

**NATIONAL INSTITUTE OF PUBLIC FINANCE & POLICY (NIPFP)**  
**18/2 SATSANG**  
**MARG, SPECIAL INSTITUTIONAL AREA**  
**NEW DELHI- 110067.**

F.NO: NIPFP/ADMIN/FLAT NO.9/2021/

Dated: \_\_\_\_\_

**NOTICE INVITING E-TENDER FOR  
RENOVATION, CIVIL, ELECTRICAL & PLUMBING WORKS OF FLAT NO. 9 AT NIPFP  
CAMPUS, NEW DELHI-110067.**

Online e-tenders are invited on behalf of the Secretary, NIPFP, New Delhi from the contractor ship firms for renovation works of Flat No. 9 at NIPFP Campus, New Delhi-110067:-

2. The complete set of tender document can be downloaded from the website link <http://eprocure.gov.in> the filled-in tender forms should be applied through online at <http://eprocure.gov.in>.

3. Time for work completion: 30days from the 7th day of issue of letter of Intent.

4. The technical bids will be opened first and financial bids of technically qualified consultants only in the presence of the Committee.

5. Estimated Cost of Works: 4.75 lacs

6. EMD: Rs. 10,000/- (Rupees ten thousand only) in the form of DD payable in favor of “NIPFP, New Delhi”.

7. Critical Dates:

<b>Important Dates</b>	<b>DATE</b>
Published Date	14.04.2021
Bid Document Download	14.04.2021
Bid Submission Start Date	15.04.2021
Bid Submission End Date	04.05.2021
Technical Bid Opening Date	05.05.2021
Financial Bid Opening date	After technical scrutiny, qualified bidders will be informed of the same.

8. In the event of any of the above mentioned dates being subsequently declared as a closed holiday for this office, the tenders will be opened on the next working day at the scheduled time.

9. It is suggested that the prospective Bidders shall monitor the <http://eprocure.gov.in> website constantly for any changes / updates.

10. The Secretary, NIPFP, New Delhi-110067 or their legal representative/s assign/s or authorized officer reserves the right to accept or reject any or all tenders without assigning any reasons.

**The Secretary**  
**NIPFP, New Delhi.-110067.**

**CIVIL, INTERIOR\_FURNISHING, ELECTRICAL & PLUMBING  
WORKS OF FLAT NO. 9 At 18/2 SATSANG  
MARG, SPECIAL INSTITUTIONAL AREA  
NEW DELHI- 110067.**

**FOR**

**NATIONAL INSTITUTE OF PUBLIC FINANCE & POLICY.  
(NIPFP)**



**PART-A  
(TECHNICAL BID)**

**Architects**

**M/s SPACE ACE**

**ARCHITECTS & INTERIOR DESIGNERS  
V-20A/05 DLF CITY-III, GURGAON,  
HARYANA - 122002  
TEL. PH. No. : - 0124-4106618  
Email: [spaceace.india@gmail.com](mailto:spaceace.india@gmail.com)**

**NATIONAL INSTITUTE OF PUBLIC FINANCE & POLICY (NIPFP)**  
**18/2 SATSANG**  
**MARG, SPECIAL INSTITUTIONAL AREA**  
**NEW DELHI- 110067.**

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F.NO: NIPFP/ADMIN/FLAT NO.9/2021/

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**NOTICE INVITING E-TENDER FOR  
RENOVATION, CIVIL, ELECTRICAL & PLUMBING WORKS OF FLAT NO. 9 AT NIPFP  
CAMPUS, NEW DELHI-110067.**

**1. GENERAL TERMS AND CONDITIONS:**

Interested bidders may download the tender enquiry documents and submit their tenders online at Central Public Procurement Portal website: <https://eprocure.gov.in/eprocure/app> and bid online through the portal [www.eprocure.gov.in](http://www.eprocure.gov.in). The bids are invited in a two bid system (Technical and Financial) from reputed firms and are required to be submitted in two parts, namely, (1) Technical Bid and (2) Financial Bid. The Financial Bid should be valid for 180 days from the date of opening of the Tender. Incomplete bid documents shall be rejected.

**2. EARNEST MONEY DEPOSIT (EMD)& TENDER FEES:**

Earnest Money Deposit (EMD) for Rs.10,000/- (Rupees ten thousand only) & Tender fees of Rs. 500/- (rupees five hundred only) in the form of Demand Draft drawn in favor of **NIPFP** payable at **New Delhi** must reach by hand or through registered post to the address at “**The Secretary, National Institute of Public Finance & Policy, 18/2, Satsang Vihar, Special Institutional Area, New Delhi-110067** on or before the scheduled opening of the technical bid. The EMD will be returned to all the unsuccessful bidders at the end of the selection process. However, the EMD shall be forfeited in case the successful bidder withdraws or the details furnished in Annexures are found to be incorrect or false during the tender selection process. No interest shall be paid on the Earnest Money Deposit / EMD of successful bidder will be returned on receipt of performance bank guarantee as mentioned below. However the firms are in possession of valid and eligible exemption certificate issued by the Ministry of Micro, Small & Medium Enterprises/NSIC Certificate are exempted from furnishing the said Earnest Money Deposit.

**3. BID OPENING PROCEDURE:**

The Technical Bids will be opened by a committee nominated by the Competent Authority from [www.eprocure.gov.in](http://www.eprocure.gov.in) website. The Financial Bids of such of those Bidders, who have qualified in the Technical Bid stage by the Evaluation Committee, will be taken up for after finalization of the Technical Bid opening process. L-1 Bidder will be selected by the system automatically.

**4. RIGHT OF ACCEPTANCE:**

NIPFP, New Delhi-110067 legal representative/s assign/s or authorized officer reserves the right to accept or reject any bid and to annul the bidding process and reject all bids at any time, without thereby incurring any liability to the affected bidder(s) or any obligations to inform the affected Bidder(s) of the grounds for such action. Any failure on the part of the bidder to observe the prescribed procedure and any attempt to canvass for the work shall render bids liable for rejection. In case of any failure to comply with the provisions of the terms & conditions mentioned by the bidder that has been awarded the contract, the

Sign & stamp of contractor

Competent Authority reserves the right to award the contract to the next eligible bidder and the performance guarantee will be forfeited.

#### **5. COMMUNICATION OF ACCEPTANCE:**

Successful Bidder will be informed of the acceptance of their bids through email /speed post.

#### **6. PENALTY:**

In case of breach of any conditions of the contract and for all type of losses caused during the currency of the Contract, the successful bidder to whom the work order has been awarded shall fully indemnify the Office of The Secretary, NIPFP, New Delhi or their authorized representatives for all types of losses in cases of negligence's in performing duties, as stipulated herein the Annexure. In such cases, this office shall make deductions from the bills preferred by the Contractor or that may become due to the contractor under this or any other contract or from the security deposit or may be demanded from him to be paid within seven days to the credit of the Office of The Secretary, NIPFP, New Delhi.

#### **7. CONTRACT PERIOD:**

The contract between The Secretary, NIPFP, New Delhi and successful bidder shall be valid for a period of 180 days from the date of acceptance of renovation works for flat no. 9 contract by the successful bidder.

#### **8. SETTLEMENT OF DISPUTES AND DIFFERENCES:**

Any dispute, difference, controversy or claim ("Dispute") arising between the Parties out of or in relation to or in connection with this Tender / Contract, or the breach, termination, effect, validity, interpretation or application of this Tender / Contract or as to their rights, duties or liabilities hereunder, shall be addressed for mutual resolution by the authorized official of the parties. If, for any reason, such Dispute cannot be resolved amicably by the Parties, the same shall be referred to the sole arbitration of The Secretary, NIPFP, New Delhi or any other person appointed by him/her as Sole Arbitrator. The provisions of the Arbitration and Conciliation Act, 1996 or any statutory modifications on re-enactment thereof as in force will be applicable to the arbitration proceedings. The venue of the arbitration shall be at New Delhi. The cost of the Arbitration proceedings shall be shared equally by both the parties. The language of the arbitration and the award shall be English. The decision / award of the arbitrator shall be final and binding.

#### **9. SCOPE OF WORK:**

The scope of work or works shall be as per items in BOQ, unless there be something either in the subject or context repugnant to such as Renovation works of flat no. 9.

The site shall mean the complete area under NIPFP Campus, New Delhi-110067 into or through which work is to be executed under the contract or any adjacent land, area or common paths through which work is to be executed under the contract or any adjacent land, area or common paths which may be allotted or used for the purpose of carrying out the contract.

Schedule(s) referred to in these conditions shall mean the relevant schedule(s).

Tendered Value means the value of the entire work as stipulated in the letter of award of work.

**The Secretary  
NIPFP, New Delhi.-110067.**

**LIST OF ANNEXURES:**

- i. Annexure –A - Technical Bid – Eligibility**
- ii. Annexure – B - Qualifying Bid Document**

TECHNICAL BID - ELIGIBILITY CRITERIA

- a) At least 3 year experience in doing similar business viz., renovation / civil / plumbing / electrical works for govt. sector / PSU's residences / guest houses, etc.
- b) Should not have been blacklisted by any PSU / Govt. Department (a self certification is required)
- c) The Bidder company/firm should have at least one branch offices(s) in Delhi/NCR for 100% support services. Documentary proof need to be submitted for office address.
- d) Experience of having timely & successfully completed similar works during last 3 years ending last day of month previous to the one in which applications are invited should be either of the following:-
- d1] Two similar completed works costing not less than the amount equal to 40% of the estimated cost.
- Or
- d2] One similar completed work costing not less than the amount equal to 80% of the estimated cost.
- e) PAN, TIN & GST Numbers should be a mandatory requirement for all bidders and it should be clearly mentioned in tender documents.
- f) Average financial turnover during the last 3 years, ending 31st March of the previous financial year, should be at least 80% of the estimated cost.
- g) Defect Liability and free maintenance period shall be twelve months from the date of virtual completion of the works.

