or delay. In cases where unserviceable parts of the equipment need replacement, the vendor shall replace such parts, at no extra cost to the Bank, with brand new parts or those equivalent to new parts in performance. Any worn or defective parts withdrawn from the equipment and replaced by the vendor during the warranty period shall become the property of the vendor and the parts replacing the withdrawn parts shall become the property of Bank.

18.8 Defective spares compressors / condensers are to be replaced with new compressors / condensers and repairing of the old compressors is not permitted. Whenever new compressors / condensers are used, the Contractor has to produce original invoice and Warranty Card of the new Compressor/ condenser if demanded by the Bank. The compressor/ condenser being replaced should match with the **original star rating** of the air conditioner.

18.9 The contractor shall store their materials like AC Spares, copper pipes, wires, refrigerant gas cylinders, tools etc in the site with the permission of the Bank. However, the contractors shall be responsible for the custody and security of all materials and equipment at site. No claim for loss or theft will be entertained by SBIIMSPL or the Bank.

18.10 On completion of the Contract, the contractor shall remove all tools, surplus materials, rubbish and temporary works of every kind and leave the whole of the site and the works clean and in a workmanlike condition to the satisfaction of the Bank

19.0 PERIOD OF CONTRACT, EXTENSION & TERMINATION

19.1 The total contract period is **3** years. However, the Contract will be reviewed every year based on the performance in the previous year.

19.2 **Extended Period of AMC:** In case the Bank needs the AMC service beyond the contract period, additional AMC Charges will be paid on the pro-rata basis for the period for which these units are to be maintained at the same unit rate as applicable to similar item in the original AMC and on the same terms and conditions of the AMC.

19.3 In case if the PM could not be done during a particular quarter by the Contractor and If in the opinion of the Employer, the work is delayed due to the following reasons not attributable to the contractor, the employer shall make a fair and reasonable extension of time, for completion of the PM works without applying any penalty

- a) By force majeure (or)
- b) By reason of any exceptionally inclement weather (or)
- c) By reason of proceedings taken or threatened by or dispute with adjoining or neighboring owners of public authorities arising, than through the Contractor's own default (or)
- d) By reason of civil commotion, workmen strike or lock-out (or)

19.4 In case the PM activity is not done by the Contractor for reasons not attributable to the above, the contractor shall execute the PM activity as instructed by the Bank at a later date beyond the AMC period without any additional cost.

19.5 **Termination of the Contract:** Bank reserves the right to terminate the contract at any time during the validity of the Contract period by giving 30 days notice to the Contractor with or without any reason.

19.6 However, if the Contractor wants to terminate the Contract on his own, then he shall give 3 months notice to the Bank to enable the Bank to identify an alternative agency to undertake the job.

19.7 If the Bank is not satisfied with the services provided by the Contractor or Spurious materials were used by Contractor or Contractor could not fulfill all the terms and conditions of the Contract even after sufficient time for rectification was given by Bank, then Bank shall terminate the contract without any notice period.

19.8 During the period of transition on account of expiry of Contract or termination by either party or for any other reason, the Contractor shall extend all the support needed by the Bank for a smooth transition and the Contractor shall execute all the works as if normally being done till the new agency takes over.

20.0 PAYMENT TERMS

20.1 Service reports of the PM and breakdown maintenance shall be enclosed to the invoices and the quarterly AMC payments will be paid post quarter. If the Bank has supplied any materials or goods to the contractor, the cost of any such materials or goods and penalty or LD will be deducted from the AMC amount due to the contractor.

20.2 If, in any quarter, the invoice was paid to the Vendor without deducting the penalty or LD, the Bank can deduct the same from future payments payable or the Vendor shall refund the amount forthwith to Bank on demand by Bank.

20.6 Statutory deduction towards income tax and other taxes as and when directions from statutory bodies are received will be made at the time of making payments. Currently, I.T. will be recovered @ 2 % plus surcharge or as applicable as per Government Rules. GST-TDS as per applicable rates will be deducted, wherever applicable.

20.7 **GST:**It is the responsibility of the bidder to ensure that their GST is valid and active. Payments will not be made to inactive or invalid GST invoices. Reimbursement of GST will be made only on submission of proper GST invoice as per applicable GST provision. Non-GST invoices will not be accepted. Invoice should specifically disclose the amount of GST levied at applicable rate as per GST provision. In case of Correction in the bills after scrutiny, contractor should submit fresh bills for payment. Contractor should timely file his GST return in accordance with GST provisions to enable the bank to claim the credit of GST paid to the contractor. The GST Number of State Bank of India for Telangana State -36AAACS8577K1ZQ

21.0 PENALTY CLAUSE

Any penalty due during the AMC period will be adjusted against the bills payable or Security Deposit retained by the Bank as per following in case of non-satisfactory services provided under AMC:

