

## **Tender for Comprehensive Annual Maintenance Contract of VRF/VRV Air Conditioning System installed at Ayush Block of AIIMS Deoghar.**

<b>N.I.T. No.</b>	<b>11/EE/AIIMS/Deo/2025-26</b>
<b>NIT Issue Date</b>	<b>01.09.2025</b>
<b>Last Date of Online Submission of tender</b>	<b>29.09.2025</b>
<b>Date of pre-bid meeting</b>	<b>22.09.2025</b>

**Tender Documents may be downloaded from the following websites**

**[www.aiimsdeoghar.edu.in](http://www.aiimsdeoghar.edu.in)**

**<http://eprocure.gov.in>,**

**[tenders.gov.in](http://tenders.gov.in)**



**All India Institute of Medical Sciences, Deoghar,  
Devipur Road, Deoghar – 814152, Jharkhand**

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**Superitending Engineer  
AIIMS, Deoghar**

**NOTICE INVITING TENDER**

<b>S.No.</b>	<b>Particular</b>	<b>Remarks</b>
<b>1</b>	Name of work	Tender for comprehensive Annual Maintenance Contract of VRF Air Conditioning System installed at Ayush Block of AIIMS Deoghar
<b>2</b>	Tender No.	.../EE/AIIMS/Deo/2025-26
<b>3</b>	Contract period	3 Years CAMC
<b>4</b>	Total estimated cost for Three years	₹26,44,616/-
<b>5</b>	Earnest Money Deposit (EMD)	₹53,000/-
<b>6</b>	Performance Guarantee	@5% of contract value
<b>7</b>	Security Deposit	@2.5% of billing amount
<b>8</b>	Tender documents	Download from the following websites: <a href="http://www.aiimsdeoghar.edu.in">www.aiimsdeoghar.edu.in</a> <a href="https://eprocure.gov.in">https://eprocure.gov.in</a>
<b>9</b>	Pre-bid meeting	
<b>10</b>	Last date and time of online submission of tender	
<b>11</b>	Last Date of Submission of hardcopy in original of EMD	
<b>12</b>	Website for online submission of tender	<a href="https://eprocure.gov.in/eprocure/app">https://eprocure.gov.in/eprocure/app</a> .

**Superintending Engineer**  
**AIIMS, Deoghar**

### **Instructions for the Bidder/The service provider/Bidders:-**

All India Institute of Medical Sciences (AIIMS), Deoghar, an apex healthcare institute established by an Act of Parliament of India under aegis of Ministry of Health & Family Welfare, Government of India, calls for Tender for Comprehensive Annual Maintenance Contract of VRF/VRV Air Conditioning System installed at Ayush Block of AIIMS Deoghar

1. **Bids shall be submitted online only at CPPP website: <https://eprocure.gov.in/eprocure/app>.**
2. The complete bidding process is online. Bidders should be in possession of valid digital Signature Certificate (DSC) of class II or III for online submission of bids. Prior to bidding DSC needs to be registered on the website mentioned above. For any assistance for the e-bidding process.
3. **Bidder/ service provider are advised to follow the instructions provided in the ‘Instructions to the service providers /Bidders for the submission of the bids online through the Central Public Procurement Portal for e-Procurement at <https://eprocure.gov.in/eprocure/app>’.**
4. Bid documents may be scanned with 100 dpi with black and white option which helps in reducing size of the scanned document.
5. **Criteria of eligibility:** Bidder must fulfil following requirements in the last 7 years shall be eligible to apply. **Joint ventures are not accepted.**

***Note: Completion certificate to be attached mandatorily.***

**“Similar works means Comprehensive Maintenance of a HVAC/VRF/VRV/Centralized AC system of at least 150 HP capacity.”**

- a) Should have satisfactorily completed works of **annual value** mentioned below up to **31<sup>th</sup> March 2025:-**

1	One similar completed work of annual value <b>Or</b>	80% of the total estimated cost
2	Two similar completed works each of annual value <b>Or</b>	60% of the total estimated cost
3	Three similar completed works each of annual value	40% of the total estimated cost

- b) Satisfactory job completion certificate certifying the detailed scope of work handled to include Maintenance of a VRV system. must be submitted/attached with the tender. The bidder must have completed similar works in the last **seven years** and work should be completed till the starting date of this NIT with a Government / Semi-government organization. **(Fill details Annexure-III).**
- c) The value of executed work shall be brought to current costing level by enhancing the actual value of work at simple rate@ 7% per annum calculated from the actual date of completion of work up to **31<sup>th</sup> March 2025**
6. **Earnest Money Deposit:** The EMD amounting to Rs. **53,000/-** shall be deposited in form of FDR in favor of Executive Director ‘**All India Institute of Medical Sciences, Deoghar**’, Payable at Deoghar. The EMD will be allowed with the validity of up to 180 days and of any Scheduled Bank or the State Bank of India in accordance with the appropriate Performa. The



Firm who are registered with Micro Small Medium Enterprises (MSME) / National Small Industries Corporation (NSIC) / OR Small-Scale Industries (SSI) are exempted to submit the EMD only (Copy of registration must be provided along with technical bid). ***No other relaxations shall be allowed.*** The EMD, in case of unsuccessful Bidders shall be retained by AIIMS, Deoghar till the acceptance of the tender. No interest will be payable by AIIMS, Deoghar on the EMD.

*\* The Hard Copy of original instruments in respect of earnest money deposit must be delivered to the AIIMS, Deoghar on or before the last date of submission of bid. The bid submitted without EMD will be summarily rejected.*

7. Bidder should have an **Average Annual Financial Turnover equal to 50%** of total estimated cost of one year during the last three consecutive financial years ending till **31<sup>st</sup> March 2025**. (Scanned copy of Certificate from Chartered Accountant with Unique Document Identification Number (UDIN) to be uploaded).

8. Bidders are recommended to visit the site/locations at AIIMS Deoghar be for quoting the rates. No claim what so ever will be entertained in this regard.

**9. Submission of Tender:**

The tender shall be submitted online in two parts, viz., technical bid and financial bid. All the pages of the bid being submitted must be signed and sequentially numbered by the bidder irrespective of the nature of the content of the documents before uploading.

✓ **The offers submitted by email or any other media shall not be considered. No correspondence will be entertained in this matter.**

**10. Pre-Bid Meeting:** The pre bid meeting would be held on ....., at Fire Station, AIIMS Deoghar, Jharkhand-814152. All firm's representative who are attending the pre bid meeting, shall produce ID & authorization letter from their firm on the firm's letter head. They are required to put their query in writing before the committee and submit the same in writing on its letterhead before the date of pre bid. **Bidders are advised to visit the site & assess the site conditions before participating in TE. Queries raised after pre bid meet will not be entertained.**

**I. Technical Bid**

The following documents are to be furnished by the bidder along with **Technical Bid** as per the tender document:

- Proof of EMD submitted in form of FDR or exemption under MSME registration.
- Copy of Completion certificate issued by the client. (Ref. Clause-5: Criteria of eligibility)
- Copy of Annual financial turn over for the last three consecutive financial years duly authorized by CA (Ref. Clause-7: Criteria of eligibility)
- Copy of PAN Card Registration.
- Copy of GST registration certificate.
- Affidavit (on Rs.100 non-judicial stamp with notarized) regarding establishment of Proprietorship firm / registered partnership deed / letter of incorporation for private Ltd / Ltd firm with written power of attorney (in case of bidder is owner, not required) of the authorized signatory.

- Copy of work completion certificate for similar works as per eligibility criteria. Completion certificate issued by Competent Authority will only be considered. Competent Authority means officer of not below the rank of Executive Engineer/ Equivalent would be acceptable. A Similar work shall mean, works, completed in India, of: "CAMC of HVAC/VRF/VRV/Centralized AC system.
- Copy of registration certificate with CPWD, railway, any State Government department, central government, Autonomous body, PSU & MES as mentioned in NIT.
- Notarized undertaking on Rs. 100 non-judicial stamp paper with duly signed copy as per NIT.
- The valid solvency certificate of minimum 40% of the tendered amount issued by any nationalized bank under the governed by RBI. Valid solvency certificate should not more than six months old.
- Submit undertaking certificate i.e., your Firm/company not Blacklisted from any Government organization.
- Certificates as per Annexure-I to V.

## **II. Financial Bid**

Price bid Form [As per BoQ] - Price must be quoted as per format specified failing which tender shall be summarily rejected.