*Supporting document(s) to be enclosed for above or else bids will be rejected.*

**The Secretary**  
**NIPFP, New Delhi.-110067.**

## QUALIFYING BID DOCUMENT

<b>S.No.</b>	<b>Description</b>	<b>To be filled by the bidder</b>
1.	Name & address of the Firm/Company	
2.	Name & Designation of the authorized person submitting the Bid.	
3.	Companies specifically into execution of road works. Proof to be submitted.	
4.	Tel. No.	
5.	E-mail	
6.	Number of years of experience in doing similar business.	
7.	Experience of having timely & successfully completed similar works during last 3 years i.e two similar works each of minimum 40% of the estimated cost or one similar work of minimum 80% of the estimated cost.	
8.	PAN No. and IT returns for the last three financial year to be uploaded).	
9.	GST Registration No.	
10.	Details of EMD and tender fees.	<u>EMD DD No.</u> <u>Date:</u> <u>Tender fees DD No.</u> <u>Date:</u>
11.	Signed copy of the NIT documents. (TO BE UPLOADED)	
12.	The Bidder company/firm should have at least one branch offices(s) in Delhi/NCR for 100% support services. Documentary proof need to be submitted for office address.	
13.	Should not have been blacklisted by any PSU / Govt. Department.	

### DECLARATION

I/we hereby certify that the information furnished above is true and correct to the best of my / our knowledge. I/we understand that in case any deviation is found in the above statement at any stage, I/we will be blacklisted; performance bank guarantee will be forfeited and will not qualify to have any dealing with the department in future.

(Signature of authorized signatory with Name, stamp & date)

### General note :

Sign & stamp of contractor

1. Tenderer signing the Tender should in case of firm clearly specify whether they are signing as (a) Sole proprietor (b) Partner (c) Under the owner of attorney (d) Director, Manager or Secretary etc. as the case may be. Copies of the documents authorizing the Tenderers signing the Tenders on behalf of such companies firms or persons should be attached with the Tender.
2. There should be no over writing/correction in schedule of rates. If any, that must be initialed. Conditional Tenders are also liable to be rejected. The rates must be inclusive of all taxes including GST, octroi, carriage and local charges etc.
3. If any Tenderer withdraws before the final acceptance of the Tender or if any fails to deposit the security as prescribed, with in stipulated period the earnest money of the Tenderer is liable to be forfeited.
4. The Secretary, NIPFP or his/her authorized representative's reserves the right to reject/accept any Tender or Tenders without assigning any reason thereof and may or may not accept the lowest or any of the Tender as the authority to accept the Tender rests with The Secretary, NIPFP, he/she further reserves the right to accept all for any Tender in part/parts.
5. The Secretary, NIPFP or his/her authorized representatives will not be liable to pay any interest on the earnest money or security deposit, which remains in its custody.
6. The Secretary, NIPFP or his/her authorized representatives also reserves the right to forfeit the earnest money and the security deposit, if after the acceptance of the Tender, the successful Tenderer, fails to comply with any of the terms & condition set out in agreements which may be drawn up as a consequence of the acceptance of the Tender, In such cases, the right to cancel the Tender/contract is also retained by the NIPFP and the decision of The Secretary, NIPFP or his/her authorized representatives (including forfeiture of the earnest Money/Security deposit) will be final and binding.
7. TDS will be recovered on the Gross amount payable for the work done as applicable from time to time.
8. If there is any dispute in the interpretation of any clause/clauses in the terms & condition of the contract or in case of any other dispute, the matter will be referred to the sole arbitrator nominated by The Secretary, NIPFP whose decision in this regard will be final & binding to both the parties.
9. If the contractor refuses to accept the work order for any specified work or fails to give the specified output, NIPFP reserves the right to get work done by other agency/contractor even at higher rates and difference of the cost will be deducted from the contractor's pending bills or security along with penalty, as the case may be.
10. The contractor shall receive all letters addressed to him by The Secretary, NIPFP either personally or through his authorized person failing which letters will be posted to him. Department will not be responsible for non-receipt of letters & contents of such letters shall be binding on the contractor as if these letters have been received by him on the date of posting.
11. The work will be done as per directions/specification given by the concerned. All works should be done as per tender specifications and list of makes provided in the technical bid.

Sign & stamp of contractor



12. Work at site should be commenced within 7 days from the date of issue of letter of Intent.
13. The work should be completed within 30 days from the 7<sup>th</sup> day of issue of letter of Intent.
14. Minimum value of work for running bills is Rupees two lakhs fifty thousand only and the same shall be honored within 15 days from the date of issue of certificate of payments by the Architect.
15. Any attempt direct or indirect on the part of the Tenderer to influence by any means for the acceptance of a particular Tender will render the Tender liable to exclusion from consideration.
16. Next working day shall be applicable in case there happens to be a holiday on any of the dates above for sale and receipt of the Tenders.
17. Incomplete Tender, conditional Tender or Tender without earnest money is not likely to be considered.
18. In unavoidable circumstances like war, Civil Commotion, Fires, Floods Strikes or lock outs either party can intimate within 21 days of occurrence and up to 60 days on option to terminate the contract.
19. The contractor will be responsible & liable to make good any losses, which may be caused to the Deptt. or/and other agency due to negligence of the contractor and of his any employees.

**The Secretary**  
**NIPFP, New Delhi.-110067.**

**APPENDIX SHOWING IMPORTANT SCHEDULES**

Sign & stamp of contractor

1. SIGNING THE AGREEMENT : Within seven days of the issue of letter of intent/work order.
2. COMMENCEMENT OF WORK : Within ten days of the issue of letter of intent / work order.
3. PERIOD OF COMPLETION : 30 days
4. LIQUIDATED DAMAGES : Rs. 5,000/- per week subject to the max of 10% of the Accepted Contract sum.
5. PERIOD AND VALUE OF RUNNING/ON ACCOUNT BILL : Fifteen days
6. TOTAL RETENTION MONEY : 10% of cost of work executed.
7. TOTAL SECURITY DEPOSIT : Retention money + EMD.
8. REFUND OF E.M.D : To be refunded to the Contractor within Thirty days after submission and acceptance of the final bill.
9. REFUND OF RETENTION MONEY : To be refunded to the Contractor within Thirty days of the end of Defects Liability period.
10. TAX DEDUCTION : At prevailing rate from each bill.
11. DEFECTS LIABILITY PERIOD : Twelve Calendar months from the date of completion certificate from architect.
12. PERIOD OF FINAL MEASUREMENT : Within 30 days after virtual completion of work.
13. MINIMUM VALUE OF RUNNING BILL : 2.5 Lakhs (rupees two lakhs fifty thousand).
14. DEVIATION LIMIT : Plus 25%
15. GST : item wise rates assured by the Contractor is inclusive of GST
16. Labour Cess : 1% of contract value will be deducted as Labour Cess payable to New Delhi.
17. Total tendered Amount : Rs. 4.75 lakhs
18. Value of Earnest Money two thousand only) : Rs. 10,000/- (rupees ten thousand only)
19. Electrical & Water charges : Deduction will be done as per clause no. 28 & 29 of Special Conditions of Contract (i.e 0.75+ 0.25%) of total cost of project.

Sign & stamp of contractor

## SECTION - I INVITATION TO TENDERERS

- 1.1 Sealed tenders in two bid system are invited from established experienced contractors by the Secretary, National Institute of Public Finance & Policy (NIPFP), 18/2, Satsang Vihar, Special Institutional Area, New Delhi-110067.

S.No.	Name of Work	Estimated Value of Work (Rs.)	Time of Completion
1.	Civil, Interior-furnishing, Electrical & Plumbing works for flat no. 9, NIPFP, 18/2, Satsang Vihar, Special Institutional Area, New Delhi-110067.	4.75 lakhs	30 days

- 1.1 Tenders are invited from reputed contractors for above work under two bids system (Technical & Financial) from eligible and experienced contractors with sound financial position. The tender document containing terms and conditions including Financial Bid etc. can be obtained from our office National Institute of Public Finance & Policy (NIPFP), 18/2, Satsang Vihar, Special Institutional Area, New Delhi-110067 during office hours (10.00 AM to 3.30 PM) on all working days (except Saturday, Sunday & holidays) between the dates given below

**Sale of tender (Date)**

14 April, 2021 to 04 May, 2021

**Cost of tender**

Rs 500/- (Non refundable)

- a. Earnest money of **Rs 10,000/- ( Rupees ten thousand only )** In the form of Demand Draft from a nationalized bank in favor of “NIPFP”. Payable at **New Delhi**.
- b. **For the tenders downloaded from website Rs 500/- in the form of Demand Draft** from a Scheduled Bank shall be paid in favor of “NIPFP”. Payable at **New Delhi**.

The Earnest Money will be refunded without any interest to all the unsuccessful tenders after the award of the work subject to the relevant provisions in the tender documents. Any false information furnished by the contractor shall lead to the forfeiture of the earnest money.

### 1.2 Total Security Deposited during execution of work shall comprise of :

- (a) Earnest Money Deposit  
(b) Retention Money

### 1.3 Retention Money

The retention money (i.e. deduction from interim & final bill shall be 10% of the gross value of each bill. The retention money & earnest money shall form the total security deposit during execution of work. The retention amount will be refunded to the contractor after the end of Defect Liability Period provided he has satisfactorily carried out all the works and attended to all defects in accordance with the condition of contract. No interest is allowed on retention money & earnest money. Earnest money shall be refunded after the submission and acceptance of final bill.

- 1.4 Earnest money of the successful tender is liable to be forfeited in the event of refusal or delay on his part in signing the agreement or starting the work as mentioned in the tender and employer will be at liberty to award it to another contractor.

The competent authority on behalf of **The Secretary, National Institute of Public Finance & Policy (NIPFP), 18/2, Satsang Vihar, Special Institutional Area, New Delhi-110067** reserves

Sign & stamp of contractor

to himself the right of accepting the whole or part of the tender and the tender shall be bound to perform the same at the rate quoted.

- 1.5 Canvassing whether directly or indirectly in connection with the tender is strictly prohibited and the tenders submitted by the contractors who resort to canvassing in any form would be liable to rejection.
- 1.6 The tendering firms, in case the tender is a partnership firm, shall submit the tender signed by the partners. In the event of absence of any partner, it must be signed on his behalf by a person holding power of attorney which shall be attached along with the tender and it must also disclose that the contractor is duly registered under the Indian partnership Act or not.
- 1.7 The notice inviting tender shall form part of the contract document. The successful tender/contractor, on acceptance of his tender by the Accepting Authority, shall within 10 days from the stipulated date of start of work sign the contract consisting of :
  - a) The notice inviting tender, all the documents including additional conditions, invitation of tender and acceptance thereof together with any correspondence leading there to.
  - b) Offer in standard tender form.
- 1.8 The tender shall unconditionally accept terms & conditions of the company. Conditional offer shall be summarily rejected.