Sno	Type of Defective Service	Penalty Amount / LD
1	Penalty for every air conditioner which is not repaired post completion of 72 hours of reporting the complaint till the day the complaint is rectified.	Rs 100/- per air conditioner per day till the day of rectification
2	Penalty for every air conditioner that breaks down for more than three times in a month	Rs 500/- per air conditioner per month
3	Penalty for not doing the Preventive Maintenance or Vendor does not fulfill the provisions of the contract in a quarter	only the proportionate maintenance charges for that period during the month will be considered payable by Bank without prejudice to the right of the Bank to terminate the contract.
4	Penalty for non-responsiveness to the calls of the Bank to repair or replace the faulty AC. If the vendor could not resolve the issues or not showing any interest to resolve the issue or non-responsive to Bank's calls	Bank will arrange to rectify the same through any other agency and recover the losses from the vendor by suitable deductions from the bills payable to the vendor or from the Security Deposit and contract cancelled.
5	Penalty for losses to Bank's property while performing the PM or repair works on account of any negligence, mishandling, non-adherence to the required safety protocols, commission or omission by the technicians of the Vendor and if any loss or damage caused to the Equipment or any Bank's property	Contractor to rectify or shall make good of the losses suffered by the Bank or Bank will recover the actual amount incurred by Bank

6	Penalty clause for non-availability of AC technician during March to June	Rs.500/- per day of absence
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22. VARIATION IN QUANTITY OF ACS UNDER AMC:

22.1 The number and details with regard to the ACs listed in this tender shall be considered to be approximate and no liability shall attach to the employer for any error which may be discovered therein. No variation shall vitiate the contract.

22.2 Bank reserves the right to increase or decrease or delete or omit the number and type of ACs than what is mentioned in this tender (at the same rate and terms and conditions) as per the site requirements, without assigning any reason therefor at the time of allotment / execution of work. Contractor will be paid for the actual number of ACs or tonnage at the site.

22.3 If Bank decides that the additional number of air-conditioners other than the quantity mentioned in the tender are to be maintained by the Contractor, the contractor shall agree and maintain the ACs till the expiry period of AMC as per the same terms and conditions of the Contract. Proportionate amount of AMC shall be paid by the Bank for the same.

22.4 If any units covered under these AMC are removed/dismantled/shifted from this location to another location, the Contract amount as per the unit rate of the Tender will be revised and suitable deductions made from the AMC bills.

22.5 The per ton rates shall be fixed and applicable for any increase or decrease in the tendered quantities. Nothing extra will be paid by the Bank on account of omission / deletion / decrease in the quantity of ACs or tonnage. The Bank shall not entertain any claim whatsoever from the contractor on this account.

23.0 SHIFTING THE AC TO NEW LOCATION OR BRANCH: If Bank desires to shift the AC to a new location/floor or department in the same premises or to another branch/office and install it thereof urgently, the Bank shall bear the charges for such shifting and the vendor shall dismantle and reinstall the AC as desired. The terms of this agreement, after such shifting to the alternate site and reinstallation thereof would continue to apply and binding on the vendor. The warranty terms would not be considered as violated due to the above shifting. The vendor, would not unreasonably assume that the causes lie with the shifting activity. The cost of shifting will be worked out on the basis of rates quoted for similar items in other contracts. If similar items are not available, the rates for such items will be derived as per standard method of rate analysis based on prevalent fair price of labour, material and other components as required with 15% towards contractor's profit and overheads.

24. CONTRACTOR'S EMPLOYEES

24.1 The Contractor shall employ technically qualified / having appropriate skill and competent persons fully trained and adequately experienced technicians, who are medically fit. They should be free from any contagious diseases. The technicians shall be well mannered and properly dressed with shoes etc.

24.2 The contractor shall provide necessary training on safety measures while executing the work wherever necessary so as to avoid accident. The Bank shall not be responsible for any accident occurred or damage incurred or claims arising there from during the execution of work. The contractor shall also provide all risk insurance policy including third party insurance as may be necessary to cover the risk.

24.3 The contractor / firm shall be held responsible for any misdeeds / misbehaviour of their employees within the premises. Bank is not responsible for any damages or claims on account

of the misbehavior / misdeeds of his employees. For this purpose, any person supplied by the contractor to be engaged on the work on regular basis or as an alternate arrangement, under the direct order or control of the Employer or his representative shall be deemed to be a person employed by the contractor.

24.4 The contractor shall on the request of the Employer immediately dismiss from works any person employed thereon by him, who in the opinion of the Employer be unsuitable or incompetent or who may misconduct. Such discharges shall not be the basis of any claim for compensation or damages against the Employer or any of their officer or employee.