**Superintending Engineer  
AIIMS, Deoghar**

(TO BE SWORN ON A NON-JUDICIAL STAMP PAPER OF Rs.100/-)

AFFIDAVIT

\*I/we ..... authorized signatory of  
(Mention name of firm/company and its complete address) do hereby solemnly affirm and  
declare as under: -

That \*I/we.....\*am/are registered as (mention name of  
\*firm/company) vide registration No. .... under the provisions of (mention the name of the  
Act).

That\*I/we.....have applied in response to the Tender for  
“Comprehensive Annual Maintenance Contract of VRF Air Conditioning System installed  
at Ayush Block of AIIMS Deoghar”at AIIMS Hospital Campus, Deoghar at AIIMS  
Deoghar. That the above-named Bidder is eligible to submit the aforesaid Application, as  
neither the bidder nor any of its constituents have been barred by the Central Government  
and/or any State Government in India at any time prior to the date of submitting this  
affidavit.

That the ..... Bidder during the last three years has neither failed to  
perform on any Agreement nor was expelled from any project or Agreement nor any  
Agreement was terminated for any breach by the bidder.

That the ..... Bidder has not been blacklisted by any State/Central  
Government Department /Autonomous Bodies or PSU.

That the .....Bidder is not in default of payment of statutory dues (other  
than disputes being contested by the Bidder).

That the ..... Bidder confirms that eligible similar work(s) have not been  
got executed through another contractor on back-to-back basis.

That the ..... Bidder confirms and agrees that, if any such violation  
comes to the notice of AIIMS DEOGHAR (“Owner”) in the future, then the Owner shall be  
at liberty to initiate appropriate penal and legal action against the Tenderer and to forfeit the  
entire amount of Earnest Money Deposit/Performance Guarantee.

DEPONENT

**VERIFICATION**

\*I/we..... the above-named deponent do hereby verify that the contents of the aforesaid paragraphs 1 to 8 are true and correct to the best of\*my/our knowledge and belief and nothing is concealed there from.

Verified at .....this .....day of .....

**DEPONENT**

\* Strike out whichever is not applicable.

**Pledge of Compliance**

(To be given by the authorized signatory of the Bidder)

Name:

Designation

Date:

**DECLARATION**

I, (name designation with company name), acting on behalf of (company name & address), which is an bidder for the Application **“Tender for comprehensive Annual Maintenance Contract of VRF Air Conditioning System installed at Ayush Block of AIIMS Deoghar.”**

Hereby undertake that my Firm/company is fully conscious that if my Firm/company is selected for providing the services to AIIMS DEOGHAR, at no point of time my Firm/company or its officials performing any responsibility on its behalf, or any associates sub-hired by us for executing any activity in the part of the project assigned to us, shall consciously or callously do anything to delay, obstruct or stall the progress of the project or any activities, decisions or actions related to the project, nor shall it refuse to cooperate or comply with any provisions of the Agreement or with any instructions issued by AIIMS DEOGHAR, including its authorized representatives, officials, PM/PMC and/or MPD (Project Architect) for the stated or unstated reason that AIIMS DEOGHAR's position, approach or assessment related to any elements or aspects of the Project is at variance with the position, approach or assessment of my company or its officials.

It is further undertaken that in the event of any breach of the above undertaking during the entire period of project implementation assigned to my Firm/company, the full responsibility of any losses incurred by AIIMS DEOGHAR, including financial, time or reputation losses, as assessed by AIIMS DEOGHAR, shall lie with my company and its officials and my company shall fully compensate AIIMS DEOGHAR for all such losses without resort to conciliation or arbitration processes.

Date

Signature of the Bidder/Authorized Signatory Seal of Bidder

**INTEGRITY PACT**

To,  
Executive Director,  
AIIMS Deoghar

**Subject:** “Tender for Comprehensive Annual Maintenance Contract of VRF/VRV Air Conditioning System installed at Ayush Block of AIIMS Deoghar.”

Dear Sir,

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

I/We agree that the Notice Inviting Tender (NIT) is an invitation to offer made on the condition that I/We will sign the enclosed integrity Agreement, which is an integral part of tender documents, failing which I/We will stand disqualified from the tendering process. I/We acknowledge that THE MAKING OF THE APPLICATION SHALL BE REGARDED AS AN UNCONDITIONAL AND ABSOLUTE ACCEPTANCE of this condition of the NIT.

/bid.

I/ we confirm acceptance and compliance with the integrity agreement, in letter and spirit and further agree integrity agreement shall be separate and distinct from the main contract, which will come into existence when tender/bid is finally accepted by AIIMS Deoghar. I/ We acknowledge and accept the duration of the integrity agreement, which shall be in line with article 1 of the enclosed integrity agreement.

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

Yours faithfully

Signature(s) of Bidder (s)

Seal of bidder

Date:

Name and Address:

**INTEGRITY AGREEMENT**

This integrity Agreement is made at ..... on this ..... Day of .....2025.

BETWEEN

AIIMS Deoghar represented through its Executive Director.....  
(Hereinafter referred as the 'Principal/Owner' which expression shall unless repugnant to the meaning or context hereof includes its successors and permitted assigns)  
AND

..... Through.....  
(Hereinafter referred to as the "Bidder / Contractor" and which expression shall unless repugnant to the meaning or context hereof include its successors and permitted assigns)

Preamble

WHEREAS the Principal/ Owner has floated the Tender (NIT No ..... ) (Hereinafter referred to as "Tender /Bid") and intends to award, under laid down organizational procedure, Contract for ..... (name of the work) Hereinafter referred to as the "contract".

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

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

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

**Article 1: Commitment of the Principal/Owner**

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

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

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

The Principal/Owner shall endeavor to exclude from the Tender process Any person, whose conduct in the past has been of biased nature.

If the Principal/Owner obtains information on the conduct of any of its employees which is a criminal offence under the Indian Penal code (IPC)/Prevention of Corruption Act, 1988 (PC Act) or is in violation of the principles herein mentioned or if there be a substantive suspicion in this regard, the Principal/Owner will inform the Chief Vigilance Officer and in addition can also initiate disciplinary actions as per its internal laid down policies and procedures.

## **Article 2: Commitment of the Bidder(s) / Contractor(s)**

It is required that each Bidder/Contractor (including their respective officers, employees and agents) adhere to the highest ethical standards, and report to the AIIMS Deoghar all suspected acts of fraud or corruption or Coercion or Collusion of which it has knowledge or becomes aware, during the tendering process and throughout the negotiation or award of a contract.

The Bidder(s) /Contractors(s) commits himself to take all measures necessary to prevent corruption. He commits himself to observe the following principles during his participation in the Tender process and during the contract execution.

The Bidder(s) /Contractors(s) will not, directly or through any other person or firm, offer, promise or give to any of the principal/Owner's employees involved in the Tender process or execution of the contract or to any third person any material or other benefit which he/she is not legally entitled to, in order to obtain in exchange any advantage of any kind whatsoever during the tender process or during the execution of the contract.

The Bidder(s)/Contractor(s) will not enter with other Bidder(s) into any undisclosed agreement or understanding, whether formal or informal. This applies in particular to prices, specifications, certifications, and subsidiary contracts, submission or non-submission of bids or any other actions to restrict competitiveness or to cartelize in the bidding process.

The Bidder(s)/Contractor(s) will not commit any offence under the relevant IPC/PC Act. Further the Bidder(s)/Contract(s) will not use improperly, (for the purpose of competition or personal gain), or pass on to others, any information or documents provided by the Principal/Owner as part of the business relationship, regarding plans, technical proposals and business details, including information contained or transmitted electronically.

The Bidder(s)/Contractor(s) of foreign origin shall disclose the names and addresses of agents/representatives in India, if any. Similarly, Bidder(s)/Contractor(s) of Indian Nationality shall disclose names and addresses of foreign agents/representatives, if any. Either the Indian agent on behalf of the foreign principal or the foreign principal directly could bid in a tender but not both. Further, in cases where an agent participate in a tender on behalf of one manufacturer, he shall not be allowed to quote on behalf of another manufacturer along with the first manufacturer in a



subsequent/parallel tender for the same item.

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

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

The Bidder(s)/Contractor(s) will not, directly or through any other person or firm indulge in fraudulent practice means a willful misrepresentation or commission of facts or submission of fake/forged documents in order to induce public official to act in reliance thereof, with the purpose of obtaining unjust advantage by or causing damage to justified interest of others and /or to influence the procurement process to the detriment of the Government interests.