**The Secretary,  
National Institute of Public Finance & Policy,  
18/2, Satsang Vihar, Special Institutional Area,  
New Delhi-110067.**

**STANDARD TENDER OFFER**

**National Institute of Public Finance & Policy (NIPFP), 18/2, Satsang Vihar, Special Institutional Area, New Delhi-110067.**

**Item Rate Tender & Contract for Works**

Tender for the Civil, Interior-furnishing, Electrical & Plumbing works of flat no. 9 at (NIPFP), 18/2, Satsang Vihar, Special Institutional Area, New Delhi-110067.

To be submitted by ..... between ..... hrs. to ..... hrs.

Issued to: .....

Signature of the person issuing the documents: .....

Designation: .....

Date of Issue: .....

Sign & stamp of contractor

**TENDER**

I/We have read and examined the notice inviting tender, Schedule, specifications applicable, Drawings & Designs, General rules and Directions, Conditions of Contract, clauses of contract, Special conditions, Schedule of Quantities & other documents and Rules referred to in the conditions of contract and all other contents in the tender document for the work.

I/We hereby tender for the execution of the work specified for renovation of flat no. 9 by **The Secretary, National Institute of Public Finance & Policy (NIPFP), 18/2, Satsang Vihar, Special Institutional Area, New Delhi-110067** within the time specified in schedule, viz., schedule of quantities and in accordance in all respects with the specifications, designs, drawings and instructions in writing referred to in General Rules and Directions and the Conditions of contract and with such materials as are provided by and in respects in accordance with, such conditions so far as applicable.

We agree to keep the tender open for **One hundred and eighty days (180 days)** from the due date of submission thereof and not to make any modifications in its terms and conditions.

A sum of Rs. **10,000/- (Rupees ten thousand only)** is hereby forwarded in the form of Demand Draft of a Bank as earnest money. If I/we, fail to commence the work specified I/we agree that the said **The Secretary, National Institute of Public Finance & Policy (NIPFP), 18/2, Satsang Vihar, Special Institutional Area, New Delhi-110067** or the authorized officer in office shall without prejudice to any other right or remedy, be at liberty to forfeit the said earnest money absolutely otherwise the said earnest money shall be retained by him towards security deposit to execute all the works referred to in the tender documents upon the terms and conditions contained or referred to therein and to carry out such deviations as may be ordered, **upto maximum of the percentage 25% mentioned in the schedule and those in excess of that limit market/tendered rate whichever is lower at the rates to be determined in accordance with the provision contained in the tender form.**

I/We hereby declare that I/we shall treat the tender documents drawings and other records connected with the work as secret/confidential documents and shall not communicate information/derived there from to any person other than a person to whom I/we am/are authorized to communicate the same or use the information in any manner prejudicial to the safety of National Institute of Public Finance & Policy (NIPFP).

I/We agree that should I/we fail to commence the work specified in the above memorandum, an amount equal to the amount of the earnest money mentioned in the form of invitation of tender shall be absolutely forfeited to The Secretary, National Institute of Public Finance & Policy (NIPFP), 18/2, Satsang Vihar, Special Institutional Area, New Delhi-110067 and the same may at the option of the competent authority on behalf of The Secretary, National Institute of Public Finance & Policy (NIPFP), 18/2, Satsang Vihar, Special Institutional Area, New Delhi-110067 be recovered without prejudice to any other right or remedy available in law out of the deposit in so far as the same may extend in terms of the said bond and in the event of deficiency out of any other money due to me/us under this contract or otherwise.

Dated.....

**Sign. of Contractor**

Postal Address

**Witness:**

Address:

Occupation:-

Sign & stamp of contractor

**ACCEPTANCE**

The above tender (as mentioned by you as provided in the letters mentioned hereunder) is accepted by me for and on behalf of The Secretary, National Institute of Public Finance & Policy (NIPFP), 18/2, Satsang Vihar, Special Institutional Area, New Delhi-110067 for a sum of Rs. .... (Rupees.....)

The letters referred to below shall form part of this contract Agreement:

- a)
- b)
- c)

**for & on behalf of The Secretary, National Institute of Public Finance & Policy (NIPFP), 18/2, Satsang Vihar, Special Institutional Area, New Delhi-110067.**

Dated .....

Signature/Designation.....

## SECTION-2: INSTRUCTION TO TENDERERS

- 2.1 The tenderer shall examine carefully all the tender documents consisting of:  
**TECHNICAL BID**

- Invitation to Tenderers
- Instructions to Tenderers
- General Conditions of Contract
- Special Conditions of Contract
- List of approved Materials
- Technical specifications / Drawings

**FINANCIAL BID** (separately given)

- Schedule of Quantities

These shall form part of the agreement.

The tenderer is advised to visit and inspect the site at his own cost and responsibility and to secure all necessary information which may be required for completing the tender. Ignorance of site conditions or local information shall not be considered as an excuse for non-performance of the contract. All costs, charges and expenses that may be incurred by the tenderer in connection with the preparation of his tender shall be borne by him and the Employer/Architect does not accept any liability whatsoever in this regard.

- 2.2 Time is the essence of the contract and the tenderers are required to complete the work in all respects within the stipulated time of completion and hand over the same, complete in all respects to the satisfaction of the Architects/Employer.
- 2.3 The tender should contain not only the rates but also the value of each item of work entered in the prescribed column of the BOQ and all the items should be totalled up in order to show the aggregate value of the entire tender. The rates quoted by the tenderer should be expressed accurately both in words and figures so that there is no discrepancy. All corrections in the tender shall be duly attested by initials of the tenderers. Corrections if not attested, may entail rejection of tender. The rates quoted by the tenderers in item rate tender will be the basis (and not the amounts in case of discrepancies) in finalizing the tender.
- 2.4 It shall be clearly understood that the rates quoted in the tender are to be for complete work at site as per instructions to tenderers, conditions of contract, special conditions of contract specifications and drawings, addenda referred to therein and also for all such work's as are necessary for the proper completion of the contract. Although specific mention thereof may not have been made in the specifications or in drawings or in tender documents. The rates shall be firm and shall not be subject to cost escalation on account of labour and material and labour conditions or any other reason whatsoever.
- 2.5 The tenderers shall use only the form issued with this tender to fill up the rates.
- 2.6 Every page of the tender shall be signed on the **bottom of right hand side** and any tender not so completed is liable to be treated as defective and liable to be rejected.
- 2.7 The successful tenderer will be notified about the acceptance of his tender by the employer and he will execute agreement within 7 (seven) days thereof, failing which his tender would be liable to rejection with forfeiture of the Earnest Money and the employer would be at Liberty to award it to another tenderer.

Sign & stamp of contractor

- 2.8** The contract will be governed by the Indian Contract Act, Indian Sale of goods Act and all other relevant laws. All payments due to the contractor under the contract will be made in Indian Rupees Currency.
- 2.9** The rates quoted shall be for complete work at site and should be inclusive of incidentals expenses necessary for carrying out the work. The rates shall be inclusive of GST as applicable at New Delhi for or any other tax or duty levied by any Government or Public bodies. The rates shall be firm and shall not be subject to cost escalation of labour and material and exchange variations, labour conditions or any other conditions whatsoever.
- 2.10** A schedule of approximate quantities for various items accompanies this tender. It shall be clearly understood that neither the architect nor the employer accept any responsibility for the correctness or completeness of this schedule in respect of items and quantities and this schedule is liable to alterations by omission, deduction or additions at the discretion of the employer in consultation with the architect without violating the terms of the contract.
- 2.11** The employer does not bind himself to accept the lowest or any tender or to assign any reason thereof and also reserves the right of accepting the whole or part of the tender. The part acceptance will not violate the terms and conditions of the contract and will execute the work at the specified rates without any extra charges or compensation.
- 2.12** Tax deductions will be made as per the prevailing rates from the contractors on account bills as notified by the various govt. authorities.



## SECTION III - GENERAL CONDITIONS OF THE CONTRACT

### 3.1.0 DIRECTIONS REGARDING PROCEDURES

In construing these conditions, specifications and Contract Agreement, the following words shall have the meaning here in assigned to them except where the subject or context otherwise requires:

- (a) "Employer" Shall mean National Institute of Public Finance & Policy (NIPFP), 18/2, Satsang Vihar, Special Institutional Area, New Delhi-110067 and shall include his (their) legal representative/s assign/s or authorized officer.
- (b) "Contractor/Builder" Shall mean the individual or firm or company, whether incorporated or not, undertaking the work and shall include legal personal representatives of such individual or the persons comprising such firm or company or the successors of such individual or firm or company and the permitted assignee of such individual or such individual or firm or company.
- (c) "Architect" Shall mean M/s SPACEACE whose registered office is situated at **V-20 A/05, DLF Phase-III, Gurgaon, Haryana-122002.** (and shall include his authorized representative) or in the event of his death or termination of his services by the Employer in his sole and unqualified discretion, such other person/persons as shall be provided always that no person subsequently appointed to be Architect under this contract shall be entitled to disregard or over rule any previous decision or direction given or expressed by the Architect specified here in unless otherwise approved by the Employer.
- (d) "Contract" Means the documents forming the tender and acceptance thereof and the formal agreement executed between the competent authority on behalf of **The Secretary, National Institute of Public Finance & Policy (NIPFP), 18/2, Satsang Vihar, Special Institutional Area, New Delhi-110067** and the Contractor, together with the documents referred to there in including these conditions, the specifications, designs, drawings and instructions issued from time to time by the Engineer-in-Charge and all these documents taken together, shall be deemed to form one contract and shall be complementary to one another.

In the contract, the following expressions shall, unless the context otherwise requires have the meanings, hereby respectively assigned to them:

- (i) The expression **works** or **work** shall, unless there be something either in the subject or context repugnant to such construction, be construed and taken to mean the works by or by virtue of the contract contracted to be executed whether temporary or permanent, and whether original, altered, substituted or additional.
- (ii) The **site** shall mean the land/or other places on, into or through which work is to be executed under the contract or any adjacent land, path or street through which work is to be executed under the contract or any adjacent land, path or

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street which may be allotted or used for the purpose of carrying out the contract.

- (iii) **Schedule(s)** referred to in these conditions shall mean the relevant schedule(s).
- (iv) **Tendered Value** means the value of the entire work as stipulated in the letter of award of work.