24.5 No employee of the Bank is allowed to work as a contractor for a period of 2 years of his/her retirement from Bank Services without previous permission of the Bank. This contract is liable to be cancelled, if either the contractor or any of his employees is any time to be such a person who had not obtained the permission of Bank as aforesaid before submission of the tender or engagement in the contractor's service.

24.6 Contractor should not engage child labour in any of the activities in this contract. The contractor shall not employ person who is not an Indian National.

24.7 **WORKING HOURS AT THE SITE :** All activities under the scope of the contract shall be undertaken during working hours i.e. from 10.00 A.M. to 6.00 P.M. on all working days (viz. Monday to Saturday). In case any defects, faults and failures in the AC could not be repaired or rectified during the said period, the technicians are required to accomplish their duties beyond the said schedules in case of any situation, if it warrants or as instructed by Bank. Contractor to ensure that the routine operations at the site are not affected by the contract work. If required, they have to work on the Bank Holidays in coordination with other agencies and Bank.

24.8 In respect of all labour employed directly or indirectly on the work for the performance of the contractor's part of work, the contractor at his own expense, will arrange for the safety provisions as per the B.I.S recommendations, factory act, workman's compensation act, CPWD code and instructions issued from time to time.

24.9 The Contractor's workmen will not have any right whatsoever to get absorbed in the Bank. The Contractor shall be responsible for all the claims of the employees of the Contractor and shall not make and claim whatsoever against the Bank. The Contractor shall be responsible for all statutory requirements e.g. ESI, PF, labour registrations, Insurance coverage etc. Minimum wages as prescribed by the Labour Act shall be payable by the contractor as the case may be. The Contractor shall bind himself and keep the Employer saved harmless and indemnified against claims if any of the workmen and all costs and expenses as may be incurred by the Employer in connection with any claim that may be made by any workmen.

25.0 SUBCONTRACTING

26.1 The whole of the works included in the contract shall be executed by the contractor and the contractor shall not directly or indirectly transfer, assign or underlet the contract or any part, share or interest therein nor, shall take a new partner, without written consent of the Employer and no subletting shall relieve the contractor from the full and entire responsibility of the contract or from active superintendence of the work during their progress

26.0 FORCE MAJEURE

26.1 Notwithstanding the provisions of General terms and conditions of the Contract, the Vendor shall not be liable for forfeiture of its performance security, liquidated damages, or termination for default if and to the extent that the delay in performance or other failure to perform its obligations under the Contract is the result of an event of Force Majeure.

26.2 For the purposes of this clause, 'Force Majeure' means and includes wars, insurrections, revolution, civil disturbance, riots, terrorist acts, public strikes, hartal, bandh, fires, floods, epidemic, quarantine restrictions, freight embargoes, declared general strikes in relevant industries, Vis Major Act of Government, impeding reasonable performance of the Contractor and / or Sub-Contractor but does not include any foreseeable events, commercial considerations or those involving fault or negligence on the part of the party claiming Force Majeure.

26.3 If a Force Majeure situation arises, the Vendor shall promptly notify the Bank in writing of such condition and the cause thereof. Unless otherwise directed by the Bank in writing, the Vendor shall continue to perform its obligations under the Contract as far as is reasonably practical, and shall seek all reasonable alternative means for performance not prevented by the Force Majeure event.

27.0 COMPLIANCE OF STATUTORY REGULATIONS

27.1 The contractor shall conform to the provisions of any Acts of the Legislature, Regulations and Bye-Laws of any authorities relating to the work

27.2 The contractor/s shall arrange to give all notices required for by the said Acts, Regulations or Bye-laws to be given to any authority, and to pay to such authority or to any public officer all fees that may be properly chargeable in respect of the work and lodge the receipts with the Employer. The Contractor shall indemnify the Employer against all claims in respect of patent rights, designs, trademarks or name or the protected rights in respect of any equipment, machine, work or material used for or in connection with the works or temporary works and from and against all claims, demands, proceedings, damages, costs, charges, and expenses whatsoever in respect thereof or in relation thereto. The Contractor shall defend all actions arising from such claims, unless he has informed the Employer, before any such infringement and received their permission to proceed and shall himself pay all royalties, license fees, damages, cost and charges of all and every sort that may be legally incurred in respect thereof.

27.3 The contractor should strictly abide by the Central/State labour regulation for the Minimum Wages, Payment of wages, Workmen Compensation, PF, ESI, Contract labour, including the latest amendments, if any and other safety regulations.

27.4 The contractor shall keep the Employer saved harmless and indemnified against claims if any of the workmen and all costs and expenses as may be incurred by the Employer in connection with any claim that may be made by any workmen.