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

### **Article 3: Consequences of Breach**

Without prejudice to any rights that may be available to the Principal/Owner under law or the Contract or its established policies and laid down procedures, the Principal/Owner shall have the following rights in case of breach of this Integrity Pact by the Bidder(s)/Contractor(s) and the Bidder/Contractor accepts and undertakes to respect and uphold the Principal/Owner's absolute right:

If the Bidders /Contractors either before award or during execution of contract has committed a transgression through a violation of Article - 2 above or in any other form, such as to put his reliability or credibility in question, the Principal/Owner after giving 14 days' notice to the contractor shall have powers to disqualify the Bidders (s) /Contractors from the tender process or terminate / determine the contract, if already executed or exclude the bidder/Contractor from future contract award processes. The imposition and duration of the exclusion will be determined by the severity of transgression and determined by the Principal /Owner. Such exclusion may be forever or for a limited period as decided by the Principal / Owner.

2) Forfeiture of EMD/ Performance Guarantee/Security Deposit: If the Principal /Owner has disqualified the Bidder(s) from the tender process prior to the award of the contract or terminated/determined the contract or has accrued the right to terminated /determine the contract according to article 3(1), the Principal /Owner, apart from exercising any legal rights that may have accrued to the Principal /Owner, may in its considered opinion forfeit the entire amount of Earnest Money Deposit, Performance Guarantee and Security Deposit of the Bidder/Contractor.

Criminal Liability: If the Principal/Owner obtains knowledge of conduct of a Bidder or Contractor,

or of an employee or a representative or an associate of a Bidder or Contractor which constitutes corruption within the meaning of IPC Act, or if the Principal/Owner has substantive suspicion in this regard, the Principal/Owner will inform the same to law enforcing agencies for further investigation.

**Article 4: Previous Transgression**

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

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

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

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

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

The Principal/Owner will enter into Pacts on identical terms as this one with all Bidders and Contractors. The Principal/Owner will disqualify Bidders, who do not submit, the duly signed Pact between the Principal/Owner and the bidder, along with the Tender or violate its provisions at any stage of the Tender process, from the Tender process.

**Article 6- Duration of the Pact**

This Pact begins when both the parties have legally signed it. It expires for the Contractor/Vendor 12 months after the completion of work under the contract or till the continuation of defect liability period, whichever is more and for all other bidders, till the Contract has been awarded.

If any claim is made/lodged during the time, the same shall be binding and continue to be valid despite the lapse of this Pacts as specified above, unless it is discharged/determined by the Competent Authority, AIIMS Deoghar.

**Article 7- Other Provisions**

This Pact is subject to Indian Law, place of performance and jurisdiction is the Headquarters of the Institute i.e. Principal/Owner, who has floated the Tender.

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

If the Contractor is a partnership or a consortium, this Pact must be signed by all the partners or by one or more partner holding power of attorney signed by all partners and consortium members. In case of a Company, the Pact must be signed by a representative duly authorized by board resolution. Should one or several provisions of this Pact turn out to be invalid; the remainder of this Pact remains valid. In this case, the parties will strive to come to an agreement to their original intentions.

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

**Article 8- LEGAL AND PRIOR RIGHTS**

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

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

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

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

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

2. ....  
(Signature, name and address)

Place:

Dated:

**Form of Earnest Money Deposit (Bank Guarantee Bond)**

WHEREAS Bidder..... (Name of Bidder) (Hereinafter called “the bidder”) has submitted his tender dated ..... (Date) for the construction of ..... (Name of work) (Hereinafter called “the tender”).

KNOW all people by these presents that we..... registered office at ..... (Hereinafter called “the Bank”) are bound unto Director, AIIMS Deoghar of in the sum of Rs..... (Rs in words for which payment well and truly to be made to the said Director, AIIMS Deoghar, the Bank binds itself, his successors and assigns by these presents.

Sealed with the common seal of the said bank this ..... Day of .....2025  
THE CONDITIONS of this obligation are:

If after opening of tender, the Bidder withdraws, his tender during the period of validity of tender (including extended validity of tender) specified in the form of Tender.

If the Bidder having been notified of the acceptance of his tender by the Director, AIIMS Deoghar Fails or refuses to execute the form of Agreement in accordance with the instructions to the bidder, if required.

OR

Fails or refuses to furnish the performance Guarantee, in accordance with the provisions of tender document and instructions to the bidder,

We undertake to pay to the **Director, AIIMS Deoghar**, either up to the above amount or part thereof upon receipt of his first written demand, without the **Director, AIIMS Deoghar**, having to substantiates his demand, provided that in his demand the **Director, AIIMS Deoghar**, will note that the amount claimed by him is due to him owing to the occurrence of one or any of the above conditions, specifying the occurred condition or conditions.

This Guarantee will remain in force up to and including the **date** after the deadline for submission of tender as such deadline is stated in the Instructions to the Bidder or as it may be extended by the **Director, AIIMS Deoghar**, notice of which extension(s) to the Bank is hereby waived. Any demand in respect of this Guarantee should reach the Bank not later than the above date.

DATE .....

SIGNATURE OF THE BANK

WITNESS .....

SEAL

(SIGNATURE, NAME AND ADDRESS)

\*Date to be worked out on the basis of validity period of 6 months from the date of issue.

*(To be executed by and between the Owner and the successful tenderer)*

### **FORMAT OF AGREEMENT**

This agreement is executed at (place of execution) on the \_\_\_\_\_ day  
of \_\_\_\_\_, 2025 BETWEEN \_\_\_\_\_, which shall mean  
\_\_\_\_\_ expression

AIIMS DEOGHAR (“Owner”) and include its successors and assigns \_\_\_\_\_ of the  
FIRST PART AND \_\_\_\_\_, (name and address of the successful tenderer)  
 (“Contractor”) of the SECOND PART.

The Owner and the Contractor shall be individually referred to as the “Party” and collectively referred to as the “Parties”

WHEREAS AIIMS Deoghar (the Owner) is desirous of developing a permanent campus and invited tenders by issuing Notice Inviting Tender (“Tender”) for selection of a contractor for constructing the said campus. The Contractor has submitted its bid pursuant to the issuing of the Tender by the Owner.

WHEREAS the details of the work proposed to be executed by the Contractor is more particularly specified in the Tender (name and identification number of Contract) (“Works”) and the Owner has accepted the Tender submitted by the Contractor for the execution and completion of the Works and the remedying of any defects therein, at a contract price of Rs..... (Rupees (in words)

WHEREAS the Owner has now desirous of laying down the terms and conditions governing the execution of the Works and has therefore, requested the Contractor to execute the present Agreement.

NOW THIS AGREEMENT WITNESSETH AS:

In this Agreement, words and expressions shall carry the same meanings as are ascribed to them in the Conditions of Contract as more particularly mentioned in the Tender. The Parties agree that the Tender shall form an integral part of this Agreement and shall be read and construed accordingly.

In consideration of the payments to be made by AIIMS DEOGHAR (the Owner) to the Contractor as the consideration for execution of the Works (“Consideration”), the Contractor hereby covenants with AIIMS DEOGHAR (the Owner) to execute and complete the Works and remedy the defects therein in conformity in all aspects with the provisions of the Tender and this Agreement.

The Owner hereby covenants to pay the Contractor in consideration of the execution and completion of the Works and in the remedying the defects wherein the Contract Price or such other sum as may become payable under the provisions of the Tender and this Agreement at the times and in the manner prescribed under the Tender.

The following documents shall be deemed to form and be read and construed as part of this Agreement:

### **Notice Inviting Tender**

Contractor's Application and documents submitted for Selection Letter of Acceptance;  
Notice to proceed with the Works; Contractor's Tender;  
Contract Data;  
Conditions of Contract (including Special Conditions of Contract); Specifications;  
Drawings;  
Bill of Quantities; and  
Any other documents listed in the Contract Data as forming part of the Contract.

In witness whereof the Parties have caused this Agreement to be executed on the day and year first written above.

