

**RASHTRIYA E MARKET SERVICES  
BANGALORE**

**TENDER DOCUMENT – KW2**

**Name of the Work:**

**PROPOSED RENOVATION OF REMS OFFICE BUILDING**

**AT 2nd FLOOR, KSAMB BUILDING BANGALORE.**

MANAGING DIRECTOR & CEO,  
REMS

**RASHTRIYA E MARKET SERVICE PRIVATE LIMITED**  
**MANAGING DIRECTOR & CEO**

<b>Tender for the work of</b>	Renovation of REMS office building at 2nd Floor, KSAMB Building Bangalore.
Tender reference	No: ADM 04-01/2025-26
Tender uploading & commencement date	08.10.2025
Pre bid meeting date and time	17.10.2025 at 02.30 p.m
Last date and time for receipt of tenders	23.10.2025 04:00 p.m
Time and date of opening of tenders 1 <sup>st</sup> Cover – Technical bid	24.10.2025 at 05.00 p.m
Opening of Financial bid	29.10.2025
Place of opening of tenders	ReMS office, Karnataka State Agricultural Marketing Board Building, 2 <sup>nd</sup> Floor, No.16, 2 <sup>nd</sup> Raj Bhavan Road, Bengaluru – 560 001
Address for communication	As Above

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**SECTION 1: INVITATION FOR TENDERS (IFT)**

Date: 08.10.2025 IFT No: ADM 04-01/2025-26

1. The MANAGING DIRECTOR & CEO REMS invites tenders from eligible tenderers, for the renovation works detailed in the Table below. The tenderers may submit tenders for any or all of the works given in the Table. ***Two Cover Tender procedures as per Rule 28 of the KTPP Act shall be followed. The Tenders are required to submit two separate sealed covers, one containing the Earnest money deposit and the details of their capability to undertake the tender (as detailed in ITT Clause 3 and 6), which will be opened first and the second cover containing the price tender which will be opened only if the Tenderer is found to be qualified to execute the tendered works. The Tenderers are advised to note the minimum qualification criteria specified in Clause 3 of the Instructions to Tenderers to qualify for award of the contract.***

- a. In case of E-KPPP system, the tenderers are required to submit both technical bids and financial bids through E-KPPP portal on time only.
- b. Tender documents may be downloaded from Government of Karnataka e-KPPP website <https://kppp.karnataka.gov.in> under login for Contractors
- c. Tenders must be accompanied by earnest money deposit which will be paid online through kppp portal.
- d. Tenders must be electronically submitted (on-line through internet) within the date and time published in kppp portal. First Cover Tenders will be opened at prescribed time and date in the kppp portal, in the presence of the Tenderers who wish to attend at the office of the MANAGING DIRECTOR & CEO REMS.

**2. Tender documents may be downloaded from Government of Karnataka e-KPPP website <https://kppp.karnataka.gov.in> under login for Contractors:**

**After login, Please scroll down to the right side bottom to see List of Tenders, Please click there to find the details of NIT and download copy of the tender. The tender can be downloaded in the portal as per prescribed date and time published in the portal. Only Interested Contractors who wish to participate should remit online transaction fee for tender after registering in the portal. The transaction fee is non-refundable if you wish to participate.**

**3. Tenders must be accompanied by earnest money deposit which will be paid online through kppp portal as mentioned**

**4. Tenders must be electronically submitted (on-line through internet) within the date and time published in kppp portal. First Cover Tenders will be opened at prescribed time and date in the kppp portal, in the presence of the Tenderers who wish to attend at the office of the MANAGING DIRECTOR & CEO REMS.**

5. A Pre-bid meeting will be held at the Office of the MANAGING DIRECTOR & CEO REMS, BANGALORE, at No: 16, 2<sup>nd</sup> floor, Karnataka State Agricultural Marketing Board building, 2<sup>nd</sup> Raj Bhavan Road, Behind HAL Corporate Office, to clarify the issues if any, and to answer questions on any matter that may be raised at that stage as stated in **Clause 7.2** of 'Instructions to Tenderers' of the tender document.

6. Other details can be seen in the tender documents.

**TABLE**

Sl. No .	Name of work	Approximate value of work (Rs.)	Earnest Money Deposit (Rs.) 2% or Min 50,000.00	Transaction fee, only in case Tenderers who wish to participate (Rs.)	Period of completion
1	2	3	4	5	6
1	NAME OF THE WORK: <u>RENOVATION OF</u> <u>REMS OFFICE</u> <u>BUILDING AT 2nd</u> <u>FLOOR, KSAMB</u> <u>BUILDING</u> <u>BANGALORE.</u>	<b>Rs. 32,00,535.00</b> <b>EXCLUDING GST</b>	Rs.64,010.00/-	As per KPPP portal	(60 Days) Excluding monsoon

**SECTION 2: INSTRUCTIONS TO TENDERERS (ITT)****Table of Clauses**

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## A. General

### 1. Scope of Tender

1.1 The MANAGING DIRECTOR & CEO REMS (Referred to as Employer in these documents) invites tenders following Two Cover tender procedure, from eligible Tenderers, for the WORK of : RENOVATION OF REMS OFFICE BUILDING AT 2nd FLOOR, KSAMB BUILDING BANGALORE (As defined in these documents and referred to as "the works") detailed in the Table given in the Invitation for Tenders (IFT).

### 2. Eligible Tenderers

2.1 Tenderers shall not be under a declaration of ineligibility for corrupt and fraudulent practices issued by the Government of Karnataka

2.2 **Tenders from Joint ventures are not acceptable.**

### 3. Qualification of the Tenderer:

3.1 All Tenderers shall provide the requested information accurately and in sufficient detail in Section 3: Qualification information.

3.2 To qualify for award of this work, each Tenderer should in the last five years i.e. 2020-21 to 2024-25;

(a) Achieved in any two financial years a minimum financial turnover (in all classes of civil engineering & construction works only) of Rs.32.00 lakhs. The certificate with UDIN is to be attested by a Chartered Accountant.

(b) Mandating satisfactory completion as a prime contractor for at least one similar work to an extent of 50% of the cost of the work, such as Building work of value not less than Rs. 7.40 lakhs and interior wooden paneling and flooring work costing not less than Rs.8.60 lakhs( Rs.7.40 + Rs.8.60 = 16.00 lakhs)

Necessary work experience certificate issued by the competent authority not below the rank of Executive Engineer, indicating the name/items of work executed, date of commencement, date of completion and the total cost of work executed; shall be enclosed to the tender. Tenders without these details are liable for disqualification.

In case of the death of the contractor after executing the agreement / commencement of the work, his legal heir, if is an eligible registered contractor and is willing; can complete the execution of the incomplete work at the tender rates accepted by the original contractor irrespective of the cost of the work.

3.3 Tenderers who meet the above specified minimum qualifying criteria, will only be qualified, if their available tender capacity is more than the total tender value. The available tender capacity will be calculated as under:

$$\text{Assessed available tender capacity} = (A * N * 2.5 - B)$$

where

A = Maximum value of civil engineering & interior works executed in any one year during the last five years (*updated to 2024-25 price level*) taking into account the completed as well as works in progress.