28.0 INSURANCE & DAMAGE TO PERSONS AND PROPERTY ETC

28.1 The technicians deployed under AMC by the Contractor are to be covered by insurance under Workman Compensation Policy through reputed Insurance Companies during the AMC Period. The insurance shall be for an amount equal to 110 percent of the value of the contract on "All Risks" basis, valid until the Completion of **the AMC period + 3 months**. If demanded, Copies of the Insurance Policies are to be submitted to the Bank by the vendor.

28.2 Should any loss or damage occur, the Vendor shall initiate and pursue claim till settlement and promptly make arrangements for repair and / or replacement of any damaged item to the satisfaction of the Bank, irrespective of settlement of claim by the underwriters.

28.3 The contractor shall be responsible for all injury to the work or workmen to persons, animals or things and for all damages to the structural and / or decorative part of property which may arise from the operations or neglect of himself or of any sub-contractor or of any of his or a sub-contractor's employees, whether such injury or damage arise from carelessness, accident or any other cause whatsoever in any way connected with the carrying out of this contract. Bank is not responsible for any loss of life, damage, injury to the technicians while undertaking the

Maintenance activity under AMC contract or during the installation of new AC units. Vendor to ensure that all safety protocols are strictly followed while execution of the work. Vendor shall indemnify the Bank against any claims, damages, compensation for such losses and from all responsibility in this respect.

28.4 The contractor shall reinstate all damages of every sort mentioned in this clause so as to deliver the whole of the contract works complete and perfect in every respect and so as to make good or otherwise satisfy all claims for damages to the property of third parties.

28.5 The Employer shall be at liberty and is hereby empowered to deduct the amount of any damages, compensations, costs, charges and expenses arising or accruing from or in respect of any such claim or damages from any sums due to or to become due to the contractor.

29. TERMINATION OF CONTRACT

If the contractor being a company go into liquidation whether voluntary or compulsory or being a firm shall be dissolved or being an individual shall be adjudicated insolvent or shall make an assignment or a composition for the benefit of the greater part, in number or amount of his creditors or shall enter into a Deed or arrangement with his creditors, or if the Official Assignee in insolvency, or the Receiver of the contractor in insolvency, shall repudiate the contract, or if a receiver of the contractor's firm appointed by the court shall be unable within fourteen days after notice to him requiring him to do so, to show to the reasonable satisfaction of the SBIIMSPL that he is able to carry out and fulfill the contract, and if so required by the SBIIMSPL to give reasonable security therefore, or if the contractor shall suffer execution to be issued, or shall suffer any payment under this contract to be attached by or on behalf of and of the creditors of the contractor, or shall assign, charge or encumber this contract or any payments due or which may become due to contractor, there under, or shall neglect or fail to observe and perform all or any of the acts matters of things by this contract, to be observed and performed by the contractor within three clear days after the notice shall have been given to the contractor in manner hereinafter mentioned requiring the contractor to observe or perform the same or shall use improper materials or workmanship in carrying on the works, or shall in the opinion of the SBIIMSPL not exercise such due diligence and make such progress as would enable the work to be completed within due time agreed upon, and shall fail to proceed to the satisfaction of the SBIIMSPL after three clear days notice requiring the contractor so to do shall have been given to the contractor as hereinafter mentioned or shall abandon the contract, then and in any of the said cases, the SBIIMSPL may notwithstanding previous waiver determine the contract by a notice in writing to the effect as hereinafter mentioned, but without thereby effecting the powers of the SBIIMSPL of the obligations and liabilities of the contractor the whole of which shall continue in force as fully as if the contract, had not been so determine and as if the works subsequently executed by or on behalf of the contractor (without thereby creating any trust in favor of the contractor) further the SBIIMSPL or his agent, or servants, may enter upon and take possession of the work and all plants tools scaffolding sheds machinery, steam, and other power, utensils and materials lying upon premises or the adjoining lands or roads and sell the same as his own property or may employ the same by means of his own servants and workmen in carrying on and completing the works or by employing any other contractors or other persons or person to complete the works, and the contractor shall not in any way interrupt or do any act, matter or thing to prevent or hinder such other contractors or other persons or person employed from completing and finishing or using the materials and plants for the works when the works shall be completed, or as soon thereafter as conveniently may be the SBIIMSPL shall give notice in writing to the contractor to remove his surplus materials and plants and should the contractor to remove his surplus materials after receipt by him the SBIIMSPL may sell the same by Public Auction and shall give credit to the contractor for the amount so realized. Any expenses or losses incurred by the contractor for the amount so realized. Any expenses or losses incurred by the SBIIMSPL in getting the amount payable to the contractor by way of selling his tools and plants or due on account of work carried out by the contractor prior to engaging other contractors or against the Security Deposit.

30.0 DISPUTES/ARBITRATION:

30.1 All disputes or differences whatsoever arising between the parties out of or in connection with this contract or in discharge of any obligation arising out of the Contract (whether during the progress of work or after completion of such work and whether before or after the termination of this contract, abandonment or breach of this contract), shall be settled amicably.

