

INVITATION OF EXPRESSION OF INTEREST (EOI)

CUM

REQUEST FOR PROPOSAL (RFP)

from

Public Sector Undertakings (PSUs) eligible as per GFR, 2017 Rule 133(3)

for

Selection of Project Management Consultant (PMC) for **“Comprehensive Project Management Consultancy (PMC) Services for the Construction of Dinning Hall (G+1) including Drawing, Designing, Vetting of all Drawings, Electrical, Plumbing, HVAC, Fire-fighting, Water supply, CCTV, Horticulture and External Development works and associated services etc. at the campus of AIIMS Nagpur”.**


Tender No. : 28/AIIMS/NAG/ENGGG/CIVIL/2025-26
Publishing Date : 02/03/2026
Bid Submission Start Date : 03/03/2026
Pre Bid : Online on 10/03/2026 (queries may be send through emails by 08/03/2026)
Last Date of Bid Submission : 23/03/2026



All India Institute of Medical Sciences Nagpur

Engineering Department, AIIMS Nagpur

Email: se@aiimsnagpur.edu.in, eecivil@aiimsnagpur.edu.in

for

Superintending Engineer
अधीनस्थ अभियंता (सिविल)
EXECUTIVE ENGINEER (CIVIL)
अ.प्र.अ.सं. 13/37/AIIMS, NAGPUR
महाराष्ट्र / MAHARASHTRA - 441108

Index of Tender Document

S. No.	Description	Pages
1	Cover Page	1
2	Index	2
3	Invitation Of Expression Of Interest (EOI) Cum Request For Proposal	3-6
4	Information for Bidders	7-9
5	Bid Conditions	10
6	Evaluation Criteria	11-13
7	Scope of the work (Annex- I)	14
8	Terms & Conditions of engagement of PMC	15-18
9	Payment Terms & Release of Funds (Annex –II)	18-21
10	Arbitration & Force Majeure	22
11	Details about bidding Agency (Annex –III)	23-27
12	Various Annexure and Letters	28-42
13	Financial Bid (Schedule of Quantity)	43
14	Layout and 3D view of the building	44-47
15	Preliminary Estimate	48

**INVITATION OF EXPRESSION OF INTEREST (EOI) CUM REQUEST
FOR PROPOSAL (RFP)**

The Superintending Engineer, AIIMS Nagpur on behalf of Executive Director, **AIIMS Nagpur**, invites EOI cum RFP in sealed envelopes/through CPP portal in two bids system from Central /State Public Sector Undertakings (PSUs) eligible as per GFR, 2017 u/s 133(3) for **Comprehensive Project Management Consultancy (PMC) Services for the Construction of Dinning Hall (G+1) including Drawing ,Designing, Vetting of all Drawings, Electrical, Plumbing, HVAC, Fire-fighting, Water supply, CCTV, Horticulture and External Development works and associated services etc. at the campus of AIIMS Nagpur.**


The PMC Agency shall be selected /appointed based on lowest quoted consultancy charges or as defined in this document:

IMPORTANT INSTRUCTIONS

1)	'Owner' / Public Authority	:	AIIMS Nagpur
2)	Estimated Project Cost	:	4.97 Crore
3)	Completion Time (PMC and work execution)	:	12 months
4)	Cost of Tender Documents.	:	Nil
5)	Earnest Money Deposit (in the form of DD/NEFT/RTGS/Bank Guarantee in favor of The Registrar, AIIMS Nagpur)	:	₹ 9,94,000.00/-

TIME SCHEDULE FOR VARIOUS TENDER RELATED EVENTS

Bid Submission Start Date	03/03/2026
Date, time of Pre Bid Meeting	online (queries may be send through emails by 05/03/2026)
Venue of Pre Bid Meeting	Office of Superintending Engineer, AIIMS Nagpur
Original EMD Submission End Date, Time	23/03/2026
Bid Submission End Date, Time	23/03/2026
Technical Bid Opening Date, Time	24/03/2026
Presentation of Concept Note	Firm shall be intimated post technical evaluation, if applicable
Date of Opening of Financial Bid	Post evaluation of Technical bids


 EXECUTIVE ENGINEER (CIVIL)
 अ.भा.अ.सं. नागपुर / AIIMS, NAGPUR
 महाराष्ट्र / MAHARASHTRA - 441108

1. Last date of physical submission of original EMD is not applicable for the bidder who deposited EMD online in the Institute account within the period of bid submission. Bidder may deposit EMD in the following account number of the Institute: -
Account Name: DIRECTOR AIIMS NAGPUR
Account No :- 83940100003139
Branch Name: BANK OF BARODA, AIIMS NAGPUR
IFSC Code: BARBOVJNAAP
2. The intending bidder must read the terms and conditions of EOI cum RFP carefully, bidder should only submit bid if he considers himself eligible and he is in possession of all the documents required.
3. This information and instructions for bidders posted on website shall form part of bid document.
4. 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://aiimsnagpur.edu.in/> or <https://eprocure.gov.in/eprocure/app>
5. The intending bidder must have valid digital signature to submit the bid.
6. The bidder shall pay the respective amount of Bid Security (EMD) as mentioned in table by DD / NEFT / RTGS / Fixed Deposit/ Bank Guarantee in favor of “Director AIIMS Nagpur” drawn on any Nationalized Bank/ Scheduled Bank and payable at AIIMS Nagpur and must be valid for 90 days from last date of opening of Bid (Bid validity period – 90 days). The EMD shall be scanned or uploaded to the CPP Portal website within period of bid submission. The original EMD should be deposited/ submitted at **Engineering Department, AIIMS Nagpur** within due date mentioned. Bid received without Earnest Money deposit (EMD) shall stand rejected and thus shall not be considered for evaluation etc. at any stage. Exemption to EMD / Tender Fees shall be as per government guidelines, if any. The bidder seeking EMD Exemption must submit the valid supporting document for the relevant category as per tender document
7. The EMD will be forfeited if the bidder withdraws or amends its tender or impairs or derogates from the tender in any respect within the period of validity of its tender or if it comes to the notice that the information/ documents furnished in its tender is incorrect or false.
8. The bid security (EMD) without interest shall be returned to the unsuccessful bidders after finalization of contract with successful bidder.
9. The successful bidder have to execute a contract on Indian non judicial stamp paper of ₹ 500/- (Rupees Five hundred only) within fifteen (15) days from the date of award of this tender in his favour and also required to furnish the performance security plus security deposit @ 5% of contract value in the form of Fixed Deposit/Bank Guarantee from any Nationalized/Schedule bank duly pledged in favour of “Director AIIMS Nagpur” & payable at Nagpur only and must remain valid for a period of 14 (Fourteen) months beyond the date of completion of all contractual obligations of the contractor, including Defect Liability Period (DLP). The earnest money deposited along with bid shall be returned after receiving the aforesaid performance guarantee. The bidder whose bid is accepted will also be required to furnish either copy of applicable licensee / registration etc.

10. The bid shall be valid and open for acceptance by the competent authority of AIIMS Nagpur for a period of 90 (Ninety) days from the date of opening of technical bid and no request for any variation in quoted rates and / withdrawal of tender on any ground by bidders shall be entertained. The unilateral withdraw at any stage will cause forfeiture of EMD in addition to any remedy that the purchaser may have under the law. 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 AIIMS shall, without prejudice to any other right or remedy, be at liberty to forfeit the earnest money.
11. Only Authorized signatory will be permitted to sign any type of documents.
12. If uploaded scanned documents/tender form are not downloaded successfully, due to any technical error/corrupt files then AIIMS Nagpur will not be liable.

PROPOSAL SUBMISSION INFORMATION

- 1) **AIIMS Nagpur** reserves the right to accept or reject any or all proposals without assigning any reason thereof.
- 2) Bid for PMC, the RFP supported by prescribed annexure shall be submitted through E procurement portal (CPP Portal).
- 3) Bidders are advised to keep visiting the **AIIMS Nagpur** website from time to time (till the deadline for bid submission) for any updates in respect of the RFP document notice, if any. Failure to do so shall not absolve the bidder of his liabilities to submit the RFP document complete in all respect including updates thereof, if any.
- 4) All events will be as per the timeline given in the schedule. All queries by the bidders shall be submitted to the Engineering Dept., **AIIMS Nagpur** in the given due date.
- 5) **Authorized Signatory:** Officer of the bidding organization who is authorized by the competent authority viz C.M.D/ head of organization. The original signed copy of authorization letter/Power of Attorney must be attached with the bid.
- 6) The bidding process shall consist of Two Bid System. The bid must be submitted in two parts comprising:
 - The Part-I (Technical bid) should contain the EMD details, Technical details of the organization required as per the RFP/EoI document, eligibility criteria, and financial information along with other desired information/certificate as per the Annexures of this proposal document.
 - The Part-II (Financial Bid) shall only contain the price offered in the Bid format provided in the document.
 - The Part-I (Technical Bid) will be opened on the date of the tender opening and the Part- II (Financial Bid) after evaluation of Part-I. The Part-II (Financial Bid) of only technically qualified bidders shall be opened, as decided by the Technical Evaluation Committee. The decision of the Technical Evaluation Committee (TEC) shall be final and binding on all the bidders.

EXPRESSION OF INTEREST (EOI) cum REQUEST FOR PROPOSAL (RFP)

FOR

Comprehensive Project Management Consultancy (PMC) Services for the Construction of Dinning Hall (G+1) including Drawing , Designing, Vetting of all Drawings, Electrical , Plumbing, HVAC, Firefighting, Water supply, CCTV, Horticulture and External Development works and associated services etc. at the campus of AIIMS Nagpur.