### 3.1.1 General

The work shall be carried out strictly in accordance with the drawings amplified by the specifications of materials and workmanship given hereunder. The drawings and specifications shall be taken together and shall complement each other. In case of any discrepancy, the following order of preference shall be followed:

- (a) Particular Specifications.
- (b) Drawings.
- (c) CPWD Specifications & DSR 2018.
- (d) National Building Code and Relevant IS Provisions.

In case there are no specifications for items shown on the drawings or where items are not exhaustively described, the general specifications of CPWD shall be followed for which nothing extra shall be paid. However the specification should be got approved from the Architect before commencement of work.

### 3.1.2 Drawings and Specifications

- (a) After signing the Contract, the contractor will be given free of charge three prints of all working drawings. The contractor shall make at his own expense any additional copies he requires. One copy of the drawing furnished to the contractor as aforesaid shall be kept by the contractor at site and the same shall, at all reasonable times be available for inspection and use by the Architect and his representatives any by any other person authorized by him in writing.
- (b) Such further drawings and instructions including revisions, as the Architect may furnish to the Contractor shall form part of this contract.
- (c) Only figured dimensions and detailed drawings shall be followed. The Contractor shall verify all dimensions in the field before any work is started and obtain instructions of the Architect in case of any discrepancy.
- (d) The Architect with approval of The Secretary (NIPFP), shall have power and authority to supply to the Contractor from time to time during the progress of the work, such further drawings and instructions as shall be necessary for the purpose of proper and adequate execution and maintenance of work and the Contractor shall carry out and be bound by the same.

### 3.1.3 Architects Status and Decisions

- (a) Status:

The Architects shall have general supervision and direction of the work. He has authority on behalf of the Employer to stop the work whenever such stoppage may be necessary to ensure the proper execution of the work. The architect shall be the interpreter of the conditions of contract and the judge of its performance subject to the approval of The Secretary (NIPFP), New Delhi or his/her authorized representatives.

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## (b) Decisions:

The Architect shall, within a reasonable time, make decisions on all claims of the contractor and on all other matter relating to the execution & progress of the work or the interpretation of the contract documents. The decisions, opinion direction of the Architects with respect to all or any of the following matters shall be referred to The Secretary (NIPFP) or his/her authorized representatives and decision so taken shall be final & binding to the contractor.

- i) Variation or modifications of the design.
  - ii) The quality or quantity of works or the additions/alterations or omissions or substitutions of any work.
  - iii) Any discrepancy in the drawings or between the drawings and or specifications.
  - iv) The removal and / or re-execution of any work by the contractor.
  - v) The dismissal from the work of any persons employed therein.
  - vi) The opening up for inspection of any work covered up.
  - vii) The amending the making good of any defects under defects liability period.
  - viii) Approval of materials and workmanship.
  - ix) The contractor to provide everything necessary for the proper execution of the work.
- (c) In the event of any dispute under this contract or between the Architect & the contractor, the matter will be referred to The Secretary (NIPFP) or his/her authorized representatives for speedier decision & the decision will be final & binding to the parties' dismissal.
- (d) Dismissal:

The contractor shall on the report of the architects immediately dismiss from the works within 24 hours any person employed by him for the above work, who may, in the opinion of Architects be incompetent or misconducts himself and such person shall not be re-employed on the works without the permission of the Architects.

**3.2.1 Extent of Contract**

The contractor shall supply at his own cost all material implements, ladders, cordage, tackle, scaffolding and temporary works required for the proper execution of the work whether original, altered or substituted and whether included in the specifications or other documents forming part of the contract or referred to in these conditions or not and which may be necessary for the purpose of satisfying of conditions he is entitled to be satisfied which he is entitled to require together with carriage therefore to and from the work. The contractor shall also supply survey instruments and other materials necessary for the purpose of setting out works, and counting weighing and assisting to the measurement or examinations at the any time and from time to time of the work material, failing his so doing the same may be provided by the engineer-in-charge at the expense of the contractor and the expenses may be deducted from any money due to the contractor under the contract from his security deposit or the proceeds of sale thereof. The contractor shall also provide a sufficient portion of fencing and lights required to protect the public from accident, and shall be bound to bear the expenses of defense brought by any person for injury sustained owing to neglect of the above precautions and to pay any damage and costs which may be awarded in any such suit, action or proceedings to any such person or which may with the consent of the contractor be paid to compromise any claim by any such person. In no case, the employer shall be a party to any

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such claim/claims and the contractor shall indemnify the employer against any claim for any person on this account.

### **3.2.2 Sufficiency of Tender**

The contractor shall be deemed to have satisfied himself before tendering to the correctness and sufficiency of his tender for the work and of his prices for the work and of his prices stated in the schedule, which shall, except in so far as it is otherwise provided in the contract, cover all his obligations under the contract and all matters and things necessary for the proper completion and maintenance of the work.

### **3.2.3 Assignment or Sub Letting of Contract**

The contractor shall not assign the contract or any part thereof or any benefit or interest therein or there under or any claim arising out of the contract to any other party without the prior written consent of the employer.

### **3.2.4 Power to make Alterations**

Architect shall have power to make any alterations or additions to the stipulated specifications, drawings, designs, and in instructions that may appear to him to be necessary or, advisable during the progress of the work and the contractor shall have no claim for compensation on account of such alterations or additions. The contractor shall be bound to carry out the work in accordance with any instructions which may be given to him in writing signed by the Architect and such alterations shall not invalidate the contract and any additional work which the contractor may be directed to do in the manner above specified as part of the work shall be carried out by the contractor on the same conditions in all respects on which he agreed to do the main work and at the same rates as are specified in the tender for the main work. The time for the completion of the work shall be extended in the proportion that the additional work bears to the original contract work and the certificate of the Architect shall be conclusive as to such proportions.

### **3.3.0 WORKS SUBJECT TO APPROVAL OF ARCHITECT**

All works to be executed under the contract shall be subject to approval of the architect who shall be entitled to direct at what point or points and in what manner they are to be commenced and from time to time carried on.

### **3.3.1 Urgent Repairs and Urgent works**

If by reason of any accident or failure or other event occurring to or in connection with the work or any part thereof either during the execution of the work or during the period of Guarantee, any remedial or other work or repair shall in the opinion of Architect be urgently necessary for security and the contractor is unable or unwillingly at once to do such work or repair, the employer may on its own get the work done/remedied/repared as the Resident Engineer may consider necessary. If the work or repair so done by the employer is such, which, in the opinion of the Architect the contractor was liable to do at his own expense under the contract, all costs and changes incurred by the employer in doing so shall on demand be paid by the contractor to the employer or may be deducted by the employer from any money due or which may become due to the contract. Provided always that the resident engineer shall soon after the occurrence of any such emergency as may be reasonable notify the contractor thereof in writing.

### **3.4.0 DIRECTION FOR EXECUTION OF WORK**

#### **3.4.1 Setting outs**

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The contractor shall be responsible for the true and proper setting out of the works in relation to the original points, lines and levels of reference given by the architect in writing and for correctness subject as above mentioned of all the positions, levels dimensions and alignments of all parts of the work and for the provision of all necessary instruments, appliances and labour in connection therewith. If at any time during the progress of the work any error shall appear or arises in any part of the work, the contractor on being required to do so by The Secretary (NIPFP) shall at once inform the architect or their representatives. The checking of the work by the architect/representative shall not in any way relieve the contractor from his responsibilities of carrying out the work as per the best practices of construction.

### **3.4.2 Work to be to the satisfaction of the Architect**

The contractor shall execute, complete and guarantee the work in accordance with the contract to the satisfaction of the architect and shall comply with the adhere to their instructions & directions concerning the work.

### **3.4.3 Engagement of Labor**

The contractor shall employ labor in sufficient numbers either directly or through subcontractors, where such sub letting is permitted to maintain the required rate of specified in the contract and to the satisfaction of the architect. The contractor shall not employ in connection with the works any person who has not completed his fifteen years of age.

The contractor shall comply with the provisions of the payment of Wages Act, 1936; Minimum Wages Act, 1948; Act, 1947; Maternity Benefit Act, 1961 and Mines Act, 1938, Labour Contract (Regulations & Abolishing) Act or Rules, or any modifications thereof or any other law relating thereto and rules made there under time to time.

The contractor shall indemnify the employer against any payment to be made under and for observance of the Regulation aforesaid without prejudice to his right to claim indemnify from his sub-contractors.

The contractor shall provide and maintain at his own expenses all rights, guards, fencing and watching when and where necessary or required by the Resident Engineer for the protection of the works or for the safety and convenience of those employed on works or the public.

### **3.4.4 Disruption of Progress**

The contractor shall give written notice to the Architect whenever planning or progress of the works is likely to be delayed or disrupted unless any further drawings or order, including a direction, instruction or approval is issued by the Architect within a reasonable time. The notice shall include details of the drawing or order required and by when if is required and of any delay or disruption likely to be suffered if it is late.

If, by reason of any failure or inability of the Architect to issue within a time reasonable in all the circumstances any drawings or order requested by the contractor and the work suffers delay then the architects shall take such delay into account in determining any extension of time to which the contractor is entitled under provisions of contract hereof, however no other compensation will be admissible on this account.

### **3.4.5 Rectification of Defects**

if, it shall appear to the Architect or his representative in-charge of the works that any work any has been executed with unsound, imperfect or un-skillful workmanship or material or any inferior description, the contractor shall, on demand, in writing from the Architect specifying the work material or articles complained of shall rectify or remove and reconstruction work so specified in part, as the case may require.

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### **3.4.6 Variation**

**In case the quantity of any item of the work executed increases by more than 25% from the quantity given in the tender document, the rate of such item would be settled as under:**

- a) **Rate of the item worked out as per market rate.**
- b) **Rate of the item quoted by the contractor.**

**The rate of such item would be lowest of the two rates mentioned above.**

**3.4.7** The contractor shall submit the samples of various materials for the approval of the Architect. The contractor shall use the material only after the approval of the Architect. The verification of the material shall be done on random base during the progress of the work in either the following manner:

- (a) Random samples would be picked up during execution of work from site & if decided by the Architect, it would be sent to one of the approved laboratories for test & quality check. The cost of such tests would be borne by the contractor.
- (b) The Architect may direct the contractor to submit the challan of delivery of the material brought at site. It would be on Random based. The Architect may also direct the contractor to submit the copy of the test/verification certificate provided by the manufacturer of that particular material.