N = Number of years prescribed for completion of the works for which tenders are invited. 0.16 year

B = Value, at 2024-25 price level of existing commitments and on-going works to be completed during the next 2 Months

**Note:** *The statements showing the value of existing commitments and on-going works as well as the stipulated period of completion remaining for each of the works listed should be countersigned by the Employer in charge, not below the rank of an Executive Engineer or equivalent.*

3.2 Even though the Tenderers meet the above criteria, they are subject to be disqualified if they have:

- made misleading or false representations in the forms, statements and attachments submitted in proof of the qualification requirements; and/or
- record of poor performance such as abandoning the works, not properly completing the contract, inordinate delays in completion, litigation history, or financial failures etc.; and/or
- participated in the previous Tender for the same work and had quoted unreasonably high tender prices and could not furnish rational justification.

#### **4. Cost of Tendering:**

4.1 The tenderer shall bear all costs associated with the preparation and submission of his tender, and the Employer will in no case be responsible and liable for those costs.

#### **5. Site visit:**

The Tenderer at his own responsibility and risk is encouraged to visit and examine the Site of Works and its surroundings and obtain all information that may be necessary for preparing the Tender and entering into a contract for construction of the Works. The cost of visiting the Site shall be at the Tenderer's own expense.

### **B. Tender documents**

#### **6. Content of Tender documents**

6.1 The set of tender documents shall have all the Sections given in Page 3:

6.2 Both the sets should be completed and returned with the tender.

#### **7. Clarification of Tender Documents & Pre-bid meeting:**

7.1 A prospective tenderer requiring any clarification of the tender documents may notify the Employer in writing by e-mail [krishnamurthy.v@remsl.in](mailto:krishnamurthy.v@remsl.in) or on mobile no: 9880708484 during the office hours on working days. The Employer will respond to any request for clarification which he receives earlier than 3 days prior to the deadline for submission of tenders. Copies of the Employer's response will be forwarded to all purchasers of the tender documents, including a description of the enquiry but without identifying its source.



**7.2 Pre-bid meeting:**

- 7.2.1 The tenderer or his authorized representative can attend the pre-bid meeting which will take place at the Office of The MANAGING DIRECTOR & CEO, REMS, 2<sup>nd</sup> floor, Karnataka State Agricultural Marketing building, No:16, Raj Bhavan Road, Behind HAL Corporate Office, Bengaluru-500 001.
- 7.2.2 The purpose of the meeting is to clarify issues and to answer questions on any matter that may require on the conditions of the Tender Document.
- 7.2.3 The tenderer is requested to submit questions in writing or by e-mail to reach the Employer not later than two working days before the pre-bid meeting.
- 7.2.4 Minutes of the meeting, including the text of the questions raised (without identifying the source of enquiry) and the responses given will be transmitted without delay to all purchasers of the tender documents. Any modification of the tender documents which may become necessary as a result of the pre-bid meeting shall be made by the Employer through issue of an Addendum pursuant to Clause 8 and not through the minutes of the pre-bid meeting.
- 7.2.5 Non-attendance at the pre-bid meeting will not be a cause for disqualification of a tenderer.

**8. Amendments to Tender documents**

- 8.1 Before the deadline for submission of tenders, the Employer may modify the tender documents by issuing an addendum.
- 8.2 Any addendum thus issued shall be part of the tender documents and shall be communicated in writing or by e-mail (id to be furnished by the tenderers) or publishing on the website [www.remsl.in](http://www.remsl.in) to all the purchasers of the tender documents.
- 8.3 To give prospective Tenderers reasonable time in which to take an addendum into account in preparing their tenders, the Employer shall extend necessary the deadline for submission of tenders, in accordance with Clause 14.2 below.

**C. Preparation of Tenders**

**9. Documents to be enclosed to the Tender**

- 9.1 The tender submitted by the Tenderer shall be in two covers and shall contain the documents as follows:

**9.1.1 First Cover:**

- (a) **Earnest Money Deposit; on line payment through e-KPPP platform.**
- (b) **Qualification Information as per formats given in Section 3 and to comply the task created in the kppp portal under General terms Conditions and Technical parameters and Documents required from Tenderer.**
- (c) The Tenderer shall furnish, as part of his tender, earnest money deposit amount as shown in column 4 of the Table of the IFT for this particular work. The Earnest Money Deposit shall be paid in the manner prescribed in Clause 12.1 or in the form of a Bank Guarantee in the prescribed format obtained from any Nationalised / Scheduled bank.

### 9.1.2 Second Cover:

- (a) The Tender (in the format indicated in Section 4) **Priced Bill of Quantities (Section 9); online through kppp portal, no hardcopy of commercials should be attached or disclosed** and any other documents required to be completed and submitted by Tenderers in accordance with these instructions. The documents listed under Sections 3, 4, 6 and 9 shall be filled in without exception.
- 9.2 Tenderers submitting tenders together with other contracts stated in the IFT to form a package will so indicate in the tender together with any discounts offered for the award of more than one contract.

## 10. Tender prices

- 10.1 The contract shall be for the whole works as described in Clause 1.1, based on the priced Bill of Quantities submitted by the Tenderer.
- 10.2 The Tenderer shall fill in rates and prices and line item total (both in figures and words) for all items of the Works described in the Bill of Quantities along with total tender price (both in figures and words).  
**Items for which no rate or price is entered by the Tenderer will not be paid for by the Employer but to be executed and cost thereof shall be deemed covered by the other rates and prices in the Bill of Quantities.** Corrections, if any, shall be made by crossing out, initialing, dating and rewriting.
- 10.3 The rates and prices quoted by the Tenderer shall be subject to adjustment during the performance of the Contract in accordance with the provisions of the Conditions of the Contract.

## 11. Tender validity

- 11.1 Tenders shall remain valid for a period not less than **90 (Ninety)** days after the deadline date for tender submission specified in **Clause 15**. A tender valid for a shorter period shall be rejected by the Employer as non-responsive.
- 11.2 In exceptional circumstances, prior to expiry of the original time limit, the Employer may request that the Tenderers to extend the period of validity of the Tender for a specified additional period. The request and the Tenderers' responses shall be made in writing or by e-mail. A Tenderer may refuse the request without forfeiting his earnest money deposit. A Tenderer agreeing to the request will not be permitted to modify his tender, but will be required to extend the validity of his earnest money deposit for a period of the extension, and in compliance with **Clause 12** in all respects.

## 12. Earnest money deposit:

- 12.1** The tenderer shall furnish as part of his tender, Earnest Money Deposit (E.M.D) of Rs. 64,010 /-(Sixty four thousands and ten rupees). **The tenderer can pay Earnest Money Deposit (EMD) in the kppp portal using any of the following payment modes:**
- **Credit Card**
  - **Direct Debit**
  - **National Electronic Fund Transfer (NEFT)**
  - **Over the Counter (OTC)**

**OTC payment procedure**

If a contractor/supplier chooses to make payment of EMD/tender processing fees Over The Counter (OTC) in any of the designated Axis Bank branches listed in the e-KPPP web-site ([www.eproc.karnataka.gov.in](http://www.eproc.karnataka.gov.in)), the contractor/supplier will need to log into e-KPPP system, access the tender for which bid is being created and then select the OTC option under the payment section and print the Challan shown in that section. The printed challan will have the unique bid reference number and the amount to be remitted. Along with the challan, contractor can choose to make the payment either in the form of cash or in the form of Demand Draft. Cheque payments will not be accepted. The contractor is requested to specifically inform the bank officer to input the unique bid reference number printed in the challan in the banking software. Upon successful receipt of the payment, the bank will provide a 16-digit reference number acknowledging the receipt of payment. This 16-digit reference number has to be inputted by contractor in the payment section of its bid as payment confirmation before the bid is submitted (i.e.) as a pre-requisite for bid submission.