Information to Bidders (ITB)

- 1) **AIIMS Nagpur** is willing to engage the Project Management Consultant (PMC) from amongst Central Public Sector Undertakings (CPSUs) eligible as per GFR, 2017 u/s 133 (3) for **Comprehensive Project Management Consultancy (PMC) Services for the Construction of Dinning Hall including Drawing, Designing, Vetting of all Drawings, Electrical, Plumbing, HVAC, Fire-fighting, Water supply, CCTV, Horticulture and External Development works and associated services etc. at the campus of AIIMS Nagpur.**

- 2) **DEFINITIONS:**

Unless context or consistency demands, the following terms shall have the meaning assigned to them as given below. However, in case of any doubt arises the decision of **AIIMS Nagpur** shall be final and binding on all the parties.

 - 2.1) **“Owner”** shall mean **AIIMS Nagpur and** shall include their legal representative, successor and permitted assigns.
 - 2.2) **“PMC”** shall means the agency (PSU/Central Govt. Organization/others) engaged by the AIIMS Nagpur as the Project Management Consultant and shall be fully responsible for the construction, development and all other works assigned by the AIIMS Nagpur.
 - 2.3) **“Authorized Representative”** shall mean the representative of Project Management Consultant (PMC).
 - 2.4) **“Projects”** shall mean construction and development of construction and development of Dining Hall & Infrastructural works including electrical, plumbing, HVAC, firefighting, water supply, CCTV, Horticulture, External Development works and associated services etc. at the various campuses of AIIMS Nagpur.
 - 2.5) **“Services”** shall mean the Comprehensive Design & Engineering, Project Management Consultancy services to be rendered by the PMC as mentioned in this document and assigned by the AIIMS Nagpur from time to time to make the campus fully functional. **“Contractor”** means the contractor or contractors or suppliers or agencies employed by the Executing Agency (PMC) for the works or any connected works/services, including the Executing Agency itself in case any work is done directly by the Executing Agency.
 - 2.6) **“Completion”** means when the Building(s), amenities, utilities, etc. are complete in all respects along with associated services i.e. ready to occupy and are actually handed over to the **‘Owner’**.

- 2.7) **“CTE”** means Chief Technical Examiner.
- 2.8) **“CVC”** means Central Vigilance Commission, Government of India.
- 2.9) **“CAG”** means Comptroller and Auditor General, Government of India.
- 2.10) **“EPC”** means Engineering, procurement and Construction mode.
- 2.11) **“HEFA”** means Higher Education Financing Agency.
- 2.12) **“MoH&FW”** means Ministry of Health & Family Welfare.
- 2.13) **“Applicant/Bidder/Tenderer”** can be used interchangeably and shall have the same meaning. Similarly, Tender/Bid also shall have same meaning.

3) ELIGIBILITY CRITERIA:

- 3.1) As per clause 7.1 of this document.

4) The broad Scope of the Works / Project description shall be:

- 4.1) The Execution of the project shall be undertaken on behalf of AIIMS Nagpur.
- 4.2) Construction and development of Dining Hall & Infrastructural works including electrical, plumbing, HVAC, Fire-fighting, Water supply, CCTV, Horticulture, External Development works and associated services etc. at the various campuses of AIIMS Nagpur in compliance with all applicable laws/rules/guidelines issued by Govt. of India.
- 4.3) Execution and Supervision of all the project related activities such as civil, architectural, Structural, Plumbing, Electrical etc. where Engineering, Procurement and Construction would be fully contracted.
- 4.4) Obtaining statutory approvals, local body approvals etc. wherever applicable.
- 4.5) The project shall comply with GRIHA-IV or above.
- 4.6) Dining Hall infrastructure shall be planned and designed in phases to ensure that the building is occupiable by AIIMS Nagpur as per the need determined during project proposal stages. The phasing plan shall be prepared during the time of contract/MoA.
- 4.7) Design shall comply with local architecture, applicable bye laws and NBC-2016 or latest code
- 4.8) Obtaining completion / occupancy certificate including fire, safety etc., if applicable.
- 4.9) Handing over the completed works/project with quality and compliance of all rules and regulations to AIIMS Nagpur.

- 4.10) Maintenance of building and campus systems during the **defect liability period of 12 months** from the date of handover. Warranty of water proofing and Structure stability of the building shall be 10 years from date of completion of warranty period/defect liability period, whichever is later.
- 4.11) PMC shall appoint design consultant for the preparation of proposal good for bidding of EPC contractor. The broad scope of Design consultant shall include:
- a) All Architectural Drawings and design of buildings and master plan.
 - b) Structural design and drawings etc.
 - c) Mechanical, Electrical & Plumbing (MEP) services and drawings.
 - d) Low voltage systems (CCTV/LAN etc.) facilities and drawings.
 - e) Landscaping and horticultural development least affecting the natural flora and fauna of the site and drawings.
 - f) Clearance of the site in all respect.
 - g) Vetting of structural drawings, mechanical, electrical and plumbing drawings from any NITs, IITs and CBRI.
 - h) 3 D model of the said building.
 - i) Isometric and prospective view.
- All drawings should be as per the compliance of NBC 2016, GRIHA rating, Fire safety standards, etc.
- 4.12) The design consultant shall have appropriate qualification and experience consistent with the project challenge.
- 4.13) PMC shall involve representatives of AIIMS Nagpur in selection of Design Consultant along with other experts.
- 4.14) The proposal of design consultant presented at the time of selection of Design Consultant shall be tentative and AIIMS Nagpur is at its liberty to accept/change or ask for alternative design during design finalization stages
- 4.15) PMC shall prepared estimates for project scope of work as identified by AIIMS Nagpur and submit for approval of AIIMS Nagpur.
- 4.16) PMC shall ensure that Design consultant completes the design and drawing proposal in less than 2 months through following design finalization stages:
- i) Final concept & Concept design alternatives
 - ii) detailed design with model/3D walkthrough
 - iii) Design shall be cost effective and efficient in fund utilization
 - iv) Design consultant shall interact with AIIMS Nagpur team to get detailed understanding of the requirements and has to follow the directions issues.
 - v) The responsibilities of Design Consultant shall be consistent with the responsibility of architect as given in Council of Architecture (COA) handbook of professional practices.
 - vii) Design consultant shall be responsible for design coordination and technical support during contract stage within the finalized design.
- 4.17) Appointment of contractor: PMC shall appoint contractor based on design proposal finalized by Design Consultant as per its general Conditions of Contract and Tender Documents/specifications.

5) **BID CONDITIONS:**

The estimated cost of the project and duration shall be of 12 Months for completing the project. The Bidders shall provide their services as PMC for a period of 24 **Months (construction + defect liability period)** including defect liability period of **12 months** which can be extended further as per mutual agreement. However for Warranty of water proofing and Structure stability of the building PMC shall extend support of 10 years.

- 5.1) Owner reserves to itself the authority to reject any or all of the bids received and change the scope of the work without assigning any reason. The Owner also reserves the right to itself to terminate the bidding process at any stage without assigning any reason.
- 5.2) The offer, in which any of the prescribed conditions is not fulfilled or where the bidder puts any condition including that of conditional rebate, shall be liable to be summarily rejected.
- 5.3) Canvassing whether directly or indirectly, in connection with the bid is strictly prohibited and the bid submitted by the bidder who resorts to canvassing in any form would be liable to rejection.
- 5.4) The offer shall remain open for acceptance for a period of **90 +45 days** from the date of opening of 'Financial Bids'.
- 5.5) Bidder must ensure before submitting the bid that each and every page of the bid documents is signed by the authorized officer of the organization. The bid document shall form a part of the contract agreement. The successful bidder on acceptance of his bid by the Accepting Authority, and issue of letter of intent/ award shall sign the contract agreement / MOA as required by the Owner.
- 5.6) To obtain first-hand information on the assignment and on the local conditions, bidders have to visit the actual site of the project. Bidders must be informed themselves of local conditions and terrain and take these into account while preparing their bids.

6) **SUBMISSION OF BID:**

Bids to be submitted on the date mentioned in this document on CPP portal.

The Agency (PMC) consultancy / service charges all-inclusive but including GST for Providing Comprehensive Design Engineering and Project Management Consultancy (PMC) Services shall be quoted in terms of Fee both in figure and in words duly signed by the Authorized Signatory to be indicated in the prescribed format provided. GST as applicable shall be paid as per GoI Norms.

The owner shall reimburse/ pay all expenditure related to obtaining statutory clearances of the project as per actual including registration charges (if any) with concerned authority.

Bids without EMD and Tender Fee shall be rejected summarily.

Contract/Bidder have to submit EMD in hard copy in a sealed envelope with clearly mentioning the EOI No. on or before the last date and time of submission of bid. Delay in the post or courier may be treated as disqualified.