### **3.4.8 Free Access to work site**

The contractor shall provide all necessary and reasonable facilities and free access to the works and his records at site of work to the Architects, Resident Engineer and their representatives. He shall provide facilities and space to the satisfaction of the Architect or his representative for inspection of any part of work.

### **3.4.9 Inspection of work**

All work under or in course of execution or executed in pursuance of the contract shall at all times be open to inspection and supervision of the Architect or his representative and the contractor shall at all times with reasonable notice or the intention of the Architect or his representatives to visit work shall have been given to the contractor, either himself be present to receive orders and instructions, or have responsible agent duly accredited in writing present for that purpose. Orders to the contractor's agent shall be deemed to have given to the contractor himself.

### **3.4.10 Preparation of Construction Programmed Schedule**

As and when sufficient planning information is available, the contractor in consultation with the Architect shall prepare a programmed schedule of the activities. Contractor should prepare bar-charts & articles path method analysis of the light of the tendered quantities and their rates respectively. Under no circumstances shall this schedule be prepared later than one week of finalization of contract. Throughout the work, all programmed, schedules and charts shall be revised wherever any significant change occurs. The contractor shall also submit weekly progress chart to the Architect.

### **3.4.11 Site Order Book**

The contractor shall maintain a Site Order Book at the site of the works wherein the instructions of the architect/ The Secretary (NIPFP) or their representatives shall be reasoned. The site order book shall be the property of the employer and the instructions recorded therein shall be deemed to have the same force and effect as if

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they had been given to the contractor himself. The contractor or his representative on the site must sign the book in token of his having persuaded the orders given therein.

#### **3.4.12 Hindrance Register**

A Hindrance Register shall be maintained at the site of work wherein the contractor shall notify the items affected and the execution of work, the date on which the delay was cleared. These entries shall be initialed by The Secretary (NIPFP) or their representatives /Architect as well.

#### **3.4.13 Suspension of Work**

The contractor shall on the written order of the Architect/ The Secretary (NIPFP) or their representatives (Engineer-in-charge) suspend the progress of the work or any part thereof for such time or time and in such a manner as the Architect/ The Secretary (NIPFP) or their representatives (Engineer-in-charge) may consider necessary and shall during such suspension properly protect and secure the work as considered necessary in the opinion of the architect/ The Secretary (NIPFP) or their representative (Engineer-in-charge) of the work. No compensation shall be payable to the contractor on what so ever account for the suspension of work.

#### **3.4.14 Extension of time for completion**

If the contractor shall desire an extension of the time for completion of the work, on his having been unavoidably hindered in its execution or on any other ground, he shall apply in writing to the architect within three days of the date of starting of the hindrance on account of which he desires such extension as aforesaid. The architect in consultation with employer shall, if, in his opinion, will authorize, such extension of time, if any, as may in his opinion be necessary or proper extension granted shall be without prejudice to the right of the Employer to recover compensation for delay as per **provisions of Para 3.4.15**

#### **3.4.15 Liquidated Damages for Delay**

The times and date stipulated in the contract for the completion of the work or any part or stage thereof shall be deemed to be the essence of the contract.

The work shall, throughout the stipulated period of the contract, be carried out with all diligence. If the contractor fails to complete the work within the time prescribed or within the extended time under the contract, he shall pay to the Employer on demand amount without prejudice to other rights and remedies the Employer may have against the contractor, a sum of Rs. 5,000/-(rupees five thousand per week) as liquidated damages for such fault, if the work remain unfinished after the stipulated date of completion provided that the total liquidated damages payable shall not exceed 10% of the accepted contract price. The Employer may, without prejudice to any other method of recovery, deduct the amount of such damages from any money due or which become due to the contractor. The recovery or deduction of such damages shall not relieve the contractor from any obligations and liabilities under the contract.

#### **3.4.16 Defects Liability Period**

The contractor shall be responsible to make good and remedy at his own expense within such period as may be stipulated by the employer any defect which may develop or may be noticed before the expiry of 12 (twelve) months from the date of completion and intimation of which has been sent to the contractor within seven days of the expiry of the said period.

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**3.4.17 Rectification of Defects caused to the building by labor:**

If the contractor or his work people, or servants shall break, deface, injure, or destroy any part of a building, or interiors, then the contractor has to rectify the same part at his own expenses to the satisfaction of the Architect.

**3.4.18 Approval of Materials**

The contractor would bring samples of necessary materials per the directions & would get them approved prior to execution of work from the Architect or his representative.

**3.5.0 SECURITY DEPOSIT****3.5.1 Rate of Security Deposit (Retention Money)**

The employer will, at the time of making any payment to the contractor for work done or supplies made under the contract deduct 10% of Gross value of each interim bill. The maximum amount of Retention money + Earnest Money shall amount to total Security Deposit.

All compensations or other sums of money payable by the contractor to the employer in terms of this contract may be deducted from, or paid by, the sale of a sufficient part of his security deposit, or from any sums which may become due to the contractor by the employer on any account whatsoever, and in the event of his security deposit being reduced by reason of any such deduction or sale as aforesaid, the contractor shall within ten days. Thereafter make good in demand draft, endorsed in favor of the employer as aforesaid any sum or sums which may have been deducted from, or raised by sale of his security deposit or any part thereof.

**3.5.2 Forfeiture of Security Deposit:**

The above said security deposit shall be liable to forfeiture wholly or in part at the sole discretion of the Employer if the contractor fails to carry out the work or perform or observe any of the conditions of the contract.

**3.5.3 Interest on the Security Deposit**

No interest would be payable by the employer to the contractor on the security held in deposit.

**3.5.4 Responsibilities for the Structural Adequacy**

The contractor shall comply with the provisions of the contract and with due care and diligence, execute and maintain the work and provide all labor, including supervision of all works, structural plans and other things whether of temporary or permanent nature required for such execution and maintenance in so far as the necessary for providing these, is specified or is reasonably inferred from the contract. The contractor shall take full responsibilities for the adequacy, suitability and safety at site of all the works and methods of the construction provided.

The Contractor shall ensure that his workmen do not create nuisance in the area of hamper with the normal working of the premises / complex.

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### **3.6.0 MEASUREMENT AND PAYMENTS**

**3.6.1** All bill supported with measurement details shall be submitted by the contractor fortnightly to the Architect for all works executed in the previous period and the Architect or his representative shall verify the requisite measurement for the purpose of having the same verified for the claim as far as admissible, if possible before the expiry of 30 days from the presentation of the bill.

All measurements to be taken in duplicate and all bills shall be submitted in triplicate along with a contractor's copy of each.

#### **3.6.2 Final Bill**

Final bill supported with consolidated measurement of the full work executed shall be submitted by the contractor within 1 month of completion of work.

When the final bill has been verified and corrected, the architect will give seven days notice to the contractor to countersign the bill in token of acceptance, the contractor shall countersign the bill within the above seven days or intimate in writing his intention to dispute. If the contractor fail to take appropriate action as above within the period prescribed, the bill finalized by the architect or his representative shall be final and binding on the contractor and the contractor shall have no right to dispute the same.

#### **3.6.3 Claim for Interest**

No claim for interest will be entertained by the Employer with respect to any moneys or balances which may be in its hands owing to a dispute between itself and the contractor or with respect of any delay on the part of the employer in making interim or final payments or otherwise.

#### **3.6.4 Rates for extra Additional, Altered or Substituted work**

The rates for additional, altered or substituted work shall be worked out in accordance with the following provisions in their respective order.

- i) If the rates for similar additional, altered or substituted work and directly available in the contract for the work, the contractor is bound to carry out the work at the same rates as are available in the contract for the work.
- ii) If the rates for additional, altered or substituted work are not directly available in the contract for the work the rates will be derived from the rates for a similar class of work as are specified in the contract for the work.
- iii) If the rates for the altered, additional or substituted work cannot be determined in the manner specified in sub-clause (I) to (ii) above, then the contractor shall within three days of the date of receipt of order to carry out the work, inform the Architect of the rate which it is intending to charge for such works supported by analysis of the rate or rates claimed (CPWD analysis). Rates finalized and approved by the Architect on the basis of these details will be final and binding. However, the architect by notice in writing will be at liberty to cancel his order to execute such work and arrange to carry it out in such a manner as he may deem advisable, but under no circumstances shall the contractor suspend the work once ordered in writing on the plea of non-settlement of rate.

### **3.6.5 Reimbursement of Variation in Price**

Prices and rates quoted by the bidders shall be considered as firm for the complete work and entire duration of the contract. No claim for extra payment due to any rise in rates of raw material and labour or due to whatsoever reasons shall be considered, not even for extended period of completion.

### **3.7.0 GUARANTEES**

#### **3.7.1 Quality of Work**

The contractor shall guarantee that the materials and workmanship are the best of their respective kinds for the service intended and that all items of work will be free from all inherent defects in workmanship and materials. He shall also guarantee that the works will not fail in any respect due to quality of materials, workmanship and methods of construction.

The specifications assume a proper degree of skill on the part of contractor and workmen employed. The contractor shall consult the Architect or his representative, whenever in his judgment variation in the methods of construction or in the quality of material would be beneficial methods of construction or in the quality of material would be beneficial or necessary to fulfill the guarantee called for. Such variations may be made by the contractor only when authorized by the architect.

#### **3.7.2 Rejection**

If during the "Period of Guarantee", as defined under clause 3.7.6 hereof, any work or material shall fail in any respect to meet the above guarantee, the contractor shall replace such work or material in a condition which will meet the above guarantee, immediately.

#### **3.7.3 Cost of Execution of work or repair etc.**

All work of repair shall be carried out by the contractor at his own expense if the necessity thereof shall in the opinion of the Architect be due to the use of materials or workmanship not in accordance with the contract or on account of neglect or failure on the part of the contractor to comply with any obligation expressed or implied on the contractor's part under the contract.

#### **3.7.4 Remedy on Contractor's failure to carry out the work required**

If the contractor shall fail to do any such work as aforesaid required by the architect the employer shall be entitled to carry out such work which the contractor should have carried out, at the contractor's own cost. The employer shall be entitled to recover from the contractor the cost thereof or may deduct the same from any money due or that may be come due to the contractor.