The Common Seal of

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Was hereunder to affixed in the presence of:

Signed Sealed and Delivered by the said

---

Binding Signature of Owner

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Binding Signature of Contractor

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**FORMAT FOR PERFORMANCE SECURITY (GUARANTEE)****(TO BE FURNISHED BY CONCERN BANK)**

1. In consideration of the Director, AIIMS, Deoghar (herein after called “the Government “) having offered to accept the terms and conditions of the proposed agreement between \_\_\_ and \_\_\_\_\_(hereinafter called “the said Contractor(s)”) for the work \_\_\_\_\_(hereinafter called “the said agreement}” having agreed to production of an irrevocable Bank Guarantee for Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ only) as a security/guarantee from the contractor(s) for compliance of his obligation in accordance with the terms and conditions in the said agreement.
2. We \_\_\_\_\_(herein after referred to as Bank) hereby (Indicate the name of the Bank) undertake to pay to the Government an amount not exceeding Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ only) on demand by Government.
3. We \_\_\_\_\_do hereby undertake to pay the (Indicate the name of the Bank) amount due and payable under this Guarantee without any demur, merely on a demand from the Government stating that the amount claimed is required to meet the recoveries due or likely to be due from the said contractor (s). Any such demand made on the Bank shall be conclusive as regards the amount due and payable by the bank under this Guarantee. However, our liability under this guarantee shall be restricted to an amount not exceeding Rs. \_\_\_\_\_(Rupees \_\_\_\_\_ only)
4. We the said bank undertake to pay to the Government any money so demanded notwithstanding any dispute or disputes raised by the contractor (s) in any suit or proceeding pending before any court or Tribunal relating thereto, our liability under this present being absolute and unequivocal.
5. The payment so made by us under this bond shall be valid discharge of our liability for payment thereunder and the contractor (s) shall have no claim against us for making such payment.
6. We \_\_\_\_\_further agree that the guarantee herein contained (Indicate the name of Bank) shall remain in full force and effect during the period that would be taken for the performance of the said agreement and it shall continue to be enforceable till all the dues of the Government under or by virtue of the said agreement have been fully paid, and its claims satisfied or discharged, or till Engineer-in- charge on behalf of the Government, certifies that the terms and conditions of the said Agreement have been fully and properly carried out be the said contractor (s) accordingly discharges this guarantee.
7. We \_\_\_\_\_further agree with the Government that the (Indicate the name of Bank)Government shall have the fullest liberty without our consent, and without affecting in any manner our obligations hereunder, to vary any of the terms and conditions of the said agreement or to extend time of performance by the said contractor (s) from time to time or to postpone for any time or from time to time any of the powers exercisable by the Government against the said contractor(s) and to fore bear or enforce any of the terms and conditions relating to the said agreement & we shall not be relieved from our liability by reason so any such variation or extension being granted to the said contractor (s) or for any forbearance, act of omission on that part of the Government or any indulgence by the Government to the said contractor (s) or by any such matter or thing whatsoever which under the law relating to sureties would , but for this provision, have effect of so relieving us.
8. The guarantee will not be discharged due to the change in the constitution of the Bank or the contractor (s).
9. We \_\_\_\_\_lastly undertake not to revoke this (Indicate the name of Bank) guarantee except with the previous consent of the Government in writing.
10. This guarantee shall be valid up to \_\_\_\_\_unless

extended on demand by Government. Not with standing anything mentioned above, our liability against this Guarantee is restricted to Rs. \_\_\_\_\_ (Rs. \_\_\_\_\_ only) and unless a claim in writing is lodged with us within six months of the date of expiry or the extended date of expiry of this Guarantee all our liabilities under the Guarantee shall stand discharged. Dated the \_\_\_\_\_ day of \_\_\_\_\_ for \_\_\_\_\_ (Indicate the name of Bank).



**Annexure-I****Details of the Bidder**

S. No.	Details of Bidder	
1	Name of Firm/Service provider	
2	Complete Address:	
3	Name of Proprietor/Partner/Managing Director /Director.	
4	State clearly whether it is sole proprietor or partnership firm or a company or a Government Department or a Public Sector Organization	
5	Whether each page of NIT and its annexure have been signed and stamped	
6	Whether the firm is a registered firm Yes/No (attached copy of certificate).	
7	Copy of GST Registration	
8	Permanent Account No. (Copy must be provided)	
9	Copy of Income Tax Return Acknowledgement for last Three years	
10	Any other information, if necessary	
11	Official Email ID	
12	Contact No.	

**Note: All page should be numbered & indexed.**

Date:  
Place:

Name:  
Business Address:  
Signature of Bidder:  
Seal of the Bidder:

**Annexure-II**

**UNDERTAKING FOR NON-BLACKLISTING**  
**(To be submitted on letter head of the company/firm)**

I hereby certify that the above firm has not been ever blacklisted by any Central / State Government/ Public Undertaking / Institute on any account.

I also certify that the firm will supply the item as per the specification given by the Institute and also abide by all the terms and conditions stipulated in tender.

I also certify that the information given in the bid is true and correct in all aspects and if in any case at a later date, it is found that any detail/s provided are false and incorrect, any contract given to the concerned firm or participation may be summarily terminated at any stage, the firm will be blacklisted and Institute may have imposed any action as per NIT rules.

Date:  
Place:

Name:  
Business Address:  
Signature of Bidder:  
Seal of the Bidder:

**Annexure-III**

**Details of all works of similar class completed during the last 07 years ending 31<sup>th</sup> March 2025.**

**Attached certified copies of experiences (Can use extra sheet if necessary)**

S. No.	Name of Work/Project	Owner or Sponsoring Organization	Cost of work (in lac)	Date of Commencement as per contract	Stipulated date of completion	Actual date of completion	Litigation/ arbitration pending/in progress with details	Name and address/ telephone number of officer to whom reference may be made
1.	2.	3.	4.	5.	6.	7.	8.	9.

\* Indicate gross amount claimed and amount awarded by the Arbitrator.

\* Please attach completion & performance certificates from authorized persons.

Date:

Place:

Name:

Business Address:

Signature of Bidder:

Seal of the Bidder:

**Annexure-IV****FINANCIAL INFORMATION**

**Financial Analysis** – Details to be furnished duly supported by figures in balance sheet/profit & loss account duly certified by the Chartered Accountant, as submitted by the applicant to the Income Tax Department (Copies to be attached).

S. No.	Gross Annual Turn Over & Profit/Loss	2022-23	2023-24	2024-25
1				
2				
3				

*Signature of Chartered Accountant with Seal*

Signature of Bidder with Seal

**Annexure-V**  
**TENDER ACCEPTANCE CERTIFICATE**  
**(To be submitted on Letter Head of the Company/Firm)**

To,  
The Executive Director,  
All India Institute of Medical Sciences, Deoghar (Jharkhand.)

**Name of work: “Tender for comprehensive Annual Maintenance Contract of VRF/VRV Air Conditioning System installed at Ayush Block at AIIMS Deoghar.”**

I / We, the undersigned have examined the above-mentioned Tender Enquiry Document, including amendment/corrigendum (if any). We now offer to undertake/complete the works in conformity with your above-referred document for the sum as shown in the Price Schedules (BoQ) uploaded herewith and made part of this bid. If our bid is accepted, we undertake to provide the items/services for which the tender has been concluded, in accordance with the delivery schedule specified in the Schedule of Requirements. We further confirm that, if our bid is accepted, we shall provide you with a Performance Security of the required amount in an acceptable form as mentioned in your NIT. I/We agree to keep our bid valid for a period of 180 (one hundred eighty) days for acceptance as required in your NIT Document, read with modification, or for a subsequently extended period, if any, agreed to by us. We also accordingly confirm to abide by this bid up to the aforesaid period and this bid may be accepted any time before the expiry of the aforesaid period. We further confirm that, until a formal Agreement / Contract is executed; this bid read with your written acceptance thereof within the aforesaid period which shall constitute a binding contract between us. We further understand that you are not bound to accept the lowest or any bid you may receive against your above-referred advertised tender enquiry. We confirm that we do not stand deregistered/banned/blacklisted by Central/State Govt./Ministries/Departments/PSU etc. I/We confirm that I/we fully agree to the terms and conditions specified in the above-mentioned Tender Enquiry Document, including amendment/corrigendum, if any.

We here by certify that if at any time, information furnished by us is proved to be false or incorrect, we are liable for any action as deemed fit by the purchaser in addition to forfeiture of the Bid Security / Performance Security.

Further that, if such a violation comes to the notice of the Department, then I/we shall be debarred for bidding in AIIMS Deoghar/institute in the future forever. Also, if such a violation comes to the notice of the institute before the date of start of work, the Engineer-in-Charge shall be free to forfeit the EMD/ Performance Guarantee/ Security deposit.