**NEFT payment procedure**

If a contractor/supplier chooses to make payment of EMD/tender processing fees using Reserve Bank of India's (RBI) National Electronic Fund Transfer (NEFT) system, the contractor/supplier will need to log into e-KPPP system, access the tender for which bid is being created and then select the NEFT option under the payment section and print the Challan shown in that section. The printed challan will have the unique bid reference number, account details of Government of Karnataka and the amount to be remitted. The contractor has to submit the printed challan to its bank-branch (NEFT-enabled) and request for an account-to-account transfer, wherein the money will get transferred from the contractors' bank account to GoK's bank account. The contractor should ensure that NEFT transfer instructions are executed and the funds are wired to the Government of Karnataka's principal account before the last date for bid submission and preferably 24 hours before the last date for bid submission. If the contractor's bank transfers/wires the money after the last date for bid submission, the contractor's bid will be liable for rejection. Upon executing the transfer, the contractor's bank will provide a reference number generated by NEFT software as confirmation of transfer, which has to be inputted by contractor in the payment section of its bid as payment confirmation before the bid is submitted (i.e.) as a pre-requisite for bid submission. Also, the account number from which the funds were transferred have to be inputted in the e-KPPP system as part of its bid.

The tenderer's bid will be evaluated only on confirmation of receipt of the EMD in the Government of Karnataka central pooling a/c held at Axis Bank

EMD amount will have to be submitted by the tenderer taking into account the following conditions:

- a. EMD will be accepted only in the form of electronic cash (and not through Demand Draft or Bank Guarantee) and will be maintained in the Govt.'s central pooling account at Axis Bank until the contract is closed.
- b. The entire EMD amount for a particular tender has to be paid in a single transaction. For details on e-Payment services refer to kppp portal for more details on the process.

- 12.2 Any tender not accompanied by an acceptable earnest money deposit and not secured as indicated in Clauses 12.1 shall be rejected by the Employer as non-responsive.
- 12.3 The earnest money deposit of unsuccessful Tenderers will be returned within 30 days at the end of the tender validity period specified in Clause 11.1.
- 12.4 The earnest money deposit of the successful Tenderer will be discharged when the Tenderer has signed the Agreement and furnished the required Performance Security.
- 12.5 The earnest money deposit may be forfeited:
- (a) if the Tenderer withdraws the Tender after tender opening during the period of tender validity;
  - (b) if the Tenderer does not accept the correction of the Tender Price, pursuant to Clause 22 ; or
  - (c) in the case of a successful Tenderer, if the Tenderer fails within the specified time limit to
    - (i) sign the Agreement; or
    - (ii) furnish the required Security deposit

### **13. Format and signing of Tender**

**Tenderer shall submit the Bid electronically before the submission date and time published in kppp portal.**

#### **D. Submission of Tenders**

### **14. Deadline for submission of the Tenders**

#### **14.1 Tender must be submitted on line in the kppp portal.**

**14.2 The Employer may extend the deadline for submission of tenders by issuing an amendment in accordance with Clause 8, in which case all rights and obligations of the Employer and the Tenderers previously subjected to as per the original deadline will then be subjected to the new deadline.**

### **15. Late Tenders**

**15.1 Any tender received by the Employer after the deadline prescribed will not be opened and returned to the Tenderer.**

**15.2 In online e-KPPP system, you shall not be able to submit the bid after the bid submission time and date as the icon or the task in the kppp portal will not be available after bid closing time.**

### **16. Modification and Withdrawal of Tenders:**

**16.1 Tenderer has all the time to modify and correct or upload any relevant document in the portal till Bid submission date and time, as published in the kppp portal.**

**16.2 No Tender can be modified after the deadline for submission of Tenders.**

**16.3 Withdrawal or modification of a Tender between the deadline for submission of Tenders and the expiration of the original period of Tender validity specified in Clause 11.1 above or as extended pursuant to Clause 11.2 may result in the forfeiture of the earnest money deposit pursuant to Clause 12.**

- 16.4 Tenderers may only offer discounts to, or otherwise modify the prices of their Tenders by submitting Tender modifications in accordance with this clause, or included in the original Tender submission.

#### **E. Tender opening and evaluation**

#### **17. Opening of First Cover of all Tenders and evaluation to determine qualified Tenderers:**

- 17.1 The Employer will open the First Covers of all the Tenders received (except those received late or withdrawn), including modifications for First Cover made pursuant to [Clause 16.1](#), in the presence of the Tenderers or their representatives who choose to attend at 03.00 pm on the scheduled date at the place specified. In the event of the specified date of Tender opening falls on a declared a holiday for the Employer, the Tenders will be opened at the appointed time and at the location, on the next working day.

#### **17.2 In kppp portal, the tenderer has the option of withdrawing the Bid by digitally signing to withdraw / cancel the bid, before the bid submission time**

- 17.3 The Employer will evaluate and determine whether each tender (a) meets the eligibility criteria defined in ITT Clause 2;(b) is accompanied by the required earnest money deposit as per stipulations in ITT Clause and (c) meets the minimum qualification criteria stipulated in ITT Clause 3. The Employer will draw out a list of qualified Tenderers.<sup>1</sup>

#### **18. Opening of Second Cover of qualified Tenderers and evaluation:**

- 18.1 The Employer will inform all the Qualified Tenderers the time, date and venue fixed for the opening of the Second Cover containing the priced Tenders. The Employer will open the Second Covers of Qualified Tenderers at the appointed time and date in the presence of the Tenders or their representatives who choose to attend. In the event of the specified date of Second Cover opening happens to be a declared holiday for the Employer, the Second Covers will be opened at the appointed time and the location on the next working day.
- 18.2 The Tenderers' names, the Tender prices, the total amount of each Tender, any discounts, Tender modifications and withdrawals, and such other details as the Employer may consider appropriate, will be announced by the Employer at the time of opening. No Tender shall be rejected at the time of Tender opening.
- 18.3 The Employer shall prepare minutes of the Second Cover Tender opening, including the information disclosed to those present.

#### **19. Process to be confidential**

- 19.1 Information relating to the examination, clarification, evaluation, and comparison of Tenders and recommendations for the award of a contract shall not be disclosed to Tenderers or any other persons not officially concerned with such process until the award to the successful Tenderer has been announced. Any effort by a Tenderer to influence the Employer's processing of Tenders or award decisions will result in the rejection of his Tender.

## 20 Clarification on Tenders

- 20.1 To assist in the examination, evaluation, and comparison of Tenders, the Employer may, at his discretion, seek any Tenderer for clarification of his Tender, including breakdowns of unit rates. The request for clarification and the response shall be in writing or by e-mail, but no change in the price or substance of the Tender shall be sought, offered, or permitted except as required to confirm the correction of arithmetic errors discovered by the Employer in the evaluation of the Tenders in accordance with Clause 23.
- 20.2 Subject to clause 22.1, no Tenderer shall contact the Employer on any matter relating to its Tender from the time of the Tender opening to the time the contract is awarded. If the Tenderer wishes to bring additional information to the notice of the Employer, it should do so in writing. **Tenderer also can submit on line clarification through kppp portal through query option. If they have any query or need clarification related to e-KPPP contact e-KPPP Help desk from 10 AM to 5:30PM. (Monday to Saturday ) Ph. No. – 080 – 22485867**
- 20.3 Any effort by the Tenderer to influence the Employer in the Employer's Tender evaluation, Tender comparison or contract award decisions may result in the rejection of the Tender.