#### **3.7.5 Certificate of completion of works**

On completion of the work, the contractor shall be furnished with a certificate, but no such certificate be given nor shall the work be considered to have been completed until the contractor shall have removed from the area of the premises (to be distinctly marked by the Architect/ The Secretary (NIPFP) or their representatives (Engineer-in-charge) in the site plan which, the work shall be executed) all scaffolding, surplus materials and rubbish and clean the dirt from all wood work, doors, windows, walls, floors or other parts of any building, in or upon which the work is to be executed, or of which he may have had in

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possession for the purpose of the execution hereof. If the contractor shall fail to comply with the requirements of the clause as to the removal of scaffolding, surplus materials and rubbish and cleaning off dirt on or before the date fixed for the completion of the work, the architect may at the expense of the contractor remove such scaffolding, surplus materials, and the contractor shall forthwith pay the amount of all expense so incurred, and shall have no claim in respect of any such scaffolding or surplus materials aforesaid, except for any sum actually realized by the sale thereof.

### **3.7.6 Period of Guarantee for Complete work**

The period of Guarantee for the works shall be **twelve** months starting from the date of issue of the completion certificate.

### **3.7.7 Contract Valid during Guarantee Period**

This contract shall remain valid and in force until the expiry of Guarantee period.

### **3.8.0 RESCINDING/TERMINATE CONTRACT**

#### **3.8.1 Rescinding Contract**

In any case in which under any clause or clauses of this contract the contractor has rendered himself liable to pay compensation amounting to the whole of his security deposit in hand of employer (whether paid in one sum or deduced by installments) the architect on behalf of the employer shall have power to adopt any of the following course, as deemed best suited to the interests of employer.

- (a) To rescind the contract (of which rescission notice in writing to the contractor under hand of the architect shall be conclusive evidence), and in which case the security deposit of the contractor shall stand forfeited and be absolutely at the disposal of the employer.
- (b) To employ a contractor paid by the employer and to supply materials to carry out the work, or any part of the work, debiting the contractor with the cost of the labor and the price of the materials on site (of the amount of which cost and price certificate of architect shall be final and conclusive against the contractor) and crediting him with the value of the work done, in all respects in the same manner and at the same rates as if it has been carried out by the contractor under the terms of the contract. The certificate of the architect as to the value of the work done shall be final and conclusive against the contractor.
- (c) To measure up the work of the contractor, and to take such part of the work of the contractor as shall be unexecuted out of his hands, and to give it to another contractor to complete in which case any expenses which may be incurred in excess of the sum which would have been paid to the original contractor if the whole work has been executed by him (of the amount of which excess certificate in writing of the architect shall be final and conclusive) shall be borne and paid by the original contractor and may be deducted from any money due to him by employer under the contract or otherwise, or from his security deposit or the proceeds of sale thereof, or a sufficient part thereof.
- (d) In the event of any of the above courses being adopted by the architect, the contractor will have no claim to compensation to any loss sustained by him by reason of his having purchased any materials, or entered into any engagements made any advances on account of execution of the work or performance of the contract. And in case of the provisions aforesaid, the contractor shall not be entitled to be paid for any work actually performed under this contract unless and

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until the architect shall have certified in writing the performance of such work and the value payable in respect and he shall only be entitled to be paid the value so certified.

### **3.8.2 Termination of the Contract**

If at any time after the commencement of the work the employer for any reason whatsoever does not require the whole or part thereof as specified in the tender to be carried out, Architect/ The Secretary (NIPFP) or their representatives (Engineer-in-charge) shall give notice in writing of the fact to the contractor who shall have no claim to any payment or compensation whatsoever on account of any profit or advantage, which would have derived from the execution of the work in full, but which he did not derive in consequences the full amount of the work not having been carried out, neither shall he have any claim nor compensation by reason of any alterations having been made in the original specification, or the designs and instruction on which shall involve any containment of the work originally contemplated.

### **3.8.3 Jurisdiction**

The contractor and its operation shall be governed by the law of India for the time being in force, irrespective of the place of delivery of materials the place of execution of work or place of payment under this contract shall be deemed to have been entered into at New Delhi.

### **3.8.4 Bye Laws of Local Authorities**

The contractor shall conform to the provisions of any Government Acts which relate to works and to the regulations and bye laws of any local authorities. The contractor shall give all such notices required by the said Act or Laws, etc., and pay all fees payable to such authorities and allow for these contingencies in his tendered rates including fees for encroachment, stacking charges, costs of restorations, etc., and all other fees payable to the local authorities. The contractor shall keep the employer indemnified against all penalties and liabilities for every breach of any such Act, Rules, Regulations or Bye-laws.

Contractor shall comply with all laws and statutory regulations dealing with the employment of labor such as:

- a. The payment of wages Act, 1936
- b. The Minimum Wages Act, 1938
- c. The Workmen Compensation Act, 1923
- d. The Contract Labor (Regulations & Abolishing) Act.
- e. The employer's liabilities Act, 1938
- f. Industrial Dispute Act, 1938
- g. Maternity Benefit Act, 1961
- h. The Employees State Insurance Act, 1948.

Safety code, labor welfare Act or rules or any modification thereof any other laws and regulations framed by the Competent Legislative Authorities from time to time.

### **3.8.5 Liaisoning & Co- ordination with Local Municipal Authorities**

The contractor has to liaison and take any clearance from local authorities like MCD/ DDA / other municipal authority for approval to start renovation and during renovation of work. He has to take also any Clearance from New Delhi Fire Service if needed and NOC and completion Certificate if needed. Only statutory fees will be reimbursed by NIPFP.

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## SECTION IV – SPECIAL CONDITIONS OF THE CONTRACT

### 4.1.0 Insurance for Works

The contractor at the time of signing the contract or before commencing the execution of work, without limiting his obligations and responsibilities shall insure the works at his own cost and keep them insured until the virtual completion of the contract against all acts of God including Fire, Theft, Riots, War, Floods etc. with a Nationalized Insurance company in the joint names of the employer and the contractor (the name of the former being placed first in the policy) for the full amount of the contract. Such policy shall cover the property of the employer and fees for assessing the claim and in connection with its services generally therein and shall not cover any property of the Contractor or of any sub contractor or employee.

**The contractor shall deposit the policy and receipt for the premiums with the employer within seven (7) days, from the date of signing of the contract/commencement of the execution of the work or unless otherwise instructed by the employer.** In default of the contractor insuring as provided above, the employer on his behalf may so insure and may deduct the premiums paid from any moneys due on which may become due to the contractor. The contractor shall as soon any claim under the policy is settled on the work reinstated by the Insurance office should elect to do so, proceed with all due diligence with, the completion of the works in the same manner as through the misfortune/accident had not occurred and in all respects under the same conditions of the contract. The contractor in case of rebuilding or reimbursement after accident shall be entitled to such extension of time for completion, as the employer deems fit.

### 4.1.1 Insurance in respect of damage to persons and property

- a. The contractor shall be responsible for all injury to persons, animals or things and for all structural and decorative damage to property which may arise from the operation or neglect of himself or of any approved sub-contractor's or 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. The clause shall be held to include any damage to buildings, whether immediately adjacent or otherwise, and any damage to roads, streets, foot paths, bridges and works forming the subject of this contract by frost or other inclemency of the weather. The contractor shall indemnify the employer and hold him harmless damage to persons or property as aforesaid and also respect of any claims made in respect of injury or damage under any Acts of Government or otherwise and also in respect of any award of compensation of damages consequent upon such claims.
- b. The contractor shall reinstate all damages of every sort mentioned in this clause, so as to deliver up the whole of the contract works complete and perfect in every respect and so as to make good or otherwise satisfy all claims for damage to the property of third parties.
- c. The contractor shall indemnify the employer against all claims which may be made against the employer by any member of the public or other third party in respect of works in consequence thereof and shall at his own expense arrange to effect and maintain, until the virtual completion of the contract, with any Nationalized Insurance company in the joint name of the employer and the contractor against such risks and deposit such policy or policies with the employer from time to time during the currency of this contract. The contractor shall similarly indemnify the employer against all claims which may be made upon the employer whether under the Workman's Compensation Act or any other statute in force during the currency of this contract or at common law in respect of any employee of the contractor or any sub-contractor and shall at his own expenses effect and maintain with an approved office a policy of Insurance in the joint names of the employer and the contractor against such risks and deposit such policy of

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policies with the employer and the contractor against such risks and deposit such policy or policies with the employer from time to time during the currency of the contract. The contractor shall be responsible for anything which may be excluded from the insurance policies above referred to and also for all other damages to any property arising out of and incidental to the negligent or defective carrying out of this contract. He shall also indemnify the employer in respect of any costs, charges or expenses arising out of any claim or proceedings and also in respect of any award of or compensation of damages arising there from.

- d. The employer shall be at liberty and is empowered to deduct the amount of any damages, compensation costs, charges and expenses arising or occurring from or in respect of any such claim or damage from any sum or sums due to or become due to the contractor including the security deposit.
- e. If the contractor fails to comply with the terms of these conditions, the employer may insure the works and may deduct the amount of the premiums paid from any moneys that may be or become payable to the contractor or may at the option, not release running payment to the contractor until the contractor shall have complied with the terms of this condition.
- f. Such insurance whether affected by the employer or the contractor will not limit or bar the liability and obligation of the contractor to deliver the works to the employer completed in all respects according to the contract. In case of loss or damage due to any of the aforesaid clause, the moneys payable under any such insurance shall be received and retained by the employer until the works are finally completed and such moneys shall then be credited to the contractor in final settlement of accounts.
- g. The works shall be executed in close co-ordination with the progress of other work. This being absence of the contract, no claim for idles labor will be entertained.

#### **5. INSPECTION OF DRAWINGS:**

Before filling in the tender, the contractor will have to check up all the drawings and Schedule of Quantities, and will have to get an immediate clarification if any from the Architect feels is vague or uncertain. No claim for damages or compensation will be entertained on this account.

#### **6. CONTRACTOR TO VISIT SITE:**

Each tenderer must before submitting his tender, visit the site of works so as to ascertain the physical site conditions and prices, availability and quality of materials according to specifications before submitting the tender.

#### **7. EXECUTION OF WORK:**

The whole of the work as described in the Contract (including the Schedule of Quantities, the Specifications, General / Special Conditions and all drawings, pertaining thereto) and as advised by the Architect from time to time is to be carried out and completed in all its parts to the entire satisfaction of the Architect. Any details of execution, which may not have been definitely referred to in this contract, but which are usual in interior works and essential to the work, are deemed to be included in this contract. Rates quoted in the Schedule shall be inclusive of all freights, taxes, such as octroi, Sales Tax, Royalties, work contract tax etc., as well as transportation, so as to execute the contract as per the rules and regulations of local bodies, and Government of India.