(Scanned copy to be uploaded at the time of submission of bid along with the technical bid)

Name:	
Business Address:	
Place:	
Date:	

**Checklist for Documents Required with Technical Bid  
(To be attached with the Technical Bid)**

(Page no must be filled in sequence and uploaded else the bid shall be rejected)

S. No.	Details Provided	Compliance (to be ticked as attached)	Page no. of bid
1	Criteria of eligibility (Read and Attached)	Yes/No	
2	Copy of constitution or legal status of the bidder manufacturer/Sole proprietorship/firm/agency etc. (Attached)- Notarizes affidavit on Rs 100 non-judicial stamp	Yes/No	
3	Copy of registration certificate with CPWD, railway, any State Government department, central government, Autonomous body, PSU & MES as mentioned in NIT.	Yes/No	
4	Notarized undertaking on Rs. 100 non-judicial stamp paper with duly signed copy as per NIT.	Yes/No	
5	Copy of PAN Card Registration (Attached)	Yes/No	
6	Copy of GST registration certificate. (Attached)	Yes/No	
7	Copy of EMD (Attached)/ MSME registration.	Yes/No	
8	Copy of Average annual turnover duly verified by CA (Attached)	Yes/No	
9	Acceptance of tender condition (Filled and Attached)	Yes/No	
10	General Conditions of Contract (Read and Accepted)	Yes/No	
11	Copy of Completion Certificate as per NIT	Yes/No	
12	Technical Specification/System Details (Read and Accepted)	Yes/No	
13	Scope of Work (Read and Accepted)	Yes/No	
14	Annexure– I (Details of Bidder) (Filled and Attached)	Yes/No	
15	Annexure–II (UNDERTAKINGFOR NON-BLACKLISTING) (Filled and Attached)	Yes/No	
16	Annexure–III (Details of all works of similar class completed) (Filled and Attached)	Yes/No	
17	Annexure–IV (Financial Information) (Filled and Attached)	Yes/No	

18	Annexure-V (TENDER ACCEPTANCE CERTIFICATE)	Yes/No	
19	Integrity pact	Yes/No	
20	Valid Solvency Certificate as per NIT	Yes/No	
21	Special Conditions of Contract (Read and Accepted)	Yes/No	
22	Check List (Filled &Attached)	Yes/No	

### **General Terms and Conditions**

1. **Rate:** Rates to be quoted as per Financial Bid (BoQ) considering costs of all required works, minimum wages for labour and all their benefits and deductions. The rates shall be quoted only in the schedule of quantities/bill of quantities attached in excel format with the tender and nowhere else i.e. letter heads, etc.
2. **Validity:** The quoted rates and EMD must be valid for a period of 180 days from the date of closing of the tender. The overall offer for the assignment and bidder (s) quoted price shall remain unchanged during the period of validity. If the bidder quoted the validity shorter than the required period, the same will be treated as unresponsive and it may be rejected. In case the tenderer withdraws, modifies, or changes his offer during the validity period, the bid is liable to be rejected and the earnest money deposit shall be forfeited without assigning any reason thereof. The bidder should also be ready to extend the validity, if required, without changing any terms, conditions etc. of their original tender. In case the last date of sale/of receipt of tender/of opening the tender is declared as a Holiday, the respective dates shall be treated as postponed to the next working day accordingly.
3. **Technical Evaluation:**
  - a. Detailed technical evaluation shall be carried out by the Institute pursuant to conditions in the tender document to determine the substantial responsiveness of each tender. Forth is clause, the substantially responsive bid is one that conforms to all the eligibility and terms and conditions of the tender without any deviation.
  - b. The Institute's determination of the bid's responsiveness is based on the contents of the bid itself without recourse to extrinsic evidence. The Institute shall evaluate the technical bids also to determine whether they are complete, whether required sureties have been furnished, whether the documents have been properly signed, and whether the bids are in order. The Executive Director, AIIMS, Deoghar shall have the right to accept or reject any or all tenders without assigning any reasons thereof.
4. **Financial Evaluation:** After due evaluation of the bid(s) AIIMS, Deoghar will award the contract to the lowest evaluated responsive tenderer on a composite basis. Conditional bid/s will be treated as unresponsive and will be rejected.
5. The right to issue and to accept or reject any or all tenders without assigning any reason thereof is reserved by the Competent Authority.
6. **Award of Contract:** The Institute shall consider placement of orders for jobs on those bidders whose offers have been found technical and financially acceptable. The Institute reserves the right to counter offer price(s) against price(s) quoted by the L1 bidder.
7. **Signing of Contract:** The successful bidder shall be required to execute the Contract Agreement accepting all terms and conditions stipulated herein on a non-judicial stamp paper of **Rs. 500/-** within **fifteen days** of the issue of the Letter of notification of award along with performance security. In the event of failure on the part of the successful bidder to sign the Contract within the period stipulated above, the EMD shall be forfeited and the acceptance of BID shall be considered as cancelled.



**8. Performance Guarantee**

- a. Performance guarantee of the contract in accordance with all the terms and conditions specified in the tender, the successful tenderer/contractor shall furnish a Performance bank guarantee @ 5% of order value in the form of Fixed Deposit Receipt or Bank Guarantee (as per attached format) from any Nationalized Bank duly pledged in the name of the "All India Institute of Medical Sciences, Deoghar" within 15 days of the issue of the Work award letter.
  - b. AIIMS, Deoghar shall have the right to encash the PBG for non-compliance of any or all the terms and conditions of the tender / contract and to recover any Liquid Damages and penalties under the contract as well as against defects in the any of the work as enumerated in the tender /contract.
  - c. **Refund of PG-** The validity of the PG shall have to be kept up to the complete period as per contract plus 60 days and will be refunded after completion of work/contract and in case of extension of contract period PG shall extended accordingly.
9. **Security deposit:** Security Deposit @2.5% will be deducted from the consecutive running bills of the Contractor may submit Bank Guarantee against yearly billing amount as per consent of E-I-C for the works.
- **Refund of Security deposit:** The amount deducted from contractor's bill/s as security deposit shall be refunded after completion of contract period, all type of contractual liability of the contractor and clearance from the Engineer-In-Charge. *No interest will be paid on account of Security deposit by the institute.*
10. **Authority of person signing document:** A person signing the tender form or any documents forming part of the contract on behalf of another shall be deemed responsible, that he has authorize to bind the same and if, on enquiry, it appears that the person so, signing had no authority to do so, the Executive Director, AIIMS, Deoghar may without prejudice to other Civil and criminal remedies cancel contract and held the signatory liable for all cost and damages.
11. **Right of acceptance:** The Executive Director, AIIMS, Deoghar reserves the right to accept the whole or any part or portion of the bid; and the bidder shall provide the same at the rates quoted. The Director, AIIMS, Deoghar reserve the right to reject any or all tenders/quotations or all offers received in response to the tender or cancel or withdraw the tender notice without assigning any reason thereof and also does not bind itself to accept the lowest quotation or any tender and no claim in this regard shall be entertained. Right to issue and to accept or reject any or all tenders without assigning any reason thereof is reserved by the Competent Authority.
12. Only GST shall be paid extra as applicable from time to time. Bidder shall submit a GST invoice for monthly payment of services provided.
13. **Subletting of Work:** The firm shall not assign or sublet the whole work/job. The tender is not transferable, but firm may do CMC only from OEM of equipment on a **back-to-back basis**.
14. **Breach of Terms and Conditions:** In case of breach of any terms and conditions as mentioned in the tender, the Competent Authority will have the right to reject the bid at any stage without assigning any reason thereof and nothing will be payable by AIIMS, Deoghar in that event the bid shall also stands forfeited.

- 15. Insolvency etc.:** In the event of the firm being adjudged insolvent or having a receiver appointed for it by a court or any other order under the Insolvency Act made against them or in the case of a company passing any resolution or making of any order for winding up, whether voluntary or otherwise, or in the event of the firm failing to comply with any of the conditions here in specified AIIMS, Deoghar shall have the power to terminate the contract without any prior notice.
- 16.** After the evaluation of the bid(s) AIIMS, Deoghar will award the contract to the lowest evaluated responsive bidder on a composite basis. Conditional bids will be treated as unresponsive and will be rejected.
- 17. Applicable Law:**
- The contract shall be governed by laws and procedures established by Govt. of India, within the framework of applicable legislation and enactment made from time to time concerning such commercial dealings/ processing.
  - The contractor shall follow all the government labour laws, minimum wages, labour safety, labour insurance etc.
  - Any disputes are subject to the exclusive jurisdiction of the competent court and forum in **Deoghar, India** only.
  - The Arbitration shall be held in accordance with the provision of the Arbitration and Conciliation (Amendment) Act 1996 and the venue of arbitration shall be at Deoghar. The decision of the Arbitrator shall be final and binding on both the parties.
  - Force Majeure: Any delay due to Force Majeure will not be attributable to the service provider.
- 18.** The rates shall be quoted only in the BOQ (schedule/bill of quantities) attached with the tender in MS- Excel format and nowhere else.
- 19.** Bidder who got the work order for this work is suggested to do a back-to-back basis CAMC (only with the product OEM) for smooth functioning of work.
- 20. Guarantee/ Warranty Period:** The contractor will provide the warranty/guarantee card for the material replaced during the course of contract.
- 21.** Any information / document required for verification shall be provided by the bidder.
- 22.** Contractor shall be fully responsible for any damages caused to the government. property or allottees property by his or his labour in carrying out the work and shall be rectified by the contractor at his own cost.