30.2 If however, the parties are not able to solve them amicably, either party (SBI or Vendor), give written notice to other party clearly setting out there in specific dispute(s) and/or difference(s) and shall be referred to a sole arbitrator mutually agreed upon, and the award made in pursuance thereof shall be binding on the parties.

30.3 In the absence of consensus about the single arbitrator, the dispute may be referred to joint arbitrator; one to be nominated by each party and the said arbitrators shall nominate a presiding arbitrator, before commencing the arbitration proceedings. The arbitration shall be settled in accordance with the applicable Indian Laws. Any appeal will be subject to the exclusive jurisdiction of courts at Hyderabad.

30.4 The Vendor shall continue work under the Contract during the arbitration proceedings unless otherwise directed by the Bank or unless the matter is such that the work cannot possibly be continued until the decision of the arbitrator is obtained.

30.5 Arbitration proceeding shall be held at Hyderabad, India, and the language of the arbitration proceedings and that of all documents and communications between the parties shall be in English.

31. Governing Language:

All communication with respect to the Bid, clarifications, replies, contract documents etc shall be in English.

32. Safety Guidelines for the Contractor:

The Contractor should follow all the security and safety regulations and guidelines as per the applicable law, while executing the work:

32.1 Smoking is strictly prohibited at workplace.

32.2 All safety appliances like Safety shoes, Safety gloves, Safety helmet, Safety belt, Safety goggles etc. shall be arranged before starting the job. No one is allowed to work at or more than three meters height without wearing safety belt and anchoring the lanyard of safety belt to firm support preferably at shoulder level. Chinstrap of safety helmet shall be always on and safety boot is worn.

32.3 Usage of eye protection equipment shall be ensured when workmen are engaged for grinding, chipping, welding and gas-cutting. For other jobs eye protection has to be provided as per the need.

32.4 Excavated pits for earthing, cable laying shall be barricaded till the backfilling is done. Safe approach to be ensured into every excavation.

32.5 Preferably the work shall be carried out during the daytime. However, adequate illumination at workplace shall be ensured in case any work is carried out at night.

32.6 All the dangerous moving parts of the portable / fixed machinery being used shall be adequately guarded. All the Gas cutting, sharp tools, flammable materials and tackles shall be stored properly and safely when not in use.

32.7 Ladders being used at site shall be adequately secured at bottom and top. Ladders shall not be used as work platforms.

32.8 Debris, scrap and other materials to be cleared from time to time from the workplace and at the time of closing of work everyday. Dismantled Material shall not be thrown from the height and shall be properly disposed off to prevent any injury to public/staff.

32.9 Other than electricians no one is allowed to carry out electrical connections, repairs on electrical equipment or other jobs related thereto. All electrical connections shall be made using 3 or 5 core cables, having a earth wire. Inserting of bare wires for tapping the power from electrical sockets is completely prohibited and plug tops of suitable capacity only shall be used. Tapping of power by cutting electric cables in between must be avoided. Proper junction boxes must be used.

32.10 All the unsafe conditions, unsafe acts identified by contractors, reported by SBI/SBIIMSPL to be corrected on priority basis.

32.11 No children or physically challenged persons shall be allowed to enter the workplace and shall not be utilized for any service during execution of the work.

32.12 Clamps shall be used on Return cables to ensure proper earthing for welding works. Return cables shall be used for earthing.

32.13 All the pressure gauges used in gas cutting apparatus shall be in good working condition and in case of any leakages, the same shall not be used. Proper eye washing facilities shall be made in areas where chemicals are handled.

32.14 Connectors and hose clamps are used for making welding hose connections.

33.0 No term or provision hereof shall be deemed waived and no breach excused, unless such waiver or consent shall be in writing and signed by the party claimed to have waived or consented. Any consent by any party to or waiver of a breach by other, whether express or implied, shall not constitute a consent to or waiver of or excuse for another different or subsequent breach.

READ, UNDERSTOOD AND ACCEPTED

FORM OF SUBMISSION OF TENDER

(To be filled by the tenderer)

**The Vice president,
SBI Infra Management Solutions Pvt. Ltd.
Ground Floor, Beside Commercial branch, SBI LHO Building,
Bank Street, Koti,
Hyderabad – 500 095**

Dear Sir/s,

Ref: **TENDER FOR** _____

I/We have examined the above tender and subsequent pre-bid clarifications/ modifications / revisions, if any, furnished by M/s SBIIMSPL and I/We have inspected the site of works and have made me / us fully acquainted with the local conditions in and around the sites of works and offer to undertake Contract as detailed in this tender by submitting my/our online bids in the Bank's e-tender portal.