7) **EVALUATION CRITERIA: Minimum Eligibility Criteria:**

The Agencies who fulfill the following minimum eligibility requirements shall be eligible to bid. Ineligible bids shall be rejected out rightly and no further action/technical consideration shall be given to such bids:

i) **Any Central Public Sector Undertaking set up by the Central govt. to carry out Civil or Electrical works** as per GFR clause 133(3) can participate in the bid. Other Central PSUs notified by the Ministry of Urban Development for such purpose can also participate in the bid. Memorandum of Understanding (MOA) to be submitted along with the tender as documentary evidence for this purpose.

ii) The bids received as a joint venture or consortium are not eligible for participation. Only sole bidders are allowed to participate in the bid.

iii) **The bidder must be a Government company registered under the companies act 2013/1956** or a corporation setup by an act of parliament or a department of the central Government. The certificate of incorporation or the gazette notification of the incorporation of the body must be enclosed with the bid.

iv) Should have satisfactorily completed as Project Management Consultant (PMC) /Design, Development and Construction agency for works as mentioned below completed within (07) Seven years ending previous day of last date of submission of tenders. (Copies of completion certificates shall be attached) The value of executed works shall be brought to current costing level by enhancing the actual value of work at simple rate of 7% per annum; calculated from the date of **completion to last date of receipt of tenders.**

a. One similar work costing not less than 15 Crores

Or

b. Two similar works each costing not less than 10 Crores

Or

c. Three similar works each costing not less than 07 crores

Similar works means experience in construction of building as well as design, consultancy (structural and Architectural consultancy)

v) Cumulative **average annual financial turn over** during the immediate last 3 consecutive financial years should be at **least ₹ 100 crores**. The CA certificate or balance sheet should be signed by the authorized chartered accountant with UDIN No.

vi) The agency should have **experience as Architectural and Project Management Consultant** for Construction of a completed building single project with minimum value of **₹ 15 crores** approx. during the last 07 years.

vii) Agencies that are debarred or blacklisted by any Govt. Departments are not eligible to participate in the tender. A notarized Certificate on stamp paper of Rs. 500 / undertaking on company's letter head is to be submitted along with the bid as attached in the **Annexure IX** by the bidders to the effect that they are not debarred or blacklisted by any Govt. Department. In case, if it is found at later stage that the bidder is a blacklisted/ debarred company declared by any Govt. Department then the works shall be withdrawn, and EMD/PBG/bid security will be forfeited.

7.1) **Evaluation of Technical Bid**

The duly constituted Technical Evaluation Committee (TEC) shall evaluate the Technical Proposals on the basis of their responsiveness to the Terms of Reference and by applying the evaluation criteria. The bid shall be evaluated as per the following criteria:

List of mandatory documents

S.N.	Technical Documents	Submitted (Yes / No)
A.	Technical Manpower details (Presence of in-house professionally qualified staff on the payroll of the PSUs in indicated categories) The Engineers and Architects required as mentioned below should be of regular employees on permanent payroll of the bidder. Civil Engineers , Electrical Engineers, Architect (all having Minimum 5 Years of Experience) Document signed by the Head / HR Department to be submitted.	
B.	Similar Work Experience in construction of building as well as design, consultancy (structural and Architectural consultancy) a. One similar work costing not less than 15 Crores Or b. Two similar works each costing not less than 10 Crores Or c. Three similar works each costing not less than 07 crores	
C.	PSU Status (Document showing Navratna/ Mini ratna/ Maharatna)	
D.	Experience in Green Building Completed and successfully handover to client any construction project in last seven years . Relevant document to be submitted	
E.	Technical timeline/ tentative guideline 1. Explanation of proposed Conceptual Layout as per scope of wok mentioned in the EOI. 2. Approach to complete the Project within the estimated Cost with detailed cost break-up proposal. 3. Approach to complete the Project within the estimated timeline - Schedule for completion. 4. List of statutory approvals like Building Plan Approval, Fire NOC, PCB etc. and explaining proposed layout is in compliance with Regulations / Codal provision like NBC, Local Bye-laws. 5. Team strength to depute at site for monitoring of the project. (This part shall be submitted in PDF/ presentation format)	
F.	Submission of all Annexure published in Eoi (All annexure of this Eoi/ Tender document shall be submitted duly filled and signed copy)	
G.	Average annual financial turn over during the immediate last 3 consecutive financial years should be at least ₹ 100 crores	
H.	Undertaking for non-blacklisting. A notarized Certificate on stamp paper of Rs. 500 / undertaking on company's letter head is to be submitted along with the bid as attached in the Annexure IX by the bidders to the effect that they are not debarred or blacklisted by any Govt. Department.	
I.	The bidder must be a Government company registered under the companies act 2013/1956 or a corporation setup by an act of parliament or a department of the central Government. The certificate of incorporation or the gazette notification of the incorporation of the body must be enclosed with the bid	
J.	Annexure – I to Annexure XVI duly signed copy to be submitted along with technical bid	

7.2) **Opening and Evaluation of Financial Bid**

The Financial Bids will be opened only of technically qualified bidders in technical bid (Stage-I) and each is termed as Technically Qualified Bidder (TQB). The bidders shall quote percentage consultancy charges as of the tendered amount, the financial bid is including GST as applicable.

Bidder quoting lowest consultancy charges shall be awarded the contract for PMC for the subject work. In case of two or more bidders quoted same rates then bidder having more experience in term of amount shall be awarded the contract, if required.

7.3) **Memorandum of Agreement (MOA)**

The MOA between PMC and Owner will be executed with mutually agreed terms and conditions. This document/relevant terms and condition will be part of MoA as decided by the AIIMS Nagpur /Owner. However, the minimum requirements of GFR 2017 and other related GOI directions for such project shall be complied with.

7.4) **PERFORMANCE SECURITY/GUARANTEE**

5 % in form of Bank Guarantee/FDR merged in favor of **Director AIIMS Nagpur** issued from any nationalized bank. Performance guarantee shall be kept for defect liability period and duration of contract plus two additional month.

Scope of Work

Construction of Dinning Hall (G+1) including Drawing, Designing, Vetting of all Drawings, Electrical, Plumbing, HVAC, Fire-fighting, Water supply, CCTV, Horticulture and External Development works and associated services etc. at the campus of AIIMS Nagpur

Scope of work: - The broad scope of work includes the following activities:

Salient feature of the proposed Dinning Hall AIIMS is as follows:

The facility will include:

- Entrance Foyer, Hand Wash, Drinking Water, Storage Area, Dish Washer Area, Lift, Kitchen Preparation & Cooking Area, Service Counter, Ladies/Gents Toilet, Workers Toilet
- Proposed Capacity: 500 PAX
- Total Built up Area: 1050 Sqm (Estimated) or (Minimum Total Built up area that fulfill our requirements)
- Total Number of Floors: Ground +1
- Tentative layout and 3D view, budgetary / PE is attached in this document for better understanding of the AIIMS Nagpur requirement.

PRELIMINARY COST ESTIMATES -SUMMARY	
*As per attached document	
A	These Preliminary Cost estimates are based on Plinth Area Rates 2023

1. The scope includes all types of labor, sundry items, transportation, electricity, water etc. required to carry out the work as per scope of work (details in Schedule of rates) and in accordance with good engineering practice.
2. Post completion of the project including defect liability period, AIIMS Nagpur will look into the operation and maintenance of the project at their own cost. AIIMS Nagpur shall ensure that project is utilized for the sole objective for which it is created.
3. Payment will be made as per Schedule Payment plan.
4. Fund utilization certificate signed by CA as per ICAI format is to be submitted under budgetary heads only.
5. The rates shall remain firm during the period of the agreement.
6. Payment shall be made as per actual execution of items and within the approved cost. No cost overrun is permissible.
7. Monitoring and Certification of the executed work shall be done by AIIMS Nagpur.
8. AIIMS Nagpur will have to satisfy themselves w.r.t. the quality of construction and stability of the structure.

8) TERMS & CONDITIONS OF ENGAGEMENT:

A) RESPONSIBILITIES OF PMC

- i. Subsequent to signing of the MoA, **PMC** shall take possession of encumbrances free site from the **OWNER** and shall nominate a responsible senior engineer for execution of the Project under intimation to **OWNER**.
- ii. The planning, designing of the Project shall be done by the **PMC**. **PMC** shall prepare architectural concept and other services drawings as per the scope of works provided/required by **OWNER**. **PMC** shall prepare detailed cost estimates based PE / tentative layout submitted by AIIMS Nagpur or mentioned in this document on latest DSR approved architectural concept /other services drawings & specifications and vetting of all structural drawing from any NIT's/IIT's and CBRI by **OWNER**. Preliminary cost estimates is prepared which is based on latest CPWD plinth area rates / DSR (as applicable) enhanced by the cost index of the area and market rate analysis for items which are not included in CPWD, PAR, for financial sanction / approval of the **OWNER**. However details estimate shall be prepared by PMC and submit for approval before finalization of tender for selecting contractor or agency for execution.
- iii. **PMC** shall prepare tender documents comprising the technical specification, BOQ, general terms and conditions, special conditions etc. and decide on inviting tenders either on engineering procurement construction (EPC)/ item rate mode. **PMC** will provide in its contract with Contractor/Agencies, escalation clause as per prevailing CPWD's General Conditions of contract submit for approval before finalization of tender for selecting contractor or agency for execution. For efficient Project execution, if required, PMC shall decide on sub packaging of the entire work. PMC shall invite open tender based on prevalent / established prequalification criteria. **PMC** shall award the work within sanctioned cost (including agency charges) to the technically qualified lowest bidder.
- iv. If there is an increase in L-1 tendered cost vis a vis sanctioned cost (including agency charges) then **PMC** shall put up a proposal to the **OWNER** for sanction of the revised cost with supporting documents and technical justification.
- v. **PMC** shall make all the statutory payments to the local government or any other statutory body or bodies relating to the Project from the Project Fund.
- vi. **PMC** shall unless otherwise specified be fully responsible for procurement of all materials through contractors/agencies for the Construction activity as approved by the Superintending Engineer (AIIMS Nagpur) and be liable for compliance of statutory laws/rules/regulations and quality control at site.
- vii. **PMC** shall be wholly responsible for any observations and/or comments and, if any, defects pointed out by C.T.E and/or C.V.C and/or C.A.G in the planning & procedures of execution of the Project.
- viii. **PMC** shall have the absolute authority to grant escalation, extension of time, cancel or determine cancellation of contract, either in full or parts, if the Contractor fails to perform / complete the work, due to inferior workmanship etc. **PMC** shall get the balance work Completed at the risk and cost of the Contractor / subcontractor.