## 21. Examination of Tenders and determination of responsiveness

- 21.1 Prior to the detailed evaluation of Tenders, the Employer will determine whether each Tender; (a) has been properly signed; and; (b) is substantially responsive to the requirements of the Tender documents.
- 21.2 A substantially responsive Tender is one which conforms to all the terms, conditions, and specifications of the Tender documents, without material deviation or reservation. A material deviation or reservation is one (a) which affects in any substantial way the scope, quality, or performance of the Works; (b) which limits in any substantial way, inconsistent with the Tender documents, the Employer's rights or the Tenderer's obligations under the Contract; or (c) whose rectification would affect unfairly the competitive position of other Tenderers presenting substantially responsive Tenders.
- 21.3 If a Tender is not substantially responsive, it will be rejected by the Employer, and may not subsequently be made responsive by correction or withdrawal of the nonconforming deviation or reservation.

## 22. Correction of errors

- 22.1 Tenders determined to be substantially responsive will be checked by the Employer for any arithmetic errors. Errors will be corrected by the Employer as follows:
  - (a) Where there is a discrepancy between the rates in figures and in words, the lower of the two will govern<sup>2</sup>; and
  - (b) Where there is a discrepancy between the unit rate and the line item total resulting from multiplying the unit rate by the quantity, the unit rate as quoted will govern.
- 22.2 The item amount and total stated in the Tender will be adjusted by the Employer in accordance with the above procedure for the correction of errors and, shall be binding upon the Tenderer. If the Tenderer does not accept the corrected amount, the Tender will be rejected and the earnest money deposit forfeited.

**23. Evaluation and comparison of Tenders**

- 23.1 The Employer will evaluate and compare only the Tenders determined to be substantially responsive.
- 23.2 In evaluating the Tenders, the Employer will determine for each Tender the evaluated Tender Price by adjusting the Tender Price as follows:
- (a) making any correction for errors pursuant to Clause 22; and
  - (b) making appropriate adjustments to reflect discounts or other price modifications offered in accordance with Clause 16.4.
- 23.3 The Employer reserves the right to accept or reject any variation, deviation, or alternative offer. Variations, deviations, and alternative offers and other factors which are in excess of the requirements of the Tender documents or otherwise result in unsolicited benefits for the Employer shall not be taken into account in Tender evaluation.
- 23.4 The estimated effect of the price adjustment conditions of the Contract, during the implementation of the Contract, will not be taken into account in tender Evaluation.
- 23.5 If the tender of the successful tenderer is seriously unbalanced in relation to the Employer's estimate of the cost of the work to be performed under the contract, the Employer may require the Tenderer to produce detailed price analyses for any or all items of the Bill of Quantities, to demonstrate the internal consistency of those prices with the construction methods and schedule proposed. After evaluation of the price analyses, the Employer may require that the amount of the performance security set forth in Clause 27 be increased at the expense of the successful Tenderer to a level sufficient to protect the Employer against financial loss in the event of default of the successful under the contract.

**F. Award of Contract**

**24. Award criteria**

- 24.1 Subject to Clause 25, the Employer will award the Contract to the Tenderer whose Tender has been determined to be substantially responsive to the Tender documents and who has offered the lowest evaluated Tender Price, provided that such Tenderer has been determined to be (a) eligible in accordance with the provisions of ITT Clause 2, and (b) qualified in accordance with the provisions of ITT Clause 3.

**25. Employer's right to accept any Tender and to reject any or all Tenders**

- 25.1 Notwithstanding Clause 24, the Employer reserves the right to accept or reject any Tender, and to cancel the Tender process and reject all Tenders, at any time prior to the award of Contract, without thereby incurring any liability to the affected Tenderer or Tenderers or any obligation to inform the affected Tenderer or Tenderers of the grounds for the Employer's action.

**26. Notification of award and signing of Agreement**

- 26.1 The Tenderer whose Tender has been accepted will be notified of the award (Letter of award) by the Employer prior to expiration of the Tender validity period by e-mail or by speed post. This letter (hereinafter and in the *Conditions of Contract* called the "Letter of Acceptance") will state the sum that the Employer will pay the Contractor in consideration of the execution, completion, and maintenance of the Works by the Contractor as prescribed by the Contract (hereinafter and in the Contract called the "Contract Price").

- 26.2 The notification of award will constitute the formation of the Contract, subject only to the furnishing of Security deposit in accordance with the provisions of Clause 27.
- 26.3 The Agreement will incorporate all conditions agreed between the Employer and the successful Tenderer. The contract shall be signed by the successful bidder within the time and date indicated in the Letter of award.
- 26.4 Upon the furnishing Performance Security by the successful Tenderer, the Employer will promptly notify the other Tenderers that their Tenders have been unsuccessful and arrange for the refund the EMD.

**27. Security deposit**

- 27.1 The successful Tenderer shall furnish Security deposit to the Employer either through cheque or a Bank guarantee issued either by a Nationalized/Scheduled bank for an amount equivalent to 5% of the Contract price **plus additional security for unbalanced tenders in accordance with Clause 23.5 of ITT.**
- 27.2 Failure of the successful Tenderer to comply with the requirements of Clause 27.1 shall constitute sufficient grounds for cancellation of the award and forfeiture of the Earnest money deposit.

- 28. Advance Payment and Security:** The employer will provide an advance payment to the contractor on the contract value if stipulated in the conditions of contract.

**29. Corrupt or Fraudulent practices**

- 29.1 The GOK requires that the Tenderers/Suppliers/Contractors, observe the highest standard of ethics during and execution of such contracts. In pursuance of this policy of GOK :
- (a) will reject a proposal for award of work if it determines that the Tenderer recommended for award has engaged in corrupt or fraudulent practices in competing for the contract in question;
  - (b) will declare a firm ineligible, either indefinitely or for a stated period of time, for the awarded a GOK contract if it at any time determines that the firm has engaged in corrupt or fraudulent practices in competing for, or in executing, a GOK contract.

**30 DEATH OF THE CONTRACTOR:**

In case of the death of a contractor, after executing the agreement / commencement of the work, his legal heir if eligible as a registered contractor and is willing, to execute and complete the balance unfinished work if any, at the tender rates accepted by the original contractor, irrespective of the cost of the work.



**SECTION 3: QUALIFICATION INFORMATION**

The information to be filled in by the Tenderer hereunder will be used for purposes of computing Tender capacity as provided for in Clause 3 of the Instructions to Tenderers. This information will not be incorporated in the Contract.

1.1 Constitution or legal status of Tenderer **[Attach copy]**

Place of Registration \_\_\_\_\_

**(Attach Copy)**

Principal place of business: \_\_\_\_\_

1.2 Total value of works  
executed and payments received in the last five years  
(in Rs. Lakhs)

2020-21

2021-22

2022-23

2023-24

2024-25

1.3 Work performed as Prime Contractor (in the same name) on works of **similar nature** over during the five years specified in 1.2 above.