2. While submitting this Bid, I / We certify that:

i) The undersigned is authorized to sign on behalf of the Bidder and the necessary support document delegating this authority is uploaded along with the bid.

ii) We certify that we have not made any changes in the contents of the tender document read with its amendments/clarifications provided by M/s SBIIMSPL, submitted by us in our Bid document.

iii) The rate quoted in the *price Bids are as per the tender* and subsequent pre-Bid clarifications/ modifications/ revisions furnished by the Bank, without any exception.

3. We agree to abide by all the Bid terms and conditions, contents of Agreement and the rates quoted in the bid, which shall remain binding upon us.

4. If our Bid is accepted, we undertake to enter into and execute at our cost, when called upon by the Bank to do so, a contract in the prescribed form and we shall be jointly and severally responsible for the due performance of the contract.

5. Until a formal contract is prepared and executed, this Bid, together with your written acceptance thereof and your notification of award, shall constitute a binding Contract between us.

6. It is further certified that the contents of our Bid are factually correct. We also accept that in the event of any information / data / particulars proving to be incorrect, M/s SBIIMSPL will have the right to disqualify us from the Bid.

7. We understand that you are not bound to accept the lowest or any Bid you may receive and you may reject all or any Bid without assigning any reason or giving any explanation whatsoever.

8. We hereby undertake that our name does not appear in any "**Caution**" list of RBI / IBA or any other regulatory body.

9. We also confirm that we have not been **blacklisted** by any Bank / PSU / State or Central Govt departments for any reasons.

10. We confirm that we do not have any **litigation / cases** pending against us in any Bank / PSU / State or Central Govt departments.

11. We hereby confirm that all the components/spare parts/equipment etc. to be supplied /used as a part of this contract shall be original new components / parts / equipment only, from respective OEMs of the products and that no refurbished / duplicate / second hand components /parts/ equipment shall be supplied or shall be used

12. For any type of deviation (to any of above or subsequent instructions), it will be my/ our responsibility to obtain the written instruction of the Engineer-in-charge for the same failing which it shall be deemed that I have carried out any such deviations at my own and I shall be duty bound to replace the all deviated material/ works from the site at my/ our cost as well as I shall be liable to penalized by the SBIIMSPL as deemed fit and for all such loses made thereof, I/ we shall not have any right to arbitrate in any manner.

Yours Faithfully,

Signature of Witness:

Contractor's Signature_____

1.

Name: _____

2.

Address: _____

3.

FORM OF AGREEMENT

ARTICLES of AGREEMENT made this _____ day of _____ year 2018 between

_____(Hereinafter referred to as the“Employer/Bank” which expression shall, unless excluded by or repugnant to the context, includes its successors and assigns) of the ONE PART and _____ of _____ (Hereinafter referred to as “Contractor” unless excluded by or repugnant to the context, includes its successors and assigns) of the OTHER PART.

WHEREAS the Employer intends to carry out _____ and shall herein after referred to as “Project”.

AND WHEREAS for the purpose of the above said project, the Employer invited sealed tenders from experienced, resourceful and bonafide contractors through M/s SBIIMSPL, Hyderabad vide its Notice Inviting Tender (No. _____ dated. _____).

WHEREAS the contractor submitted his Online Tender containing Notice Inviting Tender, General Conditions of Contract, Bill of Quantities, Form of Agreement, List of ACs, Form of Submission of tender etc. for the above said project, (Hereinafter collectively referred to as the “said conditions”), digitally signed as a token of his acceptance of the same, along with requisite Cost of tender and Earnest Money Deposit.

AND WHEREAS out of the Tenders received, the Tender of the contractor was found to be most suitable for the project.

AND WHEREAS the Employer through M/s SBIIMSPL has accordingly issued the work order (No. _____ dated. _____) to the contractor subject to his furnishing the requisite Security Deposit.

AND WHEREAS the Contractor has accepted the aforesaid Work Order vide his letter of acceptance NO. _____ dt. _____ and has also deposited with the Employer a sum of Rs. _____ which with the Earnest Money of Rs. _____ forms the requisite Security Deposit @2 % of the accepted Tender Value of Rs. _____.

NOW, therefore, it is hereby agreed to and between the parties as follows:

1) Contract documents

The following documents shall constitute the Contract Documents.

I. This Article of Agreement.

II. Tender Document submitted by the Contractor including the “said conditions”, N.I.T and Schedule of quantity.

III. All correspondence between the Employer and the Contractor from the date of issue of N.I.T and the date of issue of work order.

IV. Work order No. _____ dt. _____

2) In consideration of the payments to be made to the Contractor as hereinafter provided the Contractor shall upon and subject to the said conditions, execute and complete the Annual Maintenance Contract works of the various types of Air conditioners furnished to the contractor by the said Employer and described in the tender and the said Schedule of Quantities.