The rates quoted in the tender should include all charges for: -

- a) Labour, maintenance, Fixing, carrying, Cleaning, making good, hauling, watering etc.
- b) Plant, Scaffolding, frame work, English ladders, ropes, nails, spikes, tools, materials and workmanship protection from weather, shuttering, temporary supports, Platform etc.
- c) AH temporary canvas, lights, barricades etc. The Architect will be the sole judge in deciding as the suitability of the tools or plants that might be brought to the site of works by the Contractor for the proper execution of the work.

#### **8. SITE MEETINGS:**

A senior representative of the Contractor shall attend weekly meeting at works site and in addition meetings as arranged by the Architect to discuss to progress of the work and sort out problems, if any, and ensure that the work is completed in stipulated time.

#### **9. SECURITY:**

The Contractor shall ensure that only authorized persons or materials shall enter or leave the works sue. The contractor shall also make his own arrangements for the protection and safety of his materials and equipment at site including premises with fixtures provided therein.

#### **10. OFFICES, STORES ON THE SITE:**

a) The Contractor shall be allowed to provide separate site office for his staff for all necessary stores on site in a specified area for all materials such as timber, cement and other such materials, which are likely to deteriorate by the action of sub, rain and the due to exposure, in such a manner that all such materials shall be protected from damage by weather or any other cause. All such stores and offices shall be cleared away and the ground left, in good and proper order on completion of this contract.

b) All materials which are stored on site such as bricks, timber, plywood, boards, metal, sand etc. shall be stacked in such a manner as to facilitate rapid easy checking of quantities of such materials.

c) The safety and security of all materials brought at site shall be the sole responsibility of the Contractor. The materials against which an advance has been paid by the owner shall be carefully stored at site by the contractor. They shall not be removed from the site without the written permission of the Owner and shall be used in the contract work only.

#### **11. NOTICES:**

The Contractor shall give all notices and pay all fees and shall comply with all acts and regulations for the successful completion of the contract works, as per the rules and regulations of appropriate authorities.

#### **12. FACILITIES TO OTHER CONTRACTORS:**

The contractors shall give full facilities and co-operation to all other Contractors working at site, if any, as directed by the Architect and shall so arrange this program of work as not hinder the progress of other works. The decision of the Architect on any point of dispute between the various contractors shall be final and binding on all parties concerned.

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**13. PREPARATION OF BUILDING WORKS IN OCCUPATION & USE ON COMPLETION:**

On completion of the work, the contractor shall inform the Architect in writing that he has finished the work and it is ready for the Architect's inspection. He will leave the entire building neat and clean ready for occupation in all respects and to the entire satisfaction of the Architect and Owner.

**14. CLEARING OF SITE OF WORKS:**

The contractor shall clear the site of works as per the instructions of the Architect. The site works shall be cleaned of all materials sheds etc. belonging to the Contractor. The site shall be delivered in a clean and neat condition as required by the Architect within a period of one week after the job is completed. In case of failure by the Contractor, the Employer will have to get the site cleaned at the risk and costs of the Contractor.

**15. WORKS EXECUTED BEYOND NORMAL WORKING HOURS:**

If the contractor engages workmen to work beyond normal working hours, he shall do so with the prior approval of Architect and provide and maintain at his own cost sufficient lights to enable the work to proceed satisfactorily without any danger. Approaches to the site of work also shall be sufficiently lighted by the Contractor. No extra cost claim would be entertained for the above.

**16. WORK ON HOLIDAYS / SUNDAYS:**

The Contractor workmen may be allowed to work on Sundays/Holidays subject to the prior permission of the same by the Owner. No extra cost claim would be entertained for the above.

**17. SPECIFICATIONS:**

All work shall be carried out as described in the tender item and with the C.P.W.D. Specifications laid therein, unless otherwise stated. If not covered as above, I.S. codes specifications shall be followed in that order. For patented products, the manufacturer's specifications and instruction shall be followed. For any discrepancy in various specifications, Architect's decision shall be final and binding on both the parties. In case there are no laid down specifications, Architect's specifications and instructions for that particular item shall be followed.

**18. MEASUREMENT TO BE RECORDED BEFORE WORK IS COVERED UP:**

The contractor shall assist in taking the measurements by the Architect's representatives, before covering up or otherwise placing beyond there each of measurements any, item of work. Should the contractor neglect to do so the same shall be uncovered at the Contractor's expense and if found to be executed in default of specifications/requirements, no payment or allowance shall be made for such work and Contractor shall have to remove and re-do the same at his own cost.

**19. DIMENSIONS:**

Figured dimensions in all cases shall be accepted in preference to scaled size. Large-scale details shall take precedence over small-scale drawing. In case of discrepancy, the contractor shall seek the clarifications from the Architects before proceeding with the work.



**20. TESTING OF WORKS AND MATERIALS:**

The Contractor shall be required by the Architect arrange to test materials and portions of the works at his own cost in order to prove their soundness and efficiency. These tests should be carried out at the approved Institutions as directed. If after such test the work or portions as of the works are found to be defective or unsound the Contractor shall if ordered by the Architect pull down and re erect the same at his own cost.

**21. INFORMATION TO BE SUPPLIED BY THE CONTRACTOR:**

The Contractor shall submit to the Architect every week as per the Performa; -

- a) Detailed industrial statistics regarding the labour employed by him daily.
- b) The list of technically qualified persons employed by him for the execution of the work.
- c) The total quantity and quality of materials used for the works and supplied to site.
- d) A weekly progress report.
- e) Special incidents at site, if any.
- f) Whether the work is progressing according to Schedule. If not, what are the hitches and the remedial measures.

**22. TYPOGRAPHIC OR CLERICAL ERRORS:**

The Architects clarifications regarding partially omitted particulars or typographical or clerical errors shall be final and binding on the Contractor.

**23. PROGRAMME:**

The time schedule for carrying out the work stage by stage, in the stipulated time shall be drawn by the Architects in consultation with the Architect and the Contractor. The Contractor shall follow strictly the approved time schedule, incorporating change, if any, with the approval of the Architect to ensure the completion of the work in stipulated time. A graph or chart on work shall be maintained showing the progress periodically. The contractor shall submit to the Architect a weekly progress report stating the number of skilled and Unskilled labourers employed on the works, working hours done quantity of cement used, place, type and quantity of work done during the period.

The Contractor must inform the Architect 10 days in advance of all working drawings and details required by him from time to time. The Contractor shall strictly adhere to the approved programme and arrange for the materials and labour etc., accordingly.

Despite repeated instructions, if the Contractor fails to show satisfactory progress of the work, the Architect may take suitable action as deemed fit without prejudice to any terms and conditions of this contract.

**24. VARIATION:**

Quantities mentioned in the Schedule of Quantities included in the contract are subject to any variation as per actual site conditions and as directed by the Architect for the scope of work. No compensation shall be payable to the Contractor on this account.

**25. BRICKS:**

Ordinary bricks used in the work shall be kiln burnt first quality locally available bricks, as approved by the Architect.

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**26. CEMENT:**

Cement will be procured by the Contractor in the open market of approved first quality and stacked in a proper way at site so that it does not get damaged or spoiled. He will maintain proper record of cement received at site and consumed daily to the satisfaction of the Architect.

**27. APPROVAL OF MATERIALS BY ARCHITECTS:**

Wherever "Approved Materials" are mentioned in the Contract, the Contractor shall get the same approved by the Architect prior to its use. The contractor shall keep one set of sample of materials approved by the Architect for its ready reference with the Architect at site of work and shall ensure that the materials incorporated in the works strictly conform to the sample approved already.

All other materials for use in the work shall be got approved by the Architect before placing order / procurement.

**28. WATER:**

Water shall be made available to the Contractor free of cost at a point each floor of the premises and the Contractor shall have to make his own arrangements for carriage / storage of water.

**The recovery for water charges shall be affected as per the rates paid by the Employers to the Water Supply Co. from time to time, from his payments due or @ 0.25% of the project cost.**

**29. ELECTRICITY:**

The Architect shall make available electricity at the site of work to the Contractor.

Temporary light points required in working area will be provided by the Contractor at his own cost in consultation with the Architect at site. The tender rates shall be quoted accordingly by the contractor.

**The recovery for electricity shall be affected as per the rates paid by the employers to the Electricity Supply Co. from time to time, from his payments due or @ 0.75% of the project cost.**

**30. INCOME TAX: (TDS)**

Income tax at source will be deducted as per rules on all payments made to the Contractors.

**31. STATUTORY REGULATIONS:**

The whole of the work including electrical / plumbing / sanitation is to be complied with as per the requirements and byelaws of the relevant statutory authorities.

**32. WORKMANSHIP:**

Quality of materials and workmanship shall conform strictly to tender specifications and Contractor will ensure will ensure that the quality of work is appropriate to the specifications and the work is done to the satisfaction of the Architect with strict control on the materials, workmanship and supervision.

**33. ESCALATION:**

The rates quoted in the tender shall be firm and shall not be subject to any escalation till the completion of work due to increase in the prices of materials, labour wages sales Tax etc. for any reasons, whatsoever.

**34. ELECTRICIAN:**

The contractor shall maintain at site-licensed electrician to ensure that the electrical work is earned out properly and no accident takes place. The electrician will work in close coordination with the Architect.

**35. PROVIDENT FUND AND E.S.I.S.:**

The contractor shall bear full liability for payments under provident fund and employees State Insurance Scheme and other labour laws for his workers and staff.

**36. MOCK UP DRAWINGS:**

The contractor shall bear full cost for one mock up drawings to be done in 10 days .These mock up drawings are to be approved by the architect. All furniture shop drawings, electrical drawings, route drawings and furniture samples to be got approved from the architect before execution. After completion of work the contractor has to submit three sets of hard copy and one set of soft copy in autocad of electrical route drawings, position for maintenance purpose, the cost of above to be included in the tender of respective items.