Project Name	Name of Employer	Description of Work	Contract Number	Value of contract Rs Lakhs	Date of issue of Work	Specified period of completion	Actual date of completion	Remarks explaining reasons for delay in completion of work
1	2	3	4	5	6	7	8	9

1.4 Quantities of work executed as prime contractor (in the same name) during the last five years specified in 1.2 above:

Year	Name of Work	Name of Employer	Quantity of work performed (As per Section 3 Qualification of the Tenderer Clause 3.2)	Remarks (Indicate contract reference)
1	2	3	4	5
2021-21				
2021-22				
2022-23				
2023-24				
2024-25				

- 1.5 Information on works for which Tenders have been submitted and works which are yet to be completed as on the date of this Tender.

**(A) Existing commitments and on-going works:**

Description of Work	Place & State	Contract No. & Date	Name & Date Address of Employer	Value of Contract (Rs. Lakhs)	Stipulated period of completion	Value of works remaining to be completed (Rs. Lakhs)	Anticipated date of completion
1	2	3	4	5	6	7	8

**(B) Works for which Tenders already submitted:**

Description of Work	Place & State	Name & Date Address of Employer	Estimated value of works (Rs. Lakhs)	Stipulated period of completion	Date when decision is expected	Remarks if any
1	2	3	4	5	6	7

- 1.6. The following items of equipment are considered essential for successfully carrying out the works. The tenderer should furnish all the information listed below.

Item of Equipment	Requirement No. Capacity	Owned	Owned and available Number/Capacity Age/Condition	Remarks
(as specified in clause 3.3)				

- 1.7 Reports on the financial standing of the tenderer, such as profit and loss statements and auditor's reports for the last five years.
- 1.8 Qualification and experience of the key technical and management personnel in permanent employment with the tenderer and those that are proposed to be deployed on this contract, if awarded.
- 1.9. Name, address, and telephone, telex, and fax numbers of the Tenderers' bankers who may provide references if contacted by the Employer.
- 1.10 Evidence of access to financial resources to meet the qualification requirement specified in ITT Clause 3.3 (b): Cash in hand, Letter of Credit etc. List them below and attach certificate from the Banker in the suggested format as under:

(ON BANKERS LETTER HEAD)

FORMT OF BANKER'S CERTIFICATE/LINE OF CREDIT LETTER

Reference No Sl. No.

Place:

Date:

To,

(Name and address of the Beneficiary)

This is to certify that Mr./M/s. ....(Name of the customer) having his/their registered/administrative office at ----- is a customer of our bank and is/are engaged in ----- ( Nature of activity) if the said customer is allotted/awarded with ----- We may extend credit facilities up to Rs ----- Lakhs to meet his/their working capital requirement towards the execution of the said work order as per the loan policy of the bank.

This certificate is valid up to 3 Months from the date of issue. i.e  
up to DD/MM/YYYY

Yours faithfully

Branch Manger

**SECTION 4 :**

**FORMS OF TENDER, LETTER OF ACCEPTANCE, NOTICE TO  
PROCEED WITH THE WORK AND AGREEMENT FORM  
Form of Tender**

Description of the Work: RENOVATION OF REMS OFFICE BUILDING AT 2nd FLOOR, KSAMB BUILDING BANGALORE.

**Tender**

To,  
The Managing Director & CEO,  
Rastriya e-Market Services Pvt.Ltd.  
2nd floor, Karnataka State Agricultural Marketing Board building,  
# 16, Rajbhavan Road, Bengaluru-560 001

GENTLEMEN,

We offer to execute the Works described above in accordance with the Conditions of Contract accompanying this Tender for the Contract Price of \_\_\_\_\_ *[in figures]*  
( \_\_\_\_\_ ) *[in letters]*.

This Tender and your written acceptance of it shall constitute a binding contract between us. We understand that you are not bound to accept the lowest or any Tender you receive.

The advance payment required is Rs.....

We undertake that, in competing for (and, if the award is made to us, in executing) the above contract, we will strictly observe the laws against fraud and corruption in force in India namely "Prevention of Corruption Act 1988".

We hereby confirm that this Tender complies with the Tender validity and Earnest money deposit required by the Tender documents.

We attach herewith our current income-tax clearance certificate.

Yours faithfully,

Authorized Signature:

Name & Title of Signatory: \_\_\_\_\_

Name of Tenderer \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

**Letter of Acceptance**

(letterhead paper of the Employer)

\_\_\_\_\_ [date]

To:

\_\_\_\_\_ [name and address of the Contractor]

Dear Sirs,

This is to notify you that your Tender dated \_\_\_\_\_ for execution of the work,  
NAME OF THE WORK: RENOVATION OF REMS OFFICE BUILDING AT 2nd FLOOR, KSAMB  
BUILDING BANGALORE. for the Contract Price of Rupees.  
\_\_\_\_\_ (\_\_\_\_\_)

[amount in words and figures], as corrected and modified in accordance with the Instructions  
to Tenderers is hereby accepted by us.

You are hereby requested to furnish Security deposit plus additional security for unbalanced  
tenders in terms of Clause 23.5 of ITT, in the form detailed in Clause 29.1 of ITT for an  
amount of Rs. \_\_\_\_\_ within 20 days of the receipt of this letter of acceptance valid up to  
30 days from the date of expiry of Defects Liability Period i.e. up to ..... and sign the  
contract, failing which action as stated in Para 29.4 of ITT will be taken.

Yours faithfully,

Authorized Signature

Name and Title of Signatory

Name of Agency

-----

**Issue of Notice to proceed with the work**

(letterhead of the Employer) \_\_\_\_\_ (date)

To

\_\_\_\_\_ (name and address of the Contractor)

\_\_\_\_\_  
\_\_\_\_\_

Dear Sirs:

Pursuant to your furnishing the requisite security deposit as stipulated in ITT Clause 27.1 and signing of the contract agreement for the NAME OF THE WORK : RENOVATION OF REMS OFFICE BUILDING AT 2nd FLOOR, KSAMB BUILDING BANGALORE a Tender Price of Rs.\_\_\_\_\_, you are hereby instructed to proceed with the execution of the said works in accordance with the contract documents.

Yours faithfully,

(Signature, name and title of signatory authorized to sign on behalf of Employer)

**Agreement Form**

**Agreement**

This agreement, made the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_,  
between \_\_\_\_\_

\_\_\_\_\_ [name and address of Employer]  
(hereinafter called "the Employer") of the one part and \_\_\_\_\_

\_\_\_\_\_ [name and address of contractor] (hereinafter called "the Contractor")  
of the other part.

Whereas the Employer is desirous that the Contractor execute NAME OF THE WORK :  
RENOVATION OF REMS OFFICE BUILDING AT 2nd FLOOR, KSAMB BUILDING  
BANGALORE and identification number of Contract] (hereinafter called "the Works") and the  
Employer has accepted the Tender by the Contractor for the execution and completion of such  
Works and the remedying of any defects therein at a contract price of  
Rupees.....