3) Notwithstanding what are stated in the N.I.T conditions of Tendering, Conditions of Contract of herein stated before, the Employer reserves itself the right of altering the nature

of the work and addition to or omitting any items of work or of having portions of same carried out through another agency or otherwise and such alterations or variations shall be carried out without prejudice to this contract.

4) As mentioned above, the "said conditions" shall be read and be treated as forming part of this agreement and parties hereto will respectively be bound thereby and to abide by and submit themselves to the conditions and stipulations and perform the same on their parts to be respectively observed and preferred.

5) Any dispute arising under this agreement shall be referred to the Arbitration in a manner specified in the General Conditions of the Contract and all legal disputes shall be limited within the territorial jurisdiction of the Hyderabad thereto. The decision of the arbitration shall be final and binding on both the parties.

6) The Vendor / Contractor shall promptly notify SBI / SBIIMSPL of any changes in the constitution of their firm. It shall be open to SBI to terminate the agreement on the death, retirement, insanity or insolvency of any person/s is being director/s or partner/s in the said company / firm, or on the addition or introduction of a new partner without the previous approval in writing of SBI. But in absence of and until its termination by SBI as aforesaid, this agreement shall continue to be of full force and effect notwithstanding any changes in the constitution of the firm by death, retirement, insanity or insolvency of any of its partners or the addition or introduction of any new partners. In case of retirement / death the surviving or remaining partners of the firm shall be jointly and severally liable for the due and satisfactory performance of the terms and conditions of the agreement.

7) The Contractor agrees and hereby keeps the Bank indemnified against all claims, actions, loss, damages, reputation loss, costs, expenses, charges, including legal expenses (Attorney, Advocates fees included) which the Bank may suffer or incur on account of any deficiency in Services rendered by The Contractor or breach of any obligations under this contract, including without limitation, breach of confidentiality obligations or any acts of commission / omission on the part of employees, agents, representatives or Sub-Contractors of the Contractor. The Contractor agrees to make good the loss suffered by the Bank.

IN WITNESS WHEREOF THE PARTIES to their present have here under set and subscribed their hands, the day, month and year first above written.

Signed and delivered for and on behalf of

Shri. _____ its duly authorized official, In the presence of –

1. (Name and Address)

2. (Name and Address)

Signed and delivered for and on behalf of the Contractor _____ by

Shri _____ his duly authorized official, in the presence of –

1. (Name and Address)

2. (Name and Address)