- ix. Any defects discovered and brought to the notice of the **PMC** during the period aforesaid shall be rectified by the Contractor appointed by the **PMC**. **PMC** shall ensure that in the event of the failure on the part of the Contractor, the same may without prejudice to any other rights available to it in law, be rectified by the **PMC** at the cost and expense of the Contractor.
- x. **PMC** shall be fully responsible for the timely completion, the quality any delay and structural safety of construction. Any defect discovers and brought to the notice of **PMC** during the period aforesaid shall be rectified by the contractor appointed by the **PMC**. **PMC** shall ensure that in the event of failure on a part of contractor the same may without prejudice to any other rights available to it in law, be rectified by the **PMC** at the cost and expenses of the contractor.
- xi. **PMC** shall unless otherwise specified be fully responsible for procurement of all materials as approved by Superintending Engineer AIIMS Nagpur and services for the construction activities.
- xii. During the various stages of execution **PMC** shall submit a monthly progress report with actual site photographs to the institute.
- xiii. For any unforeseen expenses in the project, it has to be approved by the institute, separately
- xiv. **PMC** shall execute the work from concept to completion as per scope of work given by institute and complete it within a period mutually agreed between the parties.
- xv. The **PMC** as an executing agency for the project shall carryout the entire planning and construction of the project for the intended use of the institute including its project management, supervision and related services.
- xvi. **PMC** has to complete the work within the estimated project cost.
- xvii. Based on the requirements and scope of work given by institute, **PMC** shall submit preliminary drawings to institute for approval.
- xviii. Based on approved preliminary drawings, **PMC** shall submit preliminary estimate of the work to institute for approval.
- xix. **PMC** to forward draft tender copy to institute before issuing notice inviting tender (NIT). The suggestions of institute will be considered by **PMC** for incorporating in the tender document.
- xx. **PMC** will provide the project execution plan to the institute and monitoring the same which may reflect in their monthly progress report.
- xxi. The **PMC** is bond to achieve the minimum monthly target of at least 70% on site.
- xxii. The **PMC** shall not stop or slow the work at site due to delay or non-payment of bill timely.
- xxiii. **PMC** shall provide all the assistance to the Superintending Engineer and Executive Engineer of AIIMS Nagpur as required time to time.
- xxiv. **PMC** shall have the detailed bill with compliance of quality control certificate for the payment.
- xxv. **PMC** shall submit the utilization certificate with every bill.

- xxvi. PMC shall do the vetting of all drawings from any NIT's/IIT's and CBRI.
- xxvii. PMC should open the separate account in BOB for AIIMS Nagpur for this work only and PMC may not use or consumed this amount for any other project or work, if required.

B) RESPONSIBILITIES OF OWNER:

- i. The **OWNER** shall provide to **PMC** all Project related requirements/ detailed scope of works for planning/designing pertaining to the Project.
- ii. OWNER shall demarcate and hand over the site free of all encumbrances or charges to PMC. It is further clarified that PMC shall not be held responsible by the OWNER for any encumbrance or encroachment related litigation, continuing or future, which may arise in relation to the site and in case, PMC is involved in any such suits arising out of the site, continuing or threatened, the OWNER shall extend all possible support to PMC in such litigation before any court or tribunal.
- iii. The OWNER shall exercise its responsibility as the owner of the Project by signing the drawings required for Statutory Authorities and also by giving necessary authorization to PMC to secure approvals from local bodies of statutory authorities for the planning, construction as contemplated in this agreement from time to time. However, the OWNER shall help the PMC to the extent of writing letters to local bodies regarding getting such approvals.
- iv. OWNER shall give / convey the approval of the sanctioned cost of the Project for its execution. OWNER shall also convey / grant timely approvals to the revised cost estimates as submitted by the PMC along with proper justification.
- v. OWNER shall release the funds/payments comprised in the Project Funds promptly and as and when required by PMC to ensure that the progress of work is not hampered due to non-availability of funds.
- vi. OWNER shall provide its GST registration certificate for the purpose of GST returns & shall raise timely tax invoices by PMC.
- vii. OWNER shall nominate authorized nodal officer/ to inspect and check the 'construction work' from time to time to see that the construction works are being carried out as per drawings & specifications as provided in the approved cost estimate. If during the inspection, any defects or variation without the written request of the OWNER are found, then the same shall be rectified by the PMC through its deployed contractors.
- viii. OWNER must ensure to communicate any change in Scope, Extra items to be incorporated in the awarded work well in time. Further, no separate approval for deviations in quantities in the awarded work to the Contractor will be obtained by PMC from the OWNER where the deviations are within the prescribed limits as per Contract and /or within the approved sanctioned cost (including agency charges) of the Client.

C) PURPOSE OF ENGAGEMENT OF PMC

- i. This MoA is being entered into between 'Owner' and PMC for undertaking the civil engineering construction services for infrastructure development of AIIMS Nagpur on "Deposit Work Basis".
- ii. Subsequent to this MoA, 'Owner' shall communicate its requirement along with required details for specific project work to be taken up by PMC.
- iii. **PMC** shall prepare preliminary specifications, estimated time for completion and cost estimates for the specific project work which shall be finalized between OWNER and PMC.
- iv. Based on the finalized preliminary specifications, estimated time and cost estimates, the

- 'Owner' shall communicate its acceptance of "in-principle approval" for PMC to proceed ahead with the detailed Project work or not.
- v. Upon receipt of in-principle approval, PMC shall proceed ahead with finalizing detailed planning, designing, architectural drawings, BOQ etc. required for tendering with due approval of OWNER.
 - vi. All the procurement activities shall be carried out by PMC on behalf of OWNER adhering to PMC guidelines, applicable Government guidelines including CVC, GFR etc.
 - vii. Subsequent Project activities shall be undertaken as per finalized scope of work and Project schedule
 - viii. Owner may communicate its requirements for several project works simultaneously or as and when there is requirements for execution of works at the various campuses of AIIMS Nagpur.
 - ix. The terms and conditions and the Agency charges on the actual cost of the Project for services rendered by PMC, shall be as agreed in the MoA, whereas the technical specifications and estimated costs shall separate for each specific project sanctioned by AIIMS Nagpur.

D) PAYMENT TERMS & RELEASE OF FUNDS

- i. The expression 'actual cost of Project' shall include the following:
 - a) All the final payments made to the contractor(s), vendors / supplier(s), TPQM agency etc. as agreed upon in the tender for the construction of all the buildings, services, related facilities etc.
 - b) All costs of materials acquired for the Project and used on the work, either directly or through the contractor(s) including storage charges, carriage and any other incidental charges connected with such materials but including the material not incorporated or not handed over to the **OWNER**.
 - c) All cost of labour and manpower deployed on the Project works by the PMC on its own or through labour contractors or even its own manpower provided to contractors for execution of the works.
 - d) Actual cost of site survey, soil testing charges, laboratory charges for testing of any material, manufactured or built items including the cost of cartage of samples to and from the laboratory.
 - e) The cost towards vetting of design/drawings from any reputed institute (including NIT/ IIT and CBRI) and/or their services for consulting any matter concerning the Project.
 - f) The contingency towards watch & ward staff, construction of site office, other field requirements etc. as per CPWD works manual.
 - g) All monetary liabilities of the **PMC** towards the contractors/ sub-contractor, suppliers and other agencies to the extent these falls within the definition of actual cost as may be left outstanding at the time of payment of final bill provided they have been accepted by the PMC as balance payment against final bill of these agencies.
 - h) All additional costs as payable to contractors /vendors/labors etc. on account of risk & cost action against contractor.
 - i) All liabilities arising out of any court decree or arbitration award and /or any additional costs transpiring due to the direction of any court/tribunal /statutory body and/or any other legal costs including but not limited to the cost of hiring advocates, getting legal opinions, filing of pleadings etc. for the purpose of initiating on behalf of, or defending, itself or the **OWNER** in any suit or arbitration, in respect of any dispute arising out of the Project works done or to be done and/or freeing the site of all encumbrances and/or charges. This sub-

clause only addresses disputes/arbitrations/suits with any or all of the contractors or any other person(s) body/authority. Nothing in this sub-clause shall be construed to cover any disputes/arbitrations/suits between the **OWNER** and the PMC, in which case, each party shall bear its own costs.