**Superintending Engineer  
AIIMS, Deoghar**

## **Special Conditions of Contract**

1. The Contractor has to ensure safety and provide adequate supervision/precautions and shall ensure that the workmen engaged by him are professionally competent and have the required expertise to carry out the intended maintenance.
2. During working at the site, some restrictions may be imposed by the Engineer-in-Charge/ Security staff of the Institute or Local Authorities regarding safety and security etc., the contractor shall be bound to follow all such restrictions/instruction & nothing extra shall be payable on this account & no claim for delay on this account shall be entertained.
3. The contractor has to depute a technical team in AIIMS Deoghar to attend the complaints and routine maintenance (AIIMS will not pay any extra in this regard). A complaint mobile number has to be provided to register the complaint and should be available/reachable around the clock (i.e. 24x7x365). Keeping in view the nature of complaint the staff in technical team may be increased to reduce break down time.
4. The tender shall be based on Conditions of Contract and bidders are required to quote their own rates against each item in the schedule/bill of quantities (B.O.Q), which is enclosed. All rates shall remain firm for the contract period/extended contract period.
5. If the contractor fails to proceed with the work within the stipulated time as specified from the date of issue of work order to proceed with the work, it shall be treated as failure on the part of the Contractor to discharge the Contractual obligations which may result in termination of the contract and forfeiture of the bank guarantee.
6. At the end of the contract, the contractor must hand over all the machines (as mentioned in the contract) in healthy and working condition before submitting the final monthly bill.
7. No residential accommodation shall be provided to any of the staff engaged by the contractor. The contractor shall not be allowed to erect any temporary setup for staff in the campus.
8. No claims of the labourers shall be entertained by the department including that of providing employment, regularization of services etc.
9. Staff employed by the contractor should be well behaved, polite & courteous. Any complaint against staff should be taken very seriously and such staff should be removed by the contractor immediately from the site and replacement shall be provided immediately.
10. The contractor shall make all safety arrangements required for the labour engaged by him at his own cost. All consequences due to negligence or due to lapse of security/safety or otherwise shall remain with the contractor. AIIMS, Deoghar will not be responsible for any mishap, injury, accident or death of the contractor's staff. No claim in this regard shall be entertained/accepted by the AIIMS Deoghar. Also, the Contractor is responsible for the damage caused to any man/material/ Govt. property by his or his labour during execution of work and this should be rectified by the contractor at his own cost.
11. For non-compliance or partial compliance of satisfactory execution of items, the Engineer-in-charge reserves his rights to levy compensation in accordance with the scale of non-conformity and the period for which this non-conformity continues.

12. The materials used for carrying out the work shall be of the best locally available quality and the contractor has to carry out the necessary testing of the material as ordered by the Engineer-in-Charge for its conformity and all testing charges shall be borne by the contractor.
13. Initially this Contract is for a one-year period (from the date of starting of this work), if the work is satisfactory and approved by Engineer-in-charge, the CMC period can be extended to One year + One more year as per quoted rate and contractor has to furnish Bank Guarantees per general terms and condition of this tender.
14. System will be handed over on '**as is where is**' condition. Bidders are suggested to visit the site before bidding.
15. A complaint logbook having a record of complaints/maintenance attended time-to-time by the agency after checking and verifying by the official nominated by the E-I-C should be maintained and produced to the authorities as and when required.
16. In the case of discrepancy between the schedule/bill of quantities, the Specifications and/or the Drawings, the following order of preference shall be observed: (a) Description of schedule/bill of quantities (B.O.Q). (b) General rules & Directions and General Conditions/ Special Conditions/CPWD Specifications. (c) Indian standards specifications/BIS. (d) Any reference made to any Indian standards specifications in these documents, shall imply to the latest version of that standard, including such revisions/amendments as issued by the Bureau of Indian Standards up to the last date of receipt of tenders. The contractor shall keep at his own cost all such publications of relevant Indian Standards applicable to the work at site. (e) If there are varying or conflicting provisions made in any one document forming Part of contract, Engineering In-charge shall be deciding authority and regard to the intention of the document, his decision shall be final and binding on the Contractor.
17. The Vendor shall submit voucher/service report (signed by JE) of new materials/items replaced/serviced during CAMC, while submitting the Bills.
18. If the performance of the contractor is found unsatisfactory during the period of CAMC, the contract shall be **ceased**, after giving notice period of 01 month by Engineering-in-Charge (EIC).
19. Quarterly payment will be made on submission of the original tax invoice along with all necessary documents by the vendor after verification of work done by the vendor, in the same period, from AIIMS Authorities.
20. The contractor will be fully responsible for the safety of their workers, stocks, furniture, fixtures, machines and equipment etc. AIIMS Deoghar will not be responsible/liable for any damages caused to the contractor by any way including theft & fire etc. and no such claim to compensate any such damages will be entertained by AIIMS Deoghar. The contractor shall be responsible for any loss/theft/pilferage or damage to the properties belonging to AIIMS Deoghar, caused by their employees/staff negligence and will pay/compensate to AIIMS Deoghar or allow the amount of loss sustained by the AIIMS, Deoghar, to be deducted from any such amount found due to the contractor. The responsibility for any such theft or loss or damages/ pilferage shall have to be decided on the finding of the inquiry committee, to be constituted for this purpose by the AIIMS Deoghar. If considered necessary, AIIMS Deoghar

will also be free to take up the matter with the police for proper investigations/ action and recovery of loss due to such theft/ pilferage and damages etc.

21. After expiry of Warranty/DLP period of any existing AC units other than this contract, in AIIMS Deoghar, the contractor shall agree to continue the CAMC of these extra units with same quoted rates in NIT after due approval of the Competent Authority.
22. The contractor has to submit a health assessment report (verified by JE) of all equipment along with submission of running bills.
23. All tools including specialized tools needed for the purpose will be arranged by the Contractor and no extra payment on this account will be made.
24. Bidders are suggested to visit the site before bidding. It will be automatically understood that the bidder has visited the site before quoting the price.
25. Rejected materials shall have to be removed by the contractor at his own cost within three days.
26. Only Bidders can bid who have the OEM/dealership of Voltas Limited.
27. Police verification will be required for engaged staffs.
28. EPF/ESIC contributions should be submitted if applicable.
29. Identity Card and Uniform should be provided to their staffs.
30. Contact No. of the team should be provided.

**Penalty Clause:-**

***(a.) Response time for Complaints:*** Maximum Should be 2 Hours failing which shall attract a penalty of Rs 100 per hour.

***(b.) Resolution time for Complaints:*** Complaint logged should be resolved within 24 Hours of logging the complaint by failing which shall attract a penalty of Rs 2000 per day for each complaint.

*Note: - 7 days in place of 24 Hrs for those complaints in which spares are not available in the local market.*

***(c.)*** If the contractor is not able to rectify the fault, then the Engineer in-charge will deduct the amount from the monthly CAMC bill and may utilize that amount (as penalty) to execute the work through some other agency.

**PROFORMA OF SCHEDULES****SCHEDULE 'A': As per BOQ****SCHEDULE 'B':**

Schedule of materials to be issued to the contractor.

SL. No.	Description of item	Quantity	Rates in figures & words at Which the material will be charged to the contractor	Place of issue
NIL				

**SCHEDULE 'C':**

Tools and plants to be hired to the contractor.

S. No.	Description	Hire charges per day	Place of Issue
NIL			

**SCHEDULE 'D'**

Extra schedule for specific requirements /document for the work, if any.