DETAILS OF A/C s PROPOSED UNDER CAMC

S.NO	LOCATION	BRAND	CAPACITY /EACH (In Tons)	NO. OF A/Cs	TOTAL CAPACITY (in Tons)	Date of Purchase	Type of AC
1	HALL 1	BLUE STAR	2	2	4	01.04.2010	Split AC
2	HALL 6	LLOYD	2	2	4	31/5/2014	Split AC
3	FACULTY DINING ROOM	Eltech	2	1	2	12-10-2014	Split AC
4	FACULTY ROOM NO 101	CARRIER-1	1.5	1	1.5	22.07.2009	Split AC
		LLOYD-1	1.5	1	1.5	08.02.2013	Split AC
5	FACULTY ROOM NO 102	LLOYD	1.5	1	1.5	08.02.2013	Split AC
6	FACULTY ROOM NO 107	BLUE STAR	1.5	1	1.5	07-11-2009	Split AC
7	FACULTY ROOM NO 108	BLUE STAR	1.5	1	1.5	10-11-2008	Split AC
8	FACULTY ROOM NO 109	BLUE STAR	1	1	1	03-11-2008	Split AC
9	FACULTY ROOM NO 110	BLUE STAR	1	1	1	03-11-2008	Split AC
10	FACULTY ROOM NO 111	HITACHI	1.5	1	1.5	03-11-2008	Split AC
11	FACULTY ROOM NO 112	BLUE STAR	1	1	1	03-11-2007	Split AC
12	FACULTY ROOM NO 113	L.G	1.5	1	1.5	08.02.2013	Split AC
13	FACULTY ROOM NO 114	BLUE STAR	1	1	1	03-11-2008	Split AC
14	FACULTY ROOM NO 115	BLUE STAR	1	1	1	03-11-2008	Split AC
15	FACULTY ROOM NO 116	LLOYD	1	1	1	13/4/2013	Split AC
16	FACULTY ROOM NO 117	BLUE STAR	1	1	1	03-11-2008	Split AC
17	FACULTY ROOM NO 118	HITACHI	1.5	1	1.5	03-11-2008	Split AC
18	FACULTY ROOM NO 119	BLUE STAR	1.5	1	1.5	22/7/2009	Split AC
19	FACULTY ROOM NO 120	BLUE STAR	1	1	1	25.02.2008	Split AC
20	FACULTY ROOM NO 121	LLOYD	1.5	1	1.5	13.04.2013	Split AC
21	FACULTY ROOM NO 122	BLUE STAR	1	1	1	03-11-2008	Split AC
22	FACULTY ROOM NO 123	L.G	1.5	1	1.5	08.02.2013	Split AC
23	FACULTY ROOM NO 126	1-BLUE STAR 1-panasonic	1.5	2	3	25.02.2008 13.04.2016	Split AC
24	FACULTY ROOM NO 127	LLOYD	1.5	1	1.5	08.02.2013	Split AC
25	FACULTY ROOM NO 128	BLUE STAR	1	1	1	03-11-2008	Split AC
26	GYM ROOM	BLUE STAR	1.5	2	3	21/6/2010	Split AC
27	T T ROOM	BLUE STAR	2	2	4	04-01-2010	Split AC
28	GRAMCHOPAL	LLOYD WINDOW	1.5	5	7.5	06-01-2014	Split AC
29	KISLAYA OLD	LLOYD	1.5	1	1.5	13/4/2013	Split AC
30	Admin BLOCK ROOM NO 33	Eltech	2	2	4	12-10-2014	Split AC
31	TEA ROOM{near Conference hall}	Eltech	2	1	2	12-10-2014	Split AC
32	A/O OFFICE ROOM 32	BLUE STAR	2	1	2	03-11-2008	Split AC
33	NEW KISLAYA	LLOYD	2	1	2	28/1/2015	Split AC
34	DOCTOR ROOM	LLOYD	1.5	1	1.5	22.07.2009	Split AC
35	HOSTAL SUPERINTENDENT	BLUE STAR	1.5	1	1.5	25.03.2008	Split AC
36	Admin BLOCK SERVER ROOM	BLUE STAR	1	2	2	25.03.2008	Split AC
37	LIBRARAY	BLUE STAR	2	4	8	25.03.2008	Split AC
38	E LEARNING CENTER	1-BLUE STAR	1.5	1	1.5	16/3/2009	Split AC
		3-LLOYD	1.5	3	4.5	08.02.2013	Split AC
39	HOSTAL ROOM -1 to 18	LLOYD	1.5	18	27	01.04.2013	Split AC
40	HOSTAL ROOM -19 to 36	10-LLOYD	1.5	10	15	01.04.2013	Split AC
		08-PANASONIC	1.5	8	12	14/7/2016	Split AC
41	HOSTAL ROOM - 37 to 54	LLOYD	1.5	18	27	01.04.2013	Split AC
42	HOSTAL ROOM -61 to 72	10-LLOYD	1.5	10	15	01.04.2013	Split AC

		02-PANASONIC	1.5	2	3	14/7/2016	Split AC
43	G M Room	BLUE STAR	2	2	4	22/9/2009	Cassette
44	DGM Room	BLUE STAR	2	2	4	21/5/2009	Cassette
45	SECRETARIAT	1-LLOYD, 1-BLUSTAR	2	2	4	22/7/2009	Cassette
46	VIP PANTRY	BLUE STAR	4	1	4	21/5/2009	Cassette
47	GREEN ROOM	BLUE STAR	4	1	4	21.05.2009	Cassette
48	HALL 2	PANASONIC	4	2	8	09-12-2010	Cassette
49	HALL 3	PANASONIC	4	2	8	01-12-2017	Cassette
50	HALL 4	BLUE STAR	4	2	8	01-05-2010	Cassette
51	HALL 5	BLUE STAR	4	2	8	13/8/2009	Cassette
52	MINI CONFERENCE HALL	BLUE STAR	4	2	8	21/5/2009	Cassette
53	MAIN CANTEEN	TATA VOLTAS	4	8	32	05.04.2016	Cassette
54	VIP DINING HALL {NEW}	DAIKIN	1.5	8	12	10.01.2018	Cassette
55	MAIN CONFERENCE HALL	BLUE STAR	5.5	2	11		Ducted split
56	hall No 3	microcool	8	1	8		Ducted split
57	Hall No 6	microcool	8	1	8		Ducted split
		TOTAL		160	316		

BILL OF QUANTITY

Sno	Description	Qty	Unit	Rate/each	Amount (Rs)
	Comprehensive AMC of 316 tons of various type of ACs totalling 160 nos for the period of 3 years for the services as detailed in the tender document				
	i) First year	1	Job	605000	605000
	ii) Second year	1	Job	638160	638160
	iii) Third year	1	Job	671632	671632
	Total Estimated Cost of CAMCs for 3 years				1914792
	Below (%)				
	Above (%)				
	At Par				
	Final Quoted Amount = Total Estimated Cost ± % rate				

GST EXTRA