- ii. The actual cost of work shall not include:
 - a) cost of land; and
 - b) Cost paid by the **OWNER** to local government or any other statutory body or bodies for getting approvals for the Project etc.
- iii. All tax liabilities including Applicable Taxes on payments to contractors & PMC and any further tax liability arising out of statutory amendments in laws, government notifications etc. shall be paid by OWNER to PMC.
- iv. In case of non-receipt of the payment, any extra cost incurred by PMC on operation of GST law applicable from time to time including but not limited of reversal of Input tax credit and interest thereon, such extra cost shall have to be reimbursed to PMC by the OWNER.
- v. The payments by the OWNER shall be made by transfer of funds in a bank account of PMC India Ltd. or through demand draft/cheque /RTGS/NEFT.
- vi. The OWNER shall give initial deposit of 10% (Ten percent only) interest free advance of the estimated cost on signing of the Agreement to PMC. This initial deposit would be retained for adjustment against the last portion of the estimated expenditure.
- vii. At the time of the award of work to the contractor(s), the OWNER will, in addition to the initial advance mentioned in sub-Clause D (vii) further give 10% (Ten percent only) of the awarded tendered cost as interest free advance to the PMC for disbursement to the Contractor(s). The PMC will subsequently recover this advance from the contractor(s) as per the provision of contract.
- viii. The PMC shall give to the OWNER , their monthly reimbursement bill showing description of work done, quantity & value of services rendered and Applicable Tax along with their expenditure claim (including agency charges) duly certified by a representative of PMC on the Project, for reimbursement of expenditure incurred. The OWNER shall release the payment within 15 (fifteen) days of submission of invoices/reimbursement bill by the PMC. On completion of work, the accounts of the works shall be closed and a final statement shall be submitted for settlement along with refund of excess deposit received, if any, audited by a Chartered Accountant. All government rules & regulations pertaining to Applicable Taxes shall be applicable and binding on both OWNER & PMC. As the progress of the project is dependent on the funds provided by the Client, in case the payment is delayed beyond 15 days by the OWNER, the contract term will be automatically extended for the delayed period.
- ix. Notwithstanding anything contained in this MOA, the OWNER understands that the uninterrupted fund flow in accordance with the agreement in the key essence for execution of the contract. The OWNER understands that any delay in release of payments to PMC by the OWNER shall result in corresponding delay in release of payment to agencies by PMC for execution of the work and that the OWNER shall be solely responsible for all the liabilities arising out of any court decree or arbitration award arising from such delay on part of OWNER.

Annexure-II

Mile stone

S/ N	Installment	Activities	Financial Year	Percentage	Rupees ₹	Proof to be submitted for release of installment
1		Finalization of EOI.				Copy of EOI
2	1 st Installment	10% on award of L-1 Bidder. (For Architectural Drawings , Structural Designing and Drawings, Geo Technical Investigation and vetting of structural Drawings from the institutions as mentioned in EOI and taking approvals from the client and other State or Central Govt.		10 %		Duly signed Invoice/ demand letter for 1 st instalment. Fund Utilization certificate for the 1st installment duly signed by CA Project progress Report along with geo- tagging & photographic evidence
3	2nd Installment	Mobilization of Machines at site, Start the excavation work For the foundation, and completing the concreting work, filling work, formwork work etc. complete in all respect up to the Plinth top. 10 %		10 %		Duly signed Invoice/ demand letter for 2nd installment, Fund Utilization certificate for the 1st instalment duly signed by Chartered Accountant, Project progress Report along with geo-tagging & photographic evidence
4	3 rd Installment	Plinth Top to First floor slab- Brick work, Concreting in Columns, Beam & Slab complete in all respect		10 %		
5	4 th Installment	First floor to Second Floor slab Brick work, Concreting in Columns, Beam & Slab		10 %		
6	5 th Installment	Completion of all civil, electrical work except finishing / painting / Façade fixing		10 %		
7	6 th installment	Completion of Fire /HVAC/ electrical / Development works/ OHT tank works etc		10 %		
8	7 th installment	After completion of project and Site handover		30 %		
9	Final Bill	Completion of Defect Liability Period		10 %		

Note: This may be vary from the actual site conditions.

Payment terms for consultancy fee: Consultancy fee shall be paid to the PMC on submission of tax invoice, on the quoted percentage by the PMC to the amount of the bills for the work executed at site.

E) COMPLETION OF THE PROJECT

- i. The date of start of the work shall be reckoned from the 10th day after issue of letter of award of work.
- ii. The work shall be completed in all respect within a period of 12 months i.e. from the 10th day after issue of letter of award of work.
- iii. PMC shall submit completion report with drawings.
- iv. The defect liability period of this Project shall be 12 months after completion of work or handing over of offer of possession or taking over of part works, whichever is earlier.

F) LIQUIDATED DAMAGES

- i. PMC shall be required to complete the construction of Project within the period stipulated in this MoA. In case of delay, which may occur due to the reasons beyond the control of PMC, PMC would intimate the OWNER with full details of extension in time limit for completion of the works and keeping the contract alive. The OWNER must ensure to communicate approval of extension within 1 month from the date of intimation by PMC else approval will be construed as granted and no further communication from OWNER in this regard will be tenable.
- ii. If the delay in completion is solely attributable to the PMC , the PMC shall be liable to pay as damages to "OWNER " a sum calculated @ 0.5% (Zero point Five percent) of the Agency Charges for the balance work for each month of delay, subject to a maximum of 10% (Ten percent) of the Agency Charges of balance work.
- iii. In case the Project is delayed due to reasons not attributable to PMC beyond the time as mutually decided as per clause D (ii) above, PMC shall be entitled for extra payment for staff salaries overhead and logistics etc. on actual basis beyond the time initially decided mutually as per clause D(ii) above. This shall be in addition to the agency charges payable to PMC in clause no. C (i) above. PMC shall recover such extra amount by way of imposing penalties on the concerned agency(ies). However, in the event of delay due to Force Majeure causes resulting in the extension of the completion schedule for a length of time equal to the period of force majeure, PMC shall be entitled for extra payment.
- iv. The PMC shall be fully responsible to defend any suits or arbitration / Court cases on behalf of OWNER arising out of project in connection with the work between the PMC and its Contractor(s) and any award/decreed during the construction stage or post completion of work, shall be payable from the Project Fund / OWNER. However PMC shall not charge Agency Charges on such Arbitration award(s)/ court decree(s) in the favour of contractor(s).
- v. PMC or contractor may not approach directly for the arbitration in case of any dispute. PMC or contractor firstly approach to SE AIIMS to the resolve of any dispute then they must appeal to Executive Director, AIIMS Nagpur and they have to appeal to the Dispute Residual Committee formed by Executive Director, AIIMS Nagpur.

G) ARBITRATION

Settlement of Disputes:

- A. The parties shall use their best efforts to settle all disputes amicably as arising out of or in connection with the Tender/Contract or the interpretation thereof. Executive Director, AIIMS Nagpur will be the sole authority for settling the disputes amicably. If the same is not settled within Thirty days, the disputes settlement shall be done by the sole arbitrator as may mutually agreed by both the parties who will decide the case in accordance with and as per the provision of the Arbitration and Conciliation Act 1996 (as amended from time to time) and venue of such arbitration shall be AIIMS Nagpur.
- B. Notwithstanding anything contained in pre-para, Arbitration and settlement of disputes shall be done through the applicable Govt. of India policy i.e; – Administrative Mechanism for Resolution of Disputes (AMRD) as amended from time to time in case of successful bidder happens to be a Govt. Organization.
- C. Competent Court in Nagpur/Uttarakhand shall have an exclusive jurisdiction over the dispute

H) FORCE MAJEURE

PMC shall not be considered in default if delay in completion of work occurs due to causes beyond its control including but not limited to delay in completion of the work occurs due to cause beyond its control such as acts of God, natural calamities, civil wars, fire, strike, frost, floods, riots and acts of unsurpassed power. The PMC shall notify 'OWNER' in writing within fifteen days from the date of such occurrence. In the event of delay due to such causes, the completion schedule will be extended for a length of time equal to the period of force majeure. Any expenditure incurred by the PMC during the period of force majeure shall be reimbursed by the OWNER. In case of closer of work due to the force majeure, any liabilities towards contractor and/or expenditure of the PMC shall be payable by the OWNER

PMC shall not hold responsible any contractor/sub-contractor/ agency for the delay/ stoppage of work due to force majeure conditions like natural calamities, civil disturbance, war, etc. and for losses suffered if any, by the OWNER on this account. PMC shall also not be liable in any manner whatsoever towards such losses and no compensation of any kind whatsoever will be payable by the PMC to the OWNER. Suitable force majeure clause shall be incorporated in all the agreement entered into by the PMC with the contractors/ agencies

DETAILS ABOUT BIDDING AGENCY

S. No.	Particulars	Details	Attached at Page No.
1.	Full name of the Bidder PSU(In capital letters)		
2	Full address of the Bidder PSU/Registered Office		
3	(a) Telephone No: (b) Email ID:		
4	Names and details of the Authorized Signatory of the RFP/Bid (Name, Designation, Address, contact telephone Number, Mobile number, Email ID)		
5	Technical Manpower (Presence of in-house professionally qualified staff on the payroll of the PSUs in indicated categories)		
6	Civil Engineers (Minimum 5 years of experience)		
7	Electrical Engineers (Minimum 5 years of experience)		
8	Architect (Minimum 5 Years of Experience)		
9	Experience of similar nature of works during last seven years: Projects successfully completed		

10	Navratna and above/Schedule A-Mini Ratna/Schedule B-Mini Ratna		
11	No. of years in the relevant operational area (Construction and other allied works)		
12	Has the bidder PSU been blacklisted by any organization at any time? If so, attach the details of the same.		
13	PAN		
14	TAN		
15	EPF		
16	ESI		
17	Labor License of the current project		
15	Corporate Identification Number (CIN)/ Firm Registration Number (FRN)		

16	Date of incorporation and number of years of experience in relevant area		
17	GST registration No.		
18	Attached attested or certified copy of mark sheet / degree for the Architect having minimum five-year experience.		
19	Attached experience certificate of the Architect.		
20	Experience of similar nature of during last seven years project successfully completed and handed over to client.		
21	Attached certificate for the category of Firm/ Navratan or above/ Schedule A – Mini rattan/Schedule B – Mini rattan		
22	No. of years in the relevant operational area. (Construction and other allied works.)		
23	MOA Ratings for the past three years as per DPE, GoI		

24	Experience of Green Building completed and successfully handover to client in last seven years.					
25	Experience of development of master plan and campus survey, one projects for an area of at least 30 acres or more.					
26	Bidder should have completed at least one assignment for Educational, medical or research Institutes comprising of Administrative, Academic, hostels and residential buildings, at least G+5 storied building or more. Etc. in last seven years.					
27	No. of full-time employees in the Organization	Graduate Engineers	Supporting Staff (Technical)			
14	Financial strength of the Organization for the last 3 years. (Attach photocopies of audited balance sheets and CA certified calculation statements)					
	Turnover (IN CRORE)	2022-23	2023-24	2024-25	Average	
	Annual Profit PBT (Before Tax)	2022-23	2023-24	2024-25	Average	
Net Worth (as on 31 st March 2025)						

Note: Attach attested copies of all the documents in support of above-mentioned points.