Special Conditions of Contract

Particular Specifications/CPWD specification Tender Drawings

Guarantee Certificate

General Sound Engineering Practice

**SCHEDULE 'E'**

Reference to General Conditions of Contract: General Conditions of Contract With up to date correction slip

1	<b>Name of work</b>	Tender for comprehensive Annual Maintenance Contract of VRF Air Conditioning System installed at Ayush Block of AIIMS Deoghar
2	<b>ESTIMATED COST OF WORK</b>	
2.1	Estimated Cost	<b>₹26,44,616/-</b>
2.2	Earnest Money	<b>₹53,000/-</b>
2.3	Performance Guarantee	<b>5.00 % of tendered amount (PBG Valid up to 42 Month after issue of Work Order)</b>

**SCHEDULE 'F' : (GENERAL RULES & DIRECTIONS)****OFFICER INVITING TENDER: Executive Director, AIIMS Deoghar****Definitions:**

1.	Engineer-in-Charge	<b>Superintending Engineer AIIMS, Deoghar or any other official designated to represent AIIMS Deoghar.</b>
2.	Accepting Authority	<b>Executive Director, AIIMS, Deoghar or successor thereof.</b>
3.	Percentage on cost of materials & and Labour cover altogether overheads and profits	
4.	Standard Schedule of Rates	
5.	Department	<b>Engineering Dept, AIIMS Deoghar</b>
6.	Contract Form	<b>Form 8, General Conditions of Contract</b>

	<b>Clause 1</b> Time allowed for submission of Performance Guarantee, Programme Chart (Time and Progress) and applicable: <b>15(Fifteen) days</b>
	Labour licenses, registration with EPFO, ESIC, BOCW Welfare Board or proof of applying thereof from the date of issue of letter of acceptance.
	Maximum allowable extension beyond the period provided in (i) above: <b>7 (Seven) days with late fee @ 0.1% per day of the PG</b>
	<b>Clause 2</b> Authority for fixing compensation under clause 2: Executive Director, AIIMS Deoghar or successor thereof.
	<b>Clause 2A</b> Whether Clause 2A shall be applicable: NO
	<b>Clause 2A</b> Number of days from the date of issue of letter of acceptance for reckoning date of start: 7 <sup>th</sup> (Seventh day or date of handing over of site whichever is later)

**Mile stones for works**

SI no.	Description of Milestone (Physical)	Time allowed in days (From date of Start)	Amount to be withheld in case of non-achievement of milestones
1	Supply & Approval of sample	15	1.0% of contract amount
2	CAMC of VRV/VRF	365	1.00% of contract amount

Withheld amount shall be released if and when subsequent Milestone is achieved within respective time specified.

Time allowed for execution of work: 3 Years (three year)

Authority to decide:

(i)	Extension of Time	Executive Director, AIIMS Deoghar Or successor thereof.
(ii)	Rescheduling of milestone	Executive Director, AIIMS Deoghar Or successor thereof.
(iii)	Shifting of date of start in case of delay in handing over of site.	Executive Director, AIIMS Deoghar Or successor thereof.

**Clause 6, 6A**

Clause applicable – (6 or 6A)	<b>6 A</b>
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**Clause 7**

Gross work to be done together with net payment / adjustment of advances for material collected, if any, since the last such payment for being eligible to interim payment	<b>1. 100% Payment will be released after satisfactory completion of work</b> <b>2. Payment will be processed quarterly.</b>
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**Clause 7A:**

Whether Clause 7A shall be applicable	YES
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**Clause 10A: Nil**

**Clause 10B (ii):**

Whether Clauses 10 B (ii) shall be applicable	No
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**Clause 10 C:**

Component of labour expressed as percent of value of work	NA
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**Clause 10CA: - Not Applicable**

**Clause 10CC: - Not Applicable**

**Clause 11**

Specifications to be followed for execution of work	CPWD Specification for works -2018 Vol I& II with up-to-date correction slips till last date of submission of tender and as detailed in nomenclature of items particular specification attached with the tender
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**Clause 12**

Type of work	Project and original work.
Maximum percentage for quantity of item work to be executed beyond which rates are to be determined in accordance with clauses 12.2, 12.3	Please refer below

12.2,	Deviation limit beyond which clauses 12.2 & 12.3 shall apply for over all work	50% (Fifty percent) over contract value
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12. 3		
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**Clause 16**

Competent authority for deciding reduced rates	The Executive Director, AIIMS Deoghar or successor thereof
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**Clause 25****Constitution of Dispute Redressal Committee: -**

The Dispute Redressal Committee shall be constituted.

Director, AIIMS DEOGHAR, if required and deemed necessary. DRC shall constitute one chairman and two members.

**Clause 36 (i): Requirement of Technical Representative(s) and recovery Rate**

S/ No	Minimum qualification of technical representative	Discipline	Designation (principal technical/technical representative)	Minimum Exp in Yrs	Number	Rate at which recovery shall be made from the contractor in the event of not fulfilling provision of clause 36(i) per month	
						Figures	Words
1	Graduate Engineer	Electrical /Mechanical	NA	NA	NA	NA	NA
2	Graduate Engineer Or Diploma Engineer	Electrical/ Mechanical	NA  Project Planning / Site/Billing Engineer	NA	NA	NA	NA

## **Technical Specification/System Details**

**GENERAL** Technical specifications in this section cover the Annual Comprehensive Maintenance of VRF and Ductable AC units at Ayush building, at AIIMS Deoghar. The scope of work is inclusive of Electrical Works/Mechanical Works of VRV/VRF Units.

### **STANDARDS AND CODES.**

The scope of work as mentioned below is the minimum expected from the firm/agency/contractor apart from breakdown maintenance and any other work required for maintenance in proper way as per the maintenance manuals of respective equipment or as per sound engineering practices or the work shall be executed as per CPWD general specifications & HVAC works 2017 / ISHRAE/ASHRAE recommendations.

### **Installed Outdoor VRV/VRF Units:**

Sl. No.	Location	Make of Outdoor unit	Capacity of Outdoor Units (in HP)	Total Capacity
1	Ground floor, Ayush Block	Voltas	12	122
			12	
			20	
			22	
			22	
			22	
			12	
2	First floor, Ayush Block	Voltas	22	42
			20	
Total HP				164

### **Total VRF/VRV Unit:-**

S. No.	Description	Quantity	Item
1	DX COIL AHU MACHINE	04	Motor, Blower, Filter, VFD, VCD, Thermostat & all its accessories.
2	FCU	27	Thermostat / Remote, Blower, Filter, PICV, Flare Nut & all its accessories.
3	Outdoor Unit	09	R410A Gas, Compressor & all its accessories.

**Note:-** Maintenance of all other equipment (Like Indoor cassette units, Remote controls etc) connected/interlinked/grill/ FCU remote/AHU remote/FCU copper coil/FCU copper coil/ AHU copper coil/ VFDs/Diffuser/GI Duct/ Ducting Insulation/Damper FCU Pipe Insulation/ Electrical Panel & all Accessories assist the above outdoors will be in scope of bidder and will be included in CAMC. Bidders are suggested to quote the price accordingly. Bidder are advised to visit the site before bidding the tender.

**Approved Make List of Items:**

<b>Sl. No.</b>	<b>Description of Items</b>	<b>Make</b>
1	Compressor	Copeland(Emerson)/Danfoss/Bitzer/Tecumseh/Panasonic
2	Condenser Coil	Alfa Laval/Subros/Blue Star/Mahle/Creative AirTech
3	Outdoor & Indoor Fan motor	Crompton Greaves/Havells/Marathon Electric/ABB/Usha
4	Refrigerant Gas (R-22,R-32,R-410, R-407A)	SRF (Floron)/Chemours (Dupont)/Honeywell/Gujarat Fluorochemicals (GFL)/Arkema
5	Copper Pipe (5/8,1/2,3/8,1/4,7/8 etc)	As per manufacturing standards (ISI, BIS Standard)
6	3 core copper flexible cable (2.5 sqmm/10 sqmm)	R.R, FINOLEX, HAVELLS, POLYCAB, etc. or Equivalent
7	All type of Filters.	Cleanfilter/Dynafilter/Pyramid/Spectral/TRION or compatible with OEM products.
8	AHU fan section (Single Skin) for fresh air, Exhaust, Staircase & Lift pressurization	Edgetech/Stulz /CreativeAirTechor equivalent.
9	Cooling coil	Creative AirTech/Edgetech/Stulz/Flaktwoodor equivalent.
10	Expansion Valve	Should be compatible with OEM products
11	Condenser Fan & Motor	Marathon Electric/Greenheck/Ziehl-Abegg/Siemens/ebm-papst or equivalent
12	Actuators	Belimo/Honeywell/Johnson Control/Sauters/ Siemens or equivalent.
13	Overload Relays with built-in single- phase preventer	L&T/Minilec/Siemens/Schneider(MG) Franceor equivalent.
14	Fire Damper	Creative Air Tech/ Airmaster/ Greenheck /Honeywell/Ruskin Titus or equivalent.
15	Display, Sensors and LED	Honeywell/Siemens/Omron/Schneider Electric/ Samsung LED or equivalent
16	Drain motor and drain Pipe	Grundfos/Ebara/Pentair/Zoeller/Franklin Electric or equivalent
18	Blower Motor, Blower and it's bush	Marathon Electric/ABB/WEG/Siemens/Regal Beloit or equivalent
19	Insulation and insulation tape	3M/Armacell/Nashua Tape/Knauf Insulation/Owens Corning or equivalent
20	Flare nuts, Valves, Capillary	Should be compatible with OEM products.
21	PCB	Only manufactured by OEM

**Note:** - Bidders are bound to submit the invoice/warranty card of the replaced item if demanded by the Engineer (AIIMS).