NOW THIS AGREEMENT WITNESSETH as follows:

1. In this Agreement, words and expression shall have the same meanings as are respectively assigned to them in the Conditions of Contract hereinafter referred to, and they shall be deemed to form and be read and construed as part of this Agreement.
2. In consideration of the payments to be made by the Employer to the Contractor as hereinafter mentioned, the Contractor hereby covenants with the Employer to execute and complete the Works and remedy any defects therein in conformity in all aspects with the provisions of the Contract.
3. The Employer hereby covenants to pay the Contractor in consideration of the execution and completion of the Works and the remedying the defects wherein the Contract Price or such other sum as may become payable under the provisions of the Contract at the times and in the manner prescribed by the Contract.
4. The following documents shall be deemed to form and be read and construed as part of this Agreement, viz:
  - i) Letter of Acceptance;
  - ii) Notice to proceed with the works;
  - iii) Contractor's Tender;
  - iv) Contract Data;
  - v) Conditions of contract (including Special Conditions of Contract);
  - vi) Specifications;
  - vii) Drawings;
  - viii) Bill of Quantities; and
  - ix) Any other document listed in the Contract Data as forming part of the contract.

In witness whereof the parties thereto have caused this Agreement to be executed the day and year first before written.

The Common Seal of \_\_\_\_\_  
was hereunto affixed in the presence of:  
Signed, Sealed and Delivered by the said \_\_\_\_\_

in the presence of:

Binding Signature of Employer \_\_\_\_\_  
Binding Signature of Contractor \_\_\_\_\_

## SECTION 5: CONDITIONS OF CONTRACT

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## **Conditions of Contract**

### **A. General**

#### **1. Definitions**

- 1.1 Terms which are defined in the Contract Data are not also defined in the Conditions of Contract but keep their defined meanings. Bold letters are used to identify defined terms.

**Bill of Quantities** means the priced and completed Bill of Quantities forming part of the Tender.

**Compensation events** are those defined in Clause 38 hereunder.

The **Completion Date** is the date of completion of the Works as certified by the Employer in accordance with Sub Clause 46.1.

The **Contract** is the contract between the Employer and the Contractor to execute, complete and maintain the Works. It consists of the documents listed in Clause 2.2 below.

The **Contract Data** defines the documents and other information which comprise the Contract.

The **Contractor** is a person or corporate body whose Tender to carry out the Works has been accepted by the Employer.

The **Contractor's Tender** is the completed Tender document submitted by the Contractor to the Employer.

The **Contract price** is the price stated in the Letter of Acceptance and thereafter as adjusted in accordance with the provisions of the Contract.

**Days** are calendar days; **months** are calendar months.

A **Defect** is any part of the Works not completed in accordance with the Contract.

The **Defects liability period** is the period named in the Contract Data and calculated from the Completion Date.

The **Employer** is the party who will employ the Contractor to carry out the Works.

**Equipment** is the Contractor's machinery and vehicles brought temporarily to the Site to construct the Works.

The **Initial Contract price** is the Contract Price listed in the Employer's Letter of Acceptance.

The **Intended Completion Date** is the date on which it is intended that the Contractor shall complete the Works. The Intended Completion Date is specified in the Contract Data. The Intended Completion Date may be revised only by the Employer by issuing an extension of time.

**Materials** are all supplies, including consumables, used by the contractor for incorporation in the Works.

**Plant** is any integral part of the Works which is to have a mechanical, electrical, electronic or chemical or biological function.

The **Site** is the area defined as such in the Contract Data.

**Specification** means the Specification of the Works included in the Contract and any modification or addition made or approved by the Employer.

The **Start Date** is given in the Contract Data. It is the date when the Contractor shall commence execution of the works. It does not necessarily coincide with any of the Site Possession Dates.

A **Subcontractor** is a person or corporate body who has a Contract with the Contractor to carry out a part of the work in the Contract which includes work on the Site.

A **Variation** is an instruction given by the Employer which varies the Works.

The **Works** are what the Contract requires the Contractor to construct, install, and turn over to the Employer, as defined in the Contract Data.

## **2. Interpretation**

- 2.1 In interpreting these Conditions of Contract, singular also means plural, male also means female or neuter, and the other way around. Headings have no significance. Words have their normal meaning under the language of the Contract unless specifically defined. The Employer will provide instructions clarifying queries about the Conditions of Contract.
- 2.2 The documents forming the Contract shall be interpreted in the following order of priority:
- (1) Agreement
  - (2) Letter of Acceptance, notice to proceed with the works
  - (3) Contractor's Tender
  - (4) Contract Data
  - (5) Conditions of Contract
  - (6) Specifications
  - (7) Drawings
  - (8) Bill of quantities and
  - (9) any other document listed in the Contract Data as forming part of the Contract.

## **3. Law governing contract**

- 3.1 The law governing the Contract is the Laws of India supplanted by the Karnataka Local Acts.

## **4. Employer's decisions**

- 4.1 Except where otherwise specifically stated, the Employer will decide contractual matters between the Employer and the Contractor .

## **5. Delegation**

- 5.1 The Employer may delegate any of his duties and responsibilities to other people after notifying the Contractor and may cancel any delegation after notifying the Contractor.

## **6. Communications**

- 6.1 Communications between parties which are referred to in the conditions are effective only when in writing. A notice shall be effective only when it is delivered (in terms of Indian Contract Act).

## **7. Deleted**

## **8. Other Contractors**

- 8.1 The Contractor shall cooperate and share the Site with other contractors, public authorities, utilities, and the Employer.

**9. Personnel**

- 9.1 The Contractor shall employ the technical personnel (of number and qualifications) as may be stipulated by GOK from time to time during the execution of the work. The technical staff so employed shall be available at site as may be stipulated by the Employer.
- 9.2 If the Employer asks the Contractor to remove a person who is a member of the Contractor's staff or his work force stating the reasons, the Contractor shall ensure that the person leaves the Site within seven days and has no further connection with the work in the Contract.

**10. Employer's and Contractor's risks**

- 10.1 The Employer carries the risks which this Contract states are Employer's risks, and the Contractor carries the risks which this Contract states are Contractor's risks.

**11. Employer's risks**

- 11.1 The Employer is responsible for the excepted risks which are:
- (a) rebellion, riot commotion or disorder unless solely restricted to employees of the Contractor or his Sub-Contractors arising from the conduct of the Works; or
  - (b) a cause due solely to the design of the Works, other than the Contractor's design; or
  - (c) any operation of the forces of nature (in so far as it occurs on the Site) which an experienced contractor:
    - (i) could not have reasonably foreseen; or
    - (ii) could reasonably have foreseen, but against which he could not reasonably have taken at least one of the following measures.
      - (A) prevent loss or damage to physical property from occurring by taking appropriate measures or
      - (B) insure against such loss or damage

**12. Contractor's risks**

- 12.1 All risks of loss of or damage to physical property and of personal injury and death which arise during and in consequence of the performance of the Contract other than the excepted risks are the responsibility of the Contractor.

**13. Insurance:**

- 13.1 The Contractor shall prior to commencing the works, effect and thereafter maintain insurances, in the joint names of the Employer and the Contractor, (cover from the first working day after the Start Date to the end of Defects Liability Period), in the amounts stated in the Contract Data :
- (a) for loss of or damage to the Works, Plants and Materials and the Contractor's equipment;
  - (b) for liability of both Parties for loss, damage, death and injury to third parties or their property arising out of the Contractor's performance of the Contract including the Contractor's liability for damage to the Employer's property other than the Works and
  - (c) for liability of both Parties and of any Employer's representative for death and injury to the Contractor's personnel except to the extent that liability arises from the negligence of the Employer, any Employer's representative or their Employees.