**LIST OF APPROVED MATERIALS FOR INTERIOR, PLUMBING, CIVIL  
& ELECTRICAL WORKS**

**(SAMPLES TO BE CHECKED AT CONTRACTOR'S COST)**

**Note: The makes mentioned in BOQ will be referred at first. If due to some reasons BOQ Company makes are obsolete or not readily available / demand of the owner or Architect, list of makes in technical bid will be referred.**

<b>S.NO.</b>	<b>ITEM</b>	<b>APPROVED MAKE/BRAND</b>
1.	HARDWARE FITTINGS	HETTICH/ HAFELE
2.	PREMIUM / GENERAL LAMINATES (1.0 MM THICK)	FORMICA / MERINO LAM / SUNMICA (BY AICA) / GREENLAM
3.	CYLINDRICAL LOCKS	GODREJ / DOORSET / GOLDEN
4.	DOOR CLOSERS	DORMA / OZONE / DOORSET
5.	GLASS	SAINT GOBAIN / MODI FLOAT / INDO ASHAI
6.	PLY BOARD / MARINE PLY	CENTURYPLY / KITPLY / GREENPLY / SARDA PLY
7.	COMMERCIAL BOARDS	CENTURYPLY / KITPLY / GREENPLY / SARDA PLY
8.	ANTI-TERMITE / FIRE RETARDANT PAINT	VIPER / NAVAIR / UGAM / DC333 / FYRETARD AAAA
9.	GLUE	FEVICOL
10.	POLISH	MRF / ASIAN PAINTS / NEROLAC / MELAMINE POLISH AS PER APPROVED BY THE ARCHITECT
11.	CERAMIC TILES / VITRIFIED HOMOGENEOUS GLAZED TILES.	KAJARIA / NITCO / HR JOHNSON / SOMANY / MARBONITE
12.	KITCHEN SINK	NIRALI / NEELKANTH / FUTURA / AMC / DIAMOND
13.	SANITARY FIXTURES	JAQUAR / PARRYWARE / HINDWARE / CERA
14.	C.I PIPE	NECO / HEPCO
15.	G.I PIPE	TATA / JINDAL HISSAR / SURYA PRAKASH
16.	PVC PIPE	PRINCE / SUPREME / FINOLEX
17.	BENDS	UNIK / R BRAND / ZOLOTO / BIC / NECO / HEPCO
18.	NAHANI TRAP	NECO / HEPCO
19.	KITCHEN UTENSILS RACK	MAHARAJA / VPSK
20.	PAINTS / DISTEMPER / ACRYLIC / ENAMEL / PLASTIC PAINT	ASIAN / ICI / NEROLAC / BERGER
21.	MS. PIPES / PLATES / FLATS / ANGLE	SAIL / HSL / TATA / VSP
22.	CEMENT	ACC / JK / BIRLA / ULTRA TECH / L&T / GUJARAT AMBUJA
23.	UPVC WINDOWS / DOORS	FENESTA / ALUPLAST / LINGEL / SHUCO / WINPRO / REHAU / LG
24.	SWITCH, / SOCKETS (MODULAR TYPE) AND ITS PLATE AND BOXES	ANCHOR/ ROMA/ LEGRAND (MOSIAC) / MK (WRAP ROUND)/ CRABTREE ATHENA
25.	FRLS INSULATED ELEC. WIRE / CABLE	FINOLEX / POLYCAB / HAVELLS / RR KABEL / KEI
26.	GLASS FOR DOORS / WINDOWS	MODI FLOAT / EMIRATES / SAINT GOBAIN / ASAHI / SEJAL

Sign & stamp of the contractor

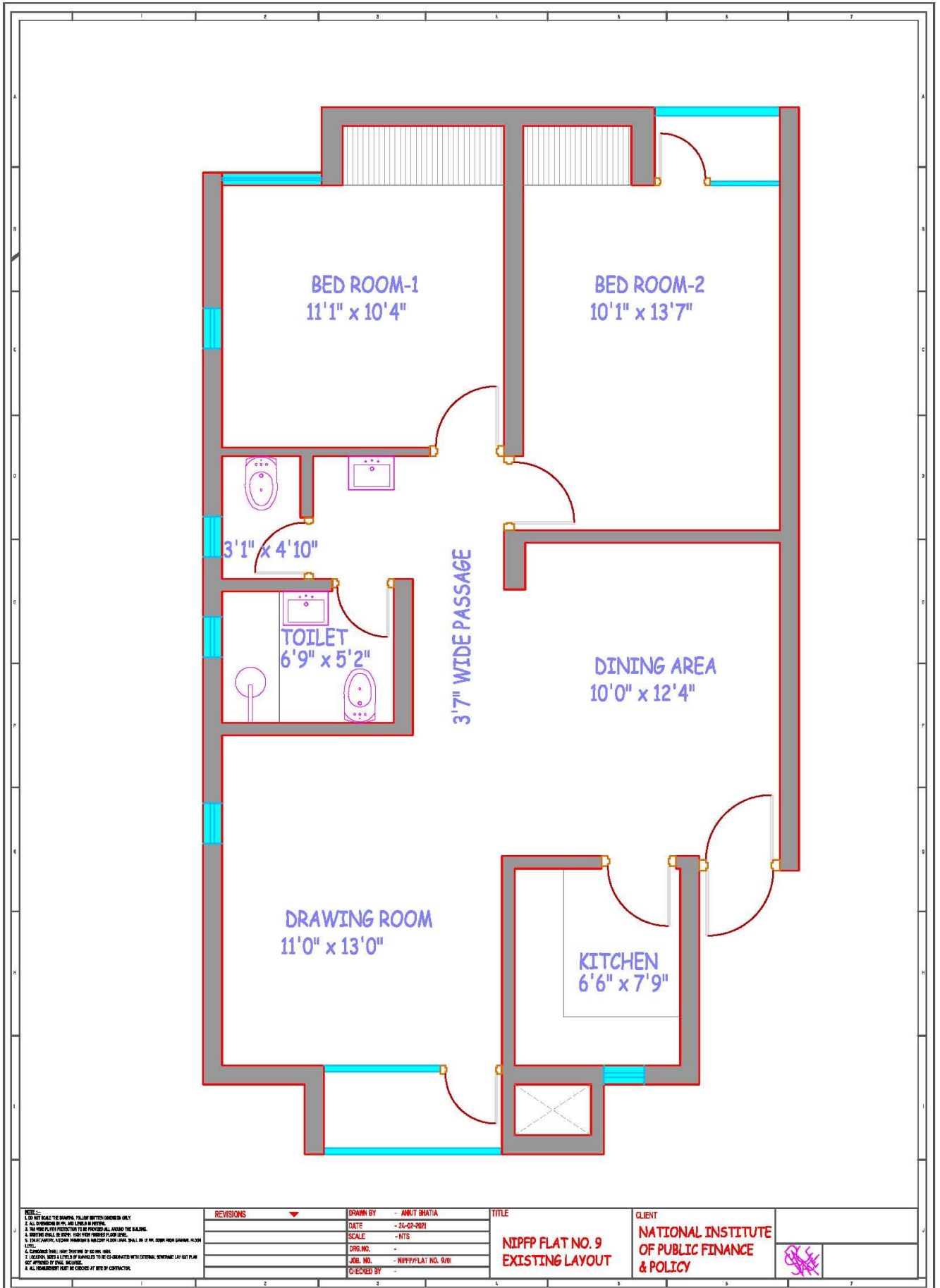
**ADDITIONAL SPECIAL CONDITIONS OF CONTRACT:**

1. The contractor shall take the responsibility of dismantling and disposal of existing civil, electrical and furniture work to the destination specified by the owner.
2. All electrical fixtures, equipment should be removed so as to be serviceable and handed over to the owners and these fittings and fixtures shall be the property of NIPFP.
3. The contractor shall take responsibility of getting approval of Building Authorities / Estate Officer and other Authority as required for executing the work during and off the office timings.
4. On partial completion of work the contractor shall be furnished with a certificate, but not such certificate be given nor shall the work be considered to complete until the contractor shall have removed from the area of the premises ( to be distinctly marked by the Architect/ The Secretary (NIPFP) in the site plan which, the work shall be executed) all scaffoldings, surplus materials and rubbish and clean the dirt from all wood work, doors, windows, walls, floors or other parts of any building, in or upon which the work is to executed, or of which he may have had in possession for the purpose of the execution hereof. If the contractor shall fail to comply with the requirements of the clause as to the removal of scaffoldings, surplus materials and rubbish and cleaning off dirt on or before the date fixed for the completion of the work, the architect may at the expense of the contractor remove such scaffolding, surplus materials, and the contractor shall forthwith pay the amount of all expense so incurred, and shall have no claim in respect of any such scaffolding or surplus materials aforesaid, except for any actually realized by the sale thereof.

**5. SELECTION OF MATERIALS**

On unavailability of any material in the list of approved materials for interior works, for any reason whatsoever may be, the Architects in consultation with NIPFP may permit the contractor to use the equivalent material.

**DRAWINGS**



NOTE:-  
 1. DO NOT SCALE THE DRAWING, FOLLOW WRITTEN DIMENSIONS ONLY.  
 2. ALL DIMENSIONS IN P.P.M. ARE TO BE IN METERS.  
 3. NO FIRE FIGHTER ACCESS TO BE PROVIDED ALL AROUND THE BUILDING.  
 4. DRAWING SHALL BE CORRECT, FROM FLOOR TO FLOOR LEVEL.  
 5. THE FLOORING, KITCHEN FLOORING & ROOFING SHALL BE IN P.P.M. FROM FLOOR TO FLOOR LEVEL.  
 6. CONTRACTOR SHALL HAVE RESPONSIBILITY TO CO-ORDINATE WITH EXTERNAL AGENCIES FOR ALL PLANS NOT APPROVED BY STATE GOVT.  
 7. CONTRACTOR SHALL BE RESPONSIBLE FOR THE CO-ORDINATION WITH EXTERNAL AGENCIES FOR ALL PLANS NOT APPROVED BY STATE GOVT.  
 8. ALL DIMENSIONS MUST BE CHECKED AT SITE BY CONTRACTOR.

REVISIONS	DRAWN BY	DATE
	- ANKIT BHATIA	- 24-02-2021
		SCALE - NTS
		ORG. NO. -
		JOB. NO. - NIPFP/FLAT NO. 9/01
		CHECKED BY -

TITLE  
**NIPFP FLAT NO. 9  
 EXISTING LAYOUT**

CLIENT  
**NATIONAL INSTITUTE  
 OF PUBLIC FINANCE  
 & POLICY**



Sign & stamp of the contractor