- It is hereby certified that----- (The bidding PSU herein) has never been black-listed by Central/ State Governments/ PSUs.
- It is hereby submitted that all the terms and conditions of this RFP are acceptable to the Bidder PSU.

- **Over Writing or Cutting may disqualify the bidder from the bid.**

I hereby certify that the above-mentioned particulars are true and correct. If any fact/information is found incorrect/misleading, the bid shall be rejected, and the bidder is liable for legal action.

(Signature of Authorized Signatory.
Name of Authorized Signatory)

(PSU Stamp)

Mobil No:-

Email i d -

DETAILS OF PERSONNEL

S. No.	Category	No. of persons
1	Graduate Engineers (in the payroll of PSUs) (Minimum 5 years of experience)	
	a) Civil	
	b) Electrical	
	c) Architect	
2	Supporting Staff (Technical)	
TOTAL		

(Signature of Authorized Signatory.
Name of Authorized Signatory)

(PSU Stamp)

Mobile No:-

Email ID:-

DETAILS OF WORKS / PROJECTS EXECUTED DURING LAST FIVE YEARS

S. No.	Name of Owner Department	Name of project	Exact location On site of the project	Approved cost of project (in lakhs)	Date of commencement of project	Timeline fixed For completion	Actual date of Completion	Final cost Of project (in lakhs)	Is there any dispute/ Legal case/arbitration case pending in Respect of The project	Remarks
1										
2										
3										
4										
5										
6										
7										

(Signature of Authorized Signatory.
Name of Authorized Signatory)

(PSU Stamp)

(Seal & Signature of the Bidder)

DETAILS OF OFFICES IN AND SURROUNDING AREA

Sr. No.	Location With full address and contact details	No. of personnel		Details of Office Space (In Sqft)	Details of Infrastructure
		Graduate Engineer	Supporting Staff (Technical)		
1					
2					

(Signature of Authorized Signatory.
Name of Authorized Signatory)

(PSU Stamp)

Mobile No:-

Email ID:-

(Annexure - VII)

OFFER FOR AWARDING LETTER/TENDER SUBMISSION LETTER
(To be typed submitted in the letter Head of the Company/ firm of Bidder)

To,
The Superintending Engineer
AIIMS Nagpur,

Sub: "Comprehensive Project Management Consultancy (PMC) Services for the construction of Dinning Hall (G+1) including Drawing , Designing, Vetting of all Drawings, Electrical , plumbing, HVAC, Firefighting, Water supply, CCTV, Horticulture and External Development works and associated services etc. at the campus of AIIMS Nagpur".

Dear Sir,

I/ We acknowledge that AIIMS Nagpur is committed to follow the principles thereof as enumerated in the Integrity Agreement enclosed with the tender/bid document.

I/We agree that the EOI cum RFP is an invitation to offer made on the condition that I/We will sign the enclosed integrity Agreement, which is an integral part of tender documents, failing which I/We will stand disqualified from the tendering process. I/We acknowledge that THE MAKING OF THE BID SHALL BE REGARDED AS AN UNCONDITIONAL AND ABSOLUTE ACCEPTANCE OF THIS CONDITION OF THE NIT.

I/We confirm acceptance and compliance with the Integrity Agreement in letter and spirit and further agree that execution of the said Integrity Agreement shall be separate and distinct from the main contract, which will come into existence when tender/bid is finally accepted by AIIMS Nagpur. I/We acknowledge and accept the duration of the Integrity Agreement, which shall be in the line with Article 1 of the enclosed Integrity Agreement.

I/We acknowledge that in the event of my/our failure to sign and accept the Integrity Agreement, while submitting the tender/bid, AIIMS Nagpur shall have unqualified, absolute and unfettered right to disqualify the tenderer/bidder and reject the tender/bid in accordance with terms and conditions of the tender/bid.

Authorized Representative of Bidder

Signature:

Name: Address:

Place:

LETTER OF TRANSMITTAL

From:

.....

.....

To,
The Superintending Engineer,
AIIMS Nagpur,

Sub: BID FOR PROVIDING Comprehensive Project Management Consultancy (PMC) Services for the Construction of Dinning Hall (G+1) including Drawing, Designing, Vetting of all Drawings, Electrical, Plumbing, HVAC, Fire-fighting, Water supply, CCTV, Horticulture and External Development works and associated services etc. at the campus of AIIMS Nagpur.

Sir,

Having examined the details given in bid document for the above work, I / We hereby submit the Bid. I/We hereby agree with the terms & conditions mentioned in the bid document.

Yours faithfully,

(Signature, Name and Designation of
authorize person with complete address
of PSU)

(Please affix seal)

(ANNEXURE -IX)

TENDER ACCEPTANCE LETTER
(To be given on Company Letter Head)

DATE:- _____

To,
Superintending Engineer
AIIMS NAGPUR

Sub: Acceptance of Terms & Conditions of
Tender. Tender Reference No: _____

Name of Tender / Work: "Comprehensive Project Management Consultancy (PMC) Services for the construction of Dinning Hall (G+1) including Drawing, Designing, Vetting of all Drawings, Electrical , Plumbing, HVAC, Fire-fighting, Water supply, CCTV, Horticulture and External Development works and associated services etc. at the campus of AIIMS Nagpur".

Dear Sir,

1. I/ We have downloaded / obtained the tender document(s) for the above mentioned 'Tender/Work' from the web site(s) namely: as per advertisement, given in the above mentioned website(s).
2. I / We hereby certify that I / we have read the entire terms and conditions of the tender documents of all pages (including all documents like annexure(s), schedule(s), etc.), which form part of the contract agreement and I / we shall abide hereby by the terms / conditions / clauses contained therein.
3. The corrigendum(s) issued from time to time by department/ organization too has also been taken into consideration, while submitting this acceptance letter.
4. I / We hereby unconditionally accept the tender conditions of above mentioned tender document(s) / corrigendum(s) in its totality / entirety.
5. I / We do hereby declare that our Firm has not been blacklisted/ debarred by any Govt. Department/Public sector undertaking/Private organization.
6. I / We certify that all information furnished by our Firm is true & correct and in the event that the information is found to be incorrect/untrue or found violated, then department/ organization shall without giving any notice or reason therefore or summarily reject the bid or terminate the contract, without prejudice to any other rights or remedy including the forfeiture of the full said earnest money deposit /Security deposit or both absolutely.

Date:
Place:

Signature of authorized person
Full Name & Designation:
Company's Seal

Format of Performance Bank Guarantee

(To be submitted in Stamp Paper of appropriate value)

- 1) In consideration of AIIMS Nagpur (hereinafter called "The AIIMS Nagpur") having agreed under the terms and conditions of this Letter of Agreement No. dated _____ made between

The AIIMS Nagpur and (hereinafter called "the PMC service provider") for the work of providing Program Management Consultancy services for the proposed Infrastructure works for a period of 42 months in the campus of AIIMS Nagpur, . (Hereinafter called "the Letter of Agreement") having agreed to production of an irrevocable bank Guarantee for Rs.__(Rupees_only), as a guarantee from the PMC service provider for compliance of his obligations in accordance with the Terms and Conditions in the said agreement, we _____ (Indicate the name of the Bank) (hereinafter referred to as "the Bank") hereby undertake to pay to the AIIMS Nagpur an amount not exceeding Rs.__(Rupees only), on demand by the AIIMS Nagpur.

- 2) We _____ (Indicate the name of the Bank) do hereby undertake to pay the amount due and payable under this guarantee without any demur, merely on a demand from the AIIMS Nagpur stating that the amount claimed is required to meet the recoveries due or likely to be due from the said PMC service provider. Any such demand made on the bank shall be conclusive as regards the amount due and payable by the Bank under this guarantee. But, our liability under this guarantee shall be restricted to an amount not exceeding Rs.__(Rupees_only).

- 3) We, the Bank, further undertake to pay to the AIIMS Nagpur any money so demanded notwithstanding any dispute or disputes raised by the PMC service provider in any suit or proceeding pending before any Court or Tribunal relating thereto, our liability under this present being absolute and unequivocal. The payment so made by us under this bond shall be a valid discharge of our liability for payment there under and the PMC service provider shall have no claim against us for making such payment. We

_____ (Indicate the name of the Bank) further agree that the guarantee contained herein shall remain in full force and effect during the period that would be taken for the performance of the said Agreement and that it shall continue to be enforceable till all the dues of the AIIMS Nagpur under or by virtue of the said Agreement have been fully paid and its claims satisfied or discharged or till Engineer-in-charge on behalf of the AIIMS Nagpur certifies that the terms and conditions of the said Agreement have been fully and properly carried out by the said PMC service provider and accordingly discharges this guarantee.