## **Scope of Work**

The vendor has to carry out Comprehensive Maintenance of the following:

The air conditioning units (ductable and VRF/VRV types) installed in the Ayush Block of the AIIMS campus, as specified on Page No. 37 are covered under this contract. The total capacity of the outdoor units connected to the indoor units, along with all necessary essential accessories, subject to maintenance under this contract, is 164 HP.

The rate quoted by the bidders shall include maintenance of outdoor including indoor items such as AHUs, FCUs and any instrument connected/interlinked/assist the outdoor units. The following work will be under the scope of the Vendor:

### **1. Preventive Maintenance Work Need to be done on Monthly Basis:**

- a) Cleaning of Air Filters, indoor unit grills, copper coils, diffusers and filters through air blower/Jet pressure.
- b) Cleaning of the indoor unit body by wiping out the dust etc. with a wet cloth.
- c) Refrigerant check & if required then top-up.
- d) Check the unit Current (Amps).
- e) Check the indoor unit motor noise and if make noise then fix it or replace it.
- f) Check the drain pipe & clean (There should not be any water leakage).
- g) Check the swing motor and alignment of motor and belt & damper.
- h) Check the return air sensor & coil sensor.
- i) Check the remote battery.
- j) Check electrical connections, motor bushing etc.
- k) Check duct insulation to prevent the condensation.
- l) Check UV light & if required then replace it.

### **2. Preventive Maintenance Work Need to be done on Quarterly Basis:**

- a) Every machine shall be serviced at least once every quarter. A record of such services duly checked by the person using the machine or in his absence, in charge of the location of the AC shall be maintained.
- b) Quarterly PMS shall include the following services:
  - i) Replacement of filter if found damaged/unusable
  - ii) Checking the selector switch, thermostat, relays, remote control, capillary etc.
  - iii) Check the motor winding with the help of a megger and rewind if needed.
  - iv) Checking of all ground connections.
  - v) Checking and cleaning of blower and condenser fans.
  - vi) Cleaning of the cooling/evaporator and condenser coils with the help of vacuum/blower and water pressure.
  - vii) Use the fin comb to straighten the coil fin if needed.
  - viii) Checking and tightening of nuts and bolts
  - ix) Lubricate, grease motor and blower bearing.
  - x) Checking of the backup electrical power outlet/MCB, etc.
  - xi) Checking of the drive motors and fans.
  - xii) Overhauling of the AC, with a chemical washing process (if required).

- xiii) Checking of cooling efficiency in terms of grill temperature, room temperature and current drawn.
- xiv) Checking firmness of the supporting arrangement for the compressor, blower motor, air conditioners casing and fixing of the air conditioners
- xv) Replacement of any component of air conditioners (indoor and outdoor units, inlet and outlet pipes, electrical connections etc) found defective after the above checks and tests.
- xvi) Charging of Refrigerant gas during the period of contract if need arises, a maintenance schedule mutually agreed upon will be prepared before commencement of the CMC.
- xvii) Condenser fins to be cleaned with Flushing water jet.
- xviii) Use the fin comb to straighten the coil fin if needed.

**3. Comprehensive maintenance services:** The scope of work shall include all checks and tests as detailed under routine maintenance services. In addition, comprehensive maintenance services shall also include:

- a) Cleaning the condenser and evaporator coils with suitable detergent/chemical solution and flushing with high pressure jet water
- b) Greasing of blower motors and all moving parts.
- c) Insulation work if needed.
- d) Regular maintenance, cleanliness & upkeep of all the equipment under CAMC and cleanliness of nearby area of equipments is in the scope of the contractor.
- e) The grills/diffusers of ductable VRV/VRF should be cleaned on quarterly basis or as per requirement.

**4 Breakdown Services:** On-call CAMC services shall include attending to any complaint at any time of the year on receipt of verbal/written complaint from the coordinating officer of AIIMS Deoghar. A record of the break down calls attended duly acknowledged by the occupant or user of the Air Conditioner in his absence by the person in charge of the location.

5. This comprehensive contract includes replacement of any faulty spares like compressors, starting capacitors, running capacitors, relays, Thermostats, Fan Capacitors, Fan Motors, Selector switches, power contractors, control contractors, external time switch units provided for specific time running of AC's, PCBs, Thermostatic Expansion valves (TXV), EXV, Rewinding of motors, providing ball bearing of motors, fan blades, electronic control circuitry, remote control units, drain motor, etc at contractor's cost including gas charging and complete repair and maintenance of their related voltage stabilizers, attending all complaints and breakdowns of all types of air conditioners.

6. Defective spares compressors/condensers are to be replaced with new compressors/condensers and repairing of the old compressors is not permitted. Whenever new compressors/condensers are used, the contractor has to produce the original invoice and warranty card of the new compressor/condenser at the discretion of AIIMS, Deoghar.

The compressor/condenser being replaced should match with the original star rating of the air conditioner. Other spares are also to be replaced with new.

7. All electrical switchgear & protective equipment like MCB ,MCCB & RCCB or any other from which VRF/VRV system is taking electric power should be maintained/replaced by contractor.

8. The following registers/documents are to be maintained by the contractor:

- a) **Service/Breakdown Register:** The air conditioners serviced/maintained/repared has to be recorded in register and endorsement from End User Department has to be obtained in register. Also, further service reports are to be made after carrying out periodical servicing and endorsement (with sign) to be obtained from the End User Department.
- b) **Complaint Register:** All complaints received with respect to air conditioners under CAMC are to be recorded with time and date of receipt, as and when complaints are received from end user departments.
- c) **History sheet/card of equipment:** All equipment should have their history cards with details of work/repair/service executed on them.

**Note:** Complete Maintenance of all equipment (Like Outdoor Units, Indoor units, Remote controls etc) connected/interlinked/grill/ FCU remote/AHU remote/FCU copper coil/AHU copper coil/ AHU VFD/Thermostat/Diffuser/GI Duct/ Ducting Insulation/ FCU Pipe Insulation/ Electrical Panel & all Accessories assist the above outdoors will be in scope of bidder and will be included in CAMC. Bidders are suggested to quote the price accordingly. Apart from this "Any other repair work, replacement/maintenance of devices, equipment, instruments, components, parts which is necessary to ensure the proper functioning of the VRV/VRF air conditioning system at Ayush Block, AIIMS Deoghar shall be the responsibility of the Contractor/Bidder and included within the scope of work."

# BOQ

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Tender Inviting Authority: Executive Director, AIIMS Deoghar

Name of Work: Tender for comprehensive Annual Maintenance Contract of VRF Air Conditioning System installed at Ayush Block of AIIMS Deoghar

Contract No: 11/EE/AIIMS/Deo/2025-26

Name of the Bidder/ Bidding Firm / Company :		
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## PRICE SCHEDULE

(This BOQ template must not be modified/replaced by the bidder and the same should be uploaded after filling the relevant columns, else the bidder is liable to be rejected for this tender. Bidders are allowed to enter the Bidder Name and Values only)

NUMBER	TEXT	NUMBER	TEXT	NUMBER	TEXT	TEXT
Sl. No.	Item Description	Quantity	Units	BASIC RATE In Figures To be entered by the Bidder Rs. P	TOTAL AMOUNT With Taxes	TOTAL AMOUNT In Words
1	2	4	5	13	53	55
1	CAMC of VRF Air Conditioning System					
2	Supplying & installation with all essential accessories as per the instruction of					
2.1	R-410A Refrigerant	15,000	Kg		0.00	INR Zero Only
2.2	AHU Blower	1,000	Nos		0.00	INR Zero Only
2.3	FCU unit insulation with electric works	1,000	Job		0.00	INR Zero Only
3	CAMC of 164 HP Capacity of Voltas make VRF/VRV air conditioning system installed at ground and 1st floor of Ayush Building having 3- outdoor unit connected with all indoor units alongwith all essential accessories as per the instruction of Engineer-In-Charge including electrical					
3.1	CAMC for 1st Year	1,000	Job		0.00	INR Zero Only
3.2	CAMC for 2nd Year	1,000	Job		0.00	INR Zero Only
3.3	CAMC for 3rd Year	1,000	Job		0.00	INR Zero Only
Total in Figures					0.00	INR Zero Only
Quoted Rate in Words		INR Zero Only				