- 13.2 Policies and certificates for insurance shall be delivered by the Contractor to the Employer for his approval before the Start Date. All such insurance shall provide for compensation to be payable to rectify the loss or damage incurred. All payments received from insurers relating to loss or damage shall be held jointly by the Parties and used for the repair of the loss or damage or as compensation for loss or damage that is not to be repaired.
- 13.3 If the Contractor fails to effect or keep in force any of the insurances referred to in the previous sub-clauses or fails to provide satisfactory evidence, policies or receipts, the Employer may without prejudice to any other right or remedy, effect insurance for the cover relevant to such default and pay the premiums due and recover the same as a deduction from any other monies due to the Contractor. If no payments is due, the payment of the premiums shall be a debt due.
- 13.4 Alterations to the terms of an insurance shall not be made without the approval of the Employer.
- 13.5 Both Parties shall comply with any conditions of the insurance policies.

**14. Site Investigation Reports:**

- 14.1 The Contractor, in preparing the tender, shall rely on any site investigation reports referred to in the Contract data, supplemented by any information available to the Tenderer.

**15. Queries about the Contract Data**

- 15.1 The Employer will clarify queries on the Contract Data.

**16. Contractor to construct the Works**

- 16.1 The Contractor shall construct the Works in accordance with the Specification and Drawings.

**17. The Works to be completed by the Intended Completion Date**

- 17.1 The Contractor may commence execution of the Works on the Start Date and shall carry out the Works in accordance with the program submitted by the Contractor, as updated with the approval of the Employer, and complete them by the Intended Completion Date.

**18. Approval by the Employer:**

- 18.1 The Contractor shall submit Specification and drawings showing the proposed Temporary Works to the Employer, who is to approve them if they comply with the Specifications and Drawings.
- 18.2 The Contractor shall be responsible for the design of Temporary Works
- 18.3 The Employer's approval shall not alter the Contractor's responsibility for design of the Temporary Works.
- 18.4 The Contractor shall obtain approval of third parties to the design of third parties to the design of the temporary Works where required.
- 18.5 All Drawings prepared by the Contractor for the execution of the temporary or permanent Works, are subject to prior approval by the Employer before their use.

**19. Safety**

19.1 The Contractor shall be responsible for the safety of all activities on the Site.

**20. Discoveries**

20.1 Anything of historical or other interest or of significant value unexpectedly discovered on the Site is the property of the Employer. The Contractor is to notify the Employer of such discoveries and carry out the Employer's instructions for dealing with them.

**21. Possession of the Site**

21.1 The Employer shall give possession of all parts of the Site to the Contractor. If possession of a part is not given by the date stated in the Contract Data the Employer is deemed to have delayed the start of the relevant activities and this will be Compensation Event.

**22. Access to the Site**

22.1 The Contractor shall allow the Employer and any person authorized by the Employer access to the Site, to any place where work in connection with the Contract is being carried out or is intended to be carried out and to any place where materials or plant are being manufactured / fabricated / assembled for the works.

**23. Instructions**

23.1 The Contractor shall carry out all instructions of the Employer which comply with the applicable laws where the Site is located.

**24. Procedure for resolution of Disputes:**

24.1 If the Contractor is not satisfied with the decision taken by the Employer, the dispute shall be referred by either party to Arbitration within 30 days of the notification of the Employer's decision.

24.2 If neither party refers the dispute to Arbitration within the above 30 days, the Employer's decision will be final and binding.

24.3 Arbitration shall be conducted in accordance with the arbitration procedure stated in the Special Conditions of Contract.

## **B. Time Control**

### **25. Program**

- 25.1 Within the time stated in the Contract Data the Contractor shall submit to the Employer for approval a Program showing the general methods, arrangements, order, and timing for all the activities in the Works.
- 25.2 The Employer's approval of the Program shall not alter the Contractor's obligations. The Contractor may revise the Program and submit it to the Employer again at any time. A revised Program is to show the effect of Variations and Compensation Events.

### **26. Extension of the Intended Completion Date**

- 26.1 The Employer shall extend the Intended Completion Date if a Compensation Event occurs or a Variation is issued which makes it impossible for Completion to be achieved by the Intended Completion Date.
- 26.2 The Employer shall decide whether and by how much to extend the Intended Completion Date within 21 days of the Contractor asking the Employer for a decision upon the effect of a Compensation Event or Variation and submitting full supporting information.

### **27. Delays ordered by the Employer**

- 27.1 The Employer may instruct the Contractor to delay the start or progress of any activity within the Works.

### **28. Management meetings**

- 28.1 The Employer may require the Contractor to attend a management meeting. The business of a management meeting shall be to review the progress achieved and the plans for remaining work.
- 28.2 The responsibility of the parties for actions to be taken is to be decided by the Employer either at the management meeting or after the management meeting and stated in writing to be distributed to all who attended the meeting.

## **C. Quality Control**

### **29. Identifying defects**

- 29.1 The Employer shall check the Contractor's work and notify the Contractor of any Defects that are found. Such checking shall not affect the Contractor's responsibilities. The Employer may instruct the Contractor to search for a Defect and to uncover and test any work that the Employer considers may have a Defect

### **30. Tests**

- 30.1 If the Employer instructs the Contractor to carry out a test not specified in the Specification to check whether any work has a Defect and the test shows that it does, the Contractor shall pay for the test and any samples. If there is no Defect the test shall be a Compensation Event.

### **31. Correction of defects**

- 31.1 The Employer shall give notice to the Contractor of any Defects before the end of the Defects Liability Period, which begins at Completion and is defined in the Contract Data. The Defects Liability Period shall be extended for as long as Defects remain to be corrected.

- 31.2 Every time notice of a Defect is given, the Contractor shall correct the notified Defect within the length of time specified by the Employer's notice.

**32. Uncorrected defects**

- 32.1 If the Contractor has not corrected a Defect within the time specified in the Employer's notice, the Employer will assess the cost of having the Defect corrected, and the Contractor will pay this amount.

**D. Cost Control**

**33. Bill of Quantities (BOQ)**

- 33.1 The BOQ shall contain items for the construction, installation, testing, and commissioning work to be done by the Contractor.
- 33.2 The BOQ is used to calculate the Contract Price. The Contractor is paid for the quantity of the work done at the rate in the BOQ for each item

**34. Variations**

- 34.1 The Employer shall have power to order the Contractor to do any or all of the following as considered necessary or advisable during the progress of the work by him
- (a) Increase or decrease of any item of work included in the Bill of Quantities (BOQ);
  - (b) Omit any item of work;
  - (c) Change the character or quality or kind of any item of work.
  - (d) Change the levels, lines, positions and dimensions of any part of the work.
  - (e) Execute additional items of work of any kind necessary for the completion of the works; and
  - (f) Change in any specified sequence, methods or timing of construction of any part of the work.
- 34.2 The Contractor shall be bound to carry out the work in accordance with any instructions in this connection, which may be given to him in writing by the Employer and such alteration shall not vitiate or invalidate the contract.
- 34.3 Variations shall not be made by the Contractor without an order in writing by the Employer, provided that no order in writing shall be required for increase or decrease in the quantity of an item appearing in the BOQ so long as the work executed conforms to the approved drawings.
- 34.4 The Contractor shall promptly request in writing to the Employer to confirm verbal orders and the officer issuing oral instructions shall confirm it in writing within 30 days, failing which the work shall be carried out as though there is no variation. In case variation, is approved it shall be accompanied by BOQ, failing which the contractor shall be responsible for deviation if any. Further, approval of Govt. has to be obtained for the variation exceeding 5%.