- 4) We_____ (Indicate the name of the Bank) furthermore agree with the AIIMS Nagpur that the AIIMS Nagpur shall have the fullest liberty without our consent and without affecting in any manner our obligations hereunder to vary any of the terms and conditions of the said Agreement or to extend time of performance by the said PMC service provider from time to time or to postpone for any time or from time to time any of the powers exercisable by the AIIMS Nagpur against the said PMC service provider and to forbear or enforce any of the terms and conditions relating to the said Agreement and we shall not be relieved from our liability by reason of any such variation, or extension being granted to the said PMC service provider or for any forbearance, act of omission on the part of the AIIMS Nagpur or any indulgence by the AIIMS Nagpur to the said PMC service provider or by any such matter or thing whatsoever which under the law relating to sureties would, but for this provision, have effect of so relieving us.
- 5) This guarantee will not be discharged due to the change in the constitution of the Bank or the PMC service provider.
- 6) We_____ (Indicate the name of the Bank) lastly undertake not to revoke this guarantee except with the previous consent of the AIIMS Nagpur in writing.
- 7) This guarantee shall be valid up to_____ unless extended on demand. Notwithstanding anything mentioned above, our liability against this guarantee is restricted to Rs. (Rupees_____ only), and unless a claim in writing is lodged with us within six months of the date of expiry or the extended date of expiry of this guarantee, all our liabilities under this guarantee shall stand discharged.

Signed and sealed dated the_____ day of_____ the Year 2022
for_____ (Indicate the name of the Bank)

DECLARATION BY AUTHORISED SIGNATORY OF BIDDER

(To be typed submitted in the letter Head of the Company/firm of Bidder)

To,
Superintending Engineer
AIIMS NAGPUR

Dear Sir,

Sub: **Declaration by Authorized Signatory**

Ref: i) NIT/Title of the work. Name of Tender No,
ii) All other pertinent issues till date

I/We hereby certify that all the information and data furnished by me with regard to the above Tender Specification are true and complete to the best of my knowledge. I have gone through the specifications, condition, stipulations and other pertinent issues till date, and agree to comply with the requirements and Intent of the specification.

I further certify that I am authorized to represent on behalf of my company/firm for the above-mentioned tender and a valid Power of Attorney/Authorization letter to this effect is also enclosed.

Yours faithfully,

**(Signature, Date & Seal of
Authorized Signatory of the Bidder)**

Date:

Enclosed: Power of Attorney/Authorization letter

DECLARATION CONFIRMING KNOWLEDGE
ABOUT SITE CONDITIONS

(To be typed submitted in the letter Head of the Company/firm of Bidder)

To,

Superintending Engineer
AIIMS NAGPUR

Dear Sir,

Sub: **Declaration confirming knowledge about Site conditions**

Ref: i) NIT/Tender No ,
ii) All other pertinent issues till date

I/We _____ hereby declare and confirm that we have visited the site as referred in AIIMS Tender Specifications and acquired full knowledge and information about the site conditions including Wage structure, Industrial Climate, the Law & Order and other conditions prevalent at and around the site. We further confirm that the above information is true and correct and we shall not raise any claim of any nature due to lack of knowledge of Site conditions.

I/We, hereby offer to carry out works as detailed in above-mentioned Tender Specification, in accordance with Terms & Conditions thereof.

Yours faithfully,

**(Signature, Date & Seal
of Authorized Representative of the Bidder)**

Date:

Signature of authorized person Place:

NO DEVIATION CERTIFICATE

(To be typed submitted in the letter Head of the Company/firm of Bidder)

To,
Superintending Engineer
AIIMS NAGPUR

Dear Sir,

Sub: **No deviation certificate**

Ref: i) NIT/Tender No..... ,
ii) All other pertinent issues till date

We hereby confirm that we have not changed/modified/materially altered any of the tender documents as downloaded from the website/issued by AIIMS and in case of such observance at any stage, it shall be treated as null and void and this tender shall deemed to be withdrawn.

We also hereby confirm that we have neither set any Terms and Conditions and nor have we taken any deviation from the Tender conditions together with other references applicable for the above referred NIT/Tender Specification.

We further confirm our unqualified acceptance to all Terms and conditions, unqualified compliance to Tender Conditions, Integrity Pact (if applicable) and acceptance to Reverse bidding process.

We confirm to have submitted offer in accordance with tender instructions and as per aforesaid reference.

Thanking you,

Yours faithfully,

(Signature, Date & Seal of Authorized Representative of the Bidder)

DECLARATION for Acceptance to terms and conditions

(TO BE TYPED ON NON-JUDICIAL STAMP PAPER OF ₹ 500/-)

To,
Superintending Engineer
AIIMS NAGPUR

Ref: 1) NIT/Tender No. _____

Dear Sir,

1. We have carefully read and understood all the terms and conditions of the tender and hereby convey our acceptance to the same.
2. The information / documents furnished along with the above offer are true and authentic to the best of my knowledge and belief. We are well aware of the fact that furnishing of any false information / fabricated document would lead to rejection of our tender/Order at any stage besides liabilities towards prosecution under appropriate law.
3. We are agree to bear penalty imposed upon us due to nonperformance or deficiencies or delay in work or poor workmanship in the services on our part.
4. We have no objection, if enquiries are made about the work listed by us.
5. We have not been under suspension/termination/banned/blacklisted in the preceding 2 years, till last date of submission of bid, by any PSU/Govt. Departments/PSU Banks/AIIMS or any other organization where we have worked. Further, if any of the partners/Executive directors of our organization /firm is black listed or having any criminal case against them, our bid/offer shall not be considered. At any later point of time, if this information is found to be false, AIIMS may terminate the assigned contract immediately.
6. We have not been found guilty by a court of law in India for fraud, dishonesty or moral turpitude.
7. We agree that the decision of AIIMS in selection of Bidders will be final and binding to us.

**(Signature, Date & Seal
of Authorized Representative of the Bidder)**

Date:

Place:

1. The above declaration, duly signed and sealed by the authorized signatory of the company, should be enclosed with Technical Bid.
2. The filling of this declaration is mandatory while submitting the tender documents failing which the tender will rejected out rightly.

Tender Reference No: _____

Name of Tender / Work: "Comprehensive Project Management Consultancy (PMC) Services for the Construction of Dinning Hall including Drawing, Designing, Vetting of all Drawings, Electrical, Plumbing, HVAC, Fire-fighting, Water supply, CCTV, Horticulture and External Development works and associated services etc. at the campus of AIIMS Nagpur."

Contact Details for seeking clarifications, if any

S.no	Description	Fill by Bidder
1	Name of the Firm	
2	Office Address	
3	Name of the person	
4	Designation	
5	E-mail ID	
6	Contact Number	

Signature of Bidder with Seal

On stamp paper of ₹ 500

(Annexure - XV)

AFFIDAVIT FOR NON-BLACKLISTING

(To be submitted on letter head of PSU)

I/We undertake and confirm that I/our firm/ company have not been barred or blacklisted by any of the central/ state government departments, Undertakings, Autonomous bodies, Institutions, Applicant, Societies, Enterprises and Companies. Further that, if such information comes to the notice of the AIIMS Nagpur I/we shall be debarred for bidding at AIIMS Nagpur in future forever. Also, if such information comes to the notice of AIIMS Nagpur on any day before start/or during the work, the Director, AIIMS Nagpur shall be free to cancel the agreement and to forfeit the entire amount of Earnest money deposit /performance guarantee.

Signature of applicant(s) or

An authorized officer of the firm with stamp

EMD Format
(To be submitted in Stamp Paper of appropriate value) Letter of EMD

To,
The Director
AIIMS Nagpur


EMD in form of FDR/BG/DD/any other authorized representative	
EMD No.	
EMD AMOUNT in ₹	
Issue of Bank	
Issue of Date	
Validity	
Signatory) (Signature of Authorized Signatory. Name of Authorized Signatory) (Seal & Stamp)	

Schedule of Quantities

S/N	Particulars	In Figure (%)	In Words
1	Percentage of Consultancy Fee (exclusive of GST) for the Project Management Consultancy (PMC) services for Construction of Dinning Hall (G+1) including Drawing, Designing, Vetting of all Drawings, Electrical, Plumbing, HVAC, Fire-fighting, Water supply, CCTV, Horticulture and External Development works and associated services etc. at the campus of AIIMS Nagpur		
Note: - The PMC charges shall be payable on the actual project cost or estimated project cost, whichever is lower.			

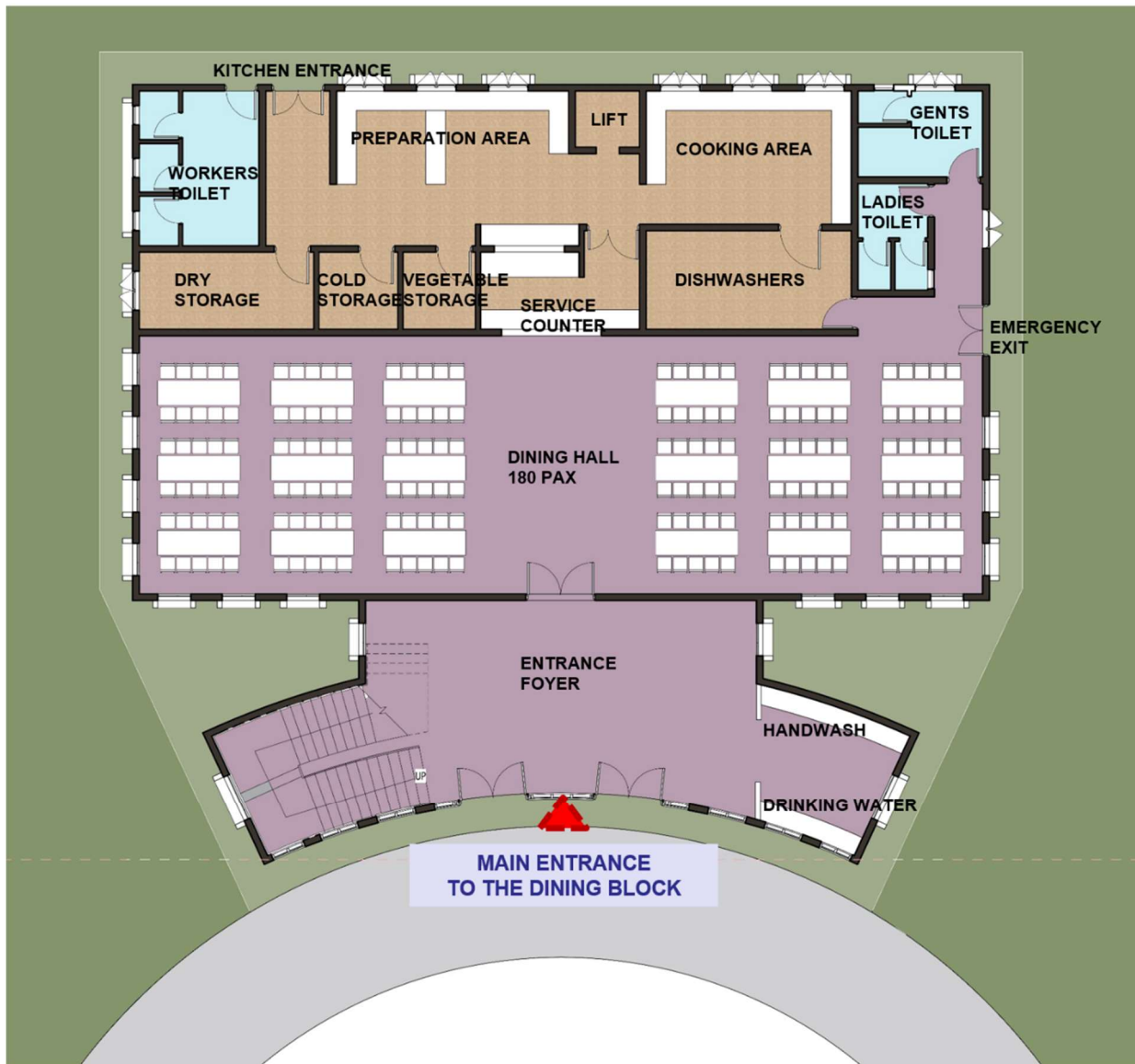
Note: 1) PMC shall execute the work on behalf of AIIMS Nagpur.

2) Fee (Agency Charges) is exclusive of GST which shall be payable on actual basis as applicable on submission of documentary evidence.


28/02/2026

for **Superintending Engineer**
AIIMS Nagpur

अमृत मीणा, भा.आ.नि.से.
AMRIT MEENA, I.O.F.S.
कार्यपालक अभियन्ता (सिविल)
EXECUTIVE ENGINEER (CIVIL)
अ.भा.आ.सं. नागपुर / AIIMS, NAGPUR
महाराष्ट्र / MAHARASHTRA - 441108



GROUND FLOOR PLAN

AREA – 530 sqm

FACILITIES:

ENTRANCE FOYER

DINING HALL- 180 PAX

HAND WASH, DRINKING WATER

STORAGE AREA

DISH WASHER AREA

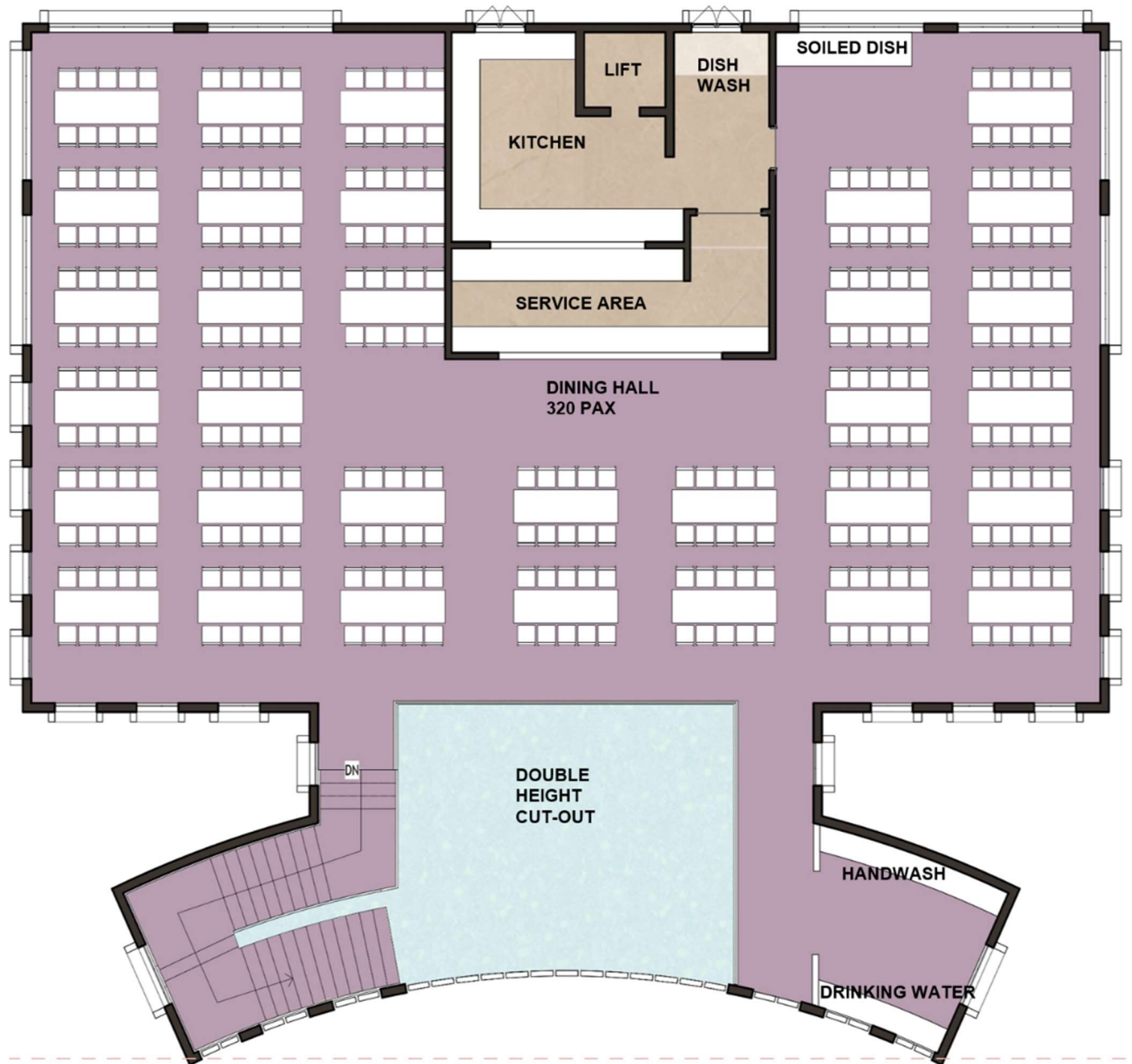
LIFT

KITCHEN PREPARATION & COOKING AREA

SERVICE COUNTER

LADIES / GENTS TOILET

WORKERS TOILET



FIRST FLOOR PLAN

AREA – 520 sqm

FACILITIES:

- DINING HALL- 320 PAX
- HAND WASH
- DRINKING WATER
- LIFT
- KITCHEN
- SERVICE COUNTER
- DISH WASHERS



FRONT VIEW



SIDE VIEW



REAR VIEW



INTERIOR VIEW

BUDGETARY ESTIMATE			
PRELIMINARY ESTIMATE FOR PROPOSAL OF DINING HALL AT AIIMS NAGPUR			
S.No	Item	Cost (Rs in Lac)	
(a) Construction cost (Based on CPWD PAR 2023)			
1	Civil and internal services	336.63	
2	External Development works (As per annexure)	8.71	
3	Water Tank(Overhead tank)	10.35	
4	Fire Fighting and Fire Alarm	7.77	
5	Electrical works(As per enclosure)	5.41	
6	HVAC Works	37.50	
Sub-total :		406.37	
	Modified Estimated Cost after using Correction Factor on PAR2023 on account of GST @ 0.973	395.40	
	Add Cost index @9%	35.59	
Sub-total (a):		430.98	A
(b) Based on Market			
1	Signage	1.00	
2	RO Plant & Water Coolers	6.00	
3	Electrical works(As per enclosure)	12.00	
4	Dumbwaiter	12.00	
Sub-total (b):		31.00	B
Construction Amount P = (A) + (B)		461.98	P
Add Contingency Charges @ 3% on P		13.86	
Estimated Project Cost:		475.84	Q
(C) Following costs may be included as per (CPWD circular F No.: 68/SE(TAS)/Cost Index/2020/483-Hi dated 16.12.2020 clause 3)-			
C(i)	An anticipated increase in the total cost of work @3%/year may be added in the PE to account for the increase during the period from the date of submission of PE to the completion of pre-construction activities on "Q" (period assumed 6 Months)	7.14	
C(ii)	An anticipated increase in the total cost of work @3% per annum or part thereof may be added further in the PE to account for the increase during the period of completion of work on "Q" . (construction period assumed 12 Months)	14.28	
Provision for anticipated increase in cost during construction (C):		21.41	
(D) Budgetary Estimate			
1	Project cost (Q)	475.84	
2	Provision for anticipated increase in cost during construction (C):	21.41	
Total:		497.26	Lakh
Say:		4.97	Cr
Note:			
1. Estimated cost is valid for a period of one year.			
2. Project Management Consultancy Charges @5% plus GST shall be extra.			