**35. Payments for Variations**

- 35.1 Payment for increase in the quantities of an item in the BOQ up to 25% of that provided in the Bill of Quantities shall be made at the rates quoted by the Contractor.
- 35.2 For quantities in excess of 125% of the tendered quantity of an item as given in the BOQ, the Contractor shall be paid at the rate entered in or derived from in the Schedule of Rates (applicable for the area of the work and current at the time of award of contract) plus or minus the overall percentage of the original tendered rates over the current Schedule of Rates prevalent at the time of award of contract.
- 35.3 If there is no rate for the additional, substituted or altered item of the work in the BOQ, efforts would be made to derive the rates from those given in the BOQ or the Schedule of Rates (applicable for the area of the work and current at the time of award of contract) and if found feasible the payment would be made at the derived rate for the item plus or minus the overall percentage of the original tendered rates over the current Schedule of Rates prevalent at the time of award of contract
- 35.4 If the rates for additional, substituted or altered item of work cannot be determined either as at 35.1 or 35.2 or 35.3 above, the Contractor shall be requested to submit his quotation for the items supported by analysis of the rate or rates claimed, within 7 days.
- 35.5 If the Contractor's quotation is determined unreasonable, the Employer may order the Variation and make a change to the Contract Price which shall be based on Employer's own forecast of the effects of the Variation on the Contractor's costs.
- 35.6 If the Employer decides that the urgency of varying the work would prevent a quotation being given and considered without delaying the work, no quotation shall be given and the Variation shall be treated as a Compensation Event.
- 35.7 Under no circumstances the Contractor shall suspend the work on the plea of non-settlement of rates for items falling under this Clause.

**36. Submission of bills for payment**

- 36.1 The Contractor shall submit to the Employer monthly bills of the value of the work completed less the cumulative amount paid previously.
- 36.2 The Employer shall check the Contractor's bill and determine the value of the work executed which shall comprise of (i) value of the quantities of the items in the BOQ completed and (ii) valuation of Variations and Compensation Events.
- 36.3 The Employer may exclude any item paid in a previous bill or reduce the proportion of any item previously paid in the light of later information.

**37. Payments**

- 37.1 Payments shall be adjusted for deductions for advance payments, other recoveries in terms of the contract and taxes, at source, as applicable under the law. The Employer shall as far as possible pay the Contractor within 60 days of submission of bill. The contractor shall be liable to pay liquidated damages for shortfall in progress. For progress beyond the agreed program payment is subject to availability of the grants.
- 37.2 Items of the Works for which no rate or price has been entered in will not be paid for by the Employer and shall be deemed covered by other rates and prices in the Contract.

**38. Compensation events**

- 38.1 The following are Compensation events unless they are caused by the Contractor:
  - (a) The Employer does not give access to a part of the Site by the Site Possession Date stated in the Contract Data.

- (b) The Employer orders a delay or does not issue drawings, specifications or instructions required for execution of works on time.
  - (c) The Employer instructs the Contractor to uncover or to carry out additional tests upon work which is then found to have no Defects.
  - (d) The Employer gives an instruction for dealing with an unforeseen condition, caused by the Employer, or additional work required for safety or other reasons.
  - (e) The effect on the Contractor of any of the Employer's Risks.
  - (f) The Employer unreasonably delays issuing a Certificate of Completion.
  - (g) Other Compensation Events listed in the Contract Data or mentioned in the Contract.
- 38.2 If a Compensation Event would cause additional cost or would prevent the work being completed before the Intended Completion Date, the Contract Price shall be increased and/or the Intended Completion Date is extended. The Employer shall decide whether and by how much the Contract Price shall be increased and whether and by how much the Intended Completion Date shall be extended.
- 38.3 As soon as information demonstrating the effect of each Compensation event upon the Contractor's forecast cost has been provided by the Contractor, it is to be assessed by the Employer and the Contract Price shall be adjusted accordingly. If the Contractor's forecast is deemed unreasonable, the Employer shall adjust the Contract Price based on Employer's own forecast. The Employer will assume that the Contractor will react competently and promptly to the event.
- 38.4 The Contractor shall not be entitled to compensation to the extent that the Employer's interests are adversely affected by the Contractor not having given early warning or not having cooperated with the Employer.

**39. Tax**

39.1 PAID AS PER SCC 11, 12, & 13

**40. Price Adjustment: Not Applicable**

Contract price shall be adjusted for increase or decrease in rates and prices of Steel, Cement & Bitumen in accordance with the following principles and procedures.

- (a) The star rates in respect of Cement, Steel & Bitumen shall be payable to the contractor based on the all-India average wholesale price index for these materials. The star rates adjustment shall be as per the increase or decrease in the index as applied to the said materials between the last date for receiving bids and the date of execution as per the approved program of works submitted by the contractor at the time of execution of agreement which shall mandatory be a part of the agreement.
- (b) The star rates shall not be admissible if the contract period is extended due to lapse on the part of the contractor.
- (c) If the contract period is extended due to no fault of the contractor, the modified program shall be approved by the competent authority and shall become a part of agreement for which Star rates will be applicable.
- (d) For the purpose of working out Star rates, the price index issued from time to time by the Ministry of Commerce and Industry, Government of India shall be adopted.

**41. Liquidated damages**

- 41.1 The Contractor shall pay liquidated damages to the Employer at the rate per day stated in the Contract Data for each day that the Completion Date is later than the Intended Completion Date (for the whole of the works or the milestone as stated in the Contract Data). The total amount of liquidated damages shall not exceed the amount defined in the Contract Data. The Employer may deduct liquidated damages from payments due to the Contractor. Payment of liquidated damages does not affect the Contractor's liabilities.
- 41.2 If the Intended Completion Date is extended after liquidated damages have been paid, the Employer shall correct any overpayment of liquidated damages by the Contractor by adjusting the next payment of bill.

**42. Advance Payments:**

- 42.1 The Employer shall make payment to the Contractor of the amounts stated in the Contract Data by the date stated in the Contract Data, against provision by the Contractor of an unconditional bank guarantee in a form acceptable to the Employer issued by a Nationalized/Scheduled Bank in amounts equal to the advance payment. The guarantee shall remain effective until the advance payment has been repaid, but the amount of the guarantee shall be progressively reduced by the amounts repaid by the Contractor. Interest will not be charged on the advance payment.
- 42.2 The Contractor is to use the advance payment only to pay for Mobilization expenses required specifically for execution of the Works. The Contractor shall demonstrate that advance payment has been used in this way by supplying copies of invoices or other documents to the Employer.
- 42.3 The advance payment shall be repaid by deducting proportionate amounts from payments otherwise due to the Contractor, following the schedule of completed percentages of the Works on a payment basis. No account shall be taken of the advance payment or its repayment in assessing valuation of the work done, variations, price adjustments, compensation events or liquidated damages.

**43. Securities:**

- 43.1 The Security deposit (including additional security for unbalanced tenders) shall be provided to the Employer no later than the date specified in the Letter of Acceptance and shall be issued in an amount and form and type of instrument acceptable to the Employer. The Security deposit shall be valid until a date 30 days from the date of expiry of Defects Liability Period and the additional security for unbalanced tenders shall be valid until a date 30 days from the date of issue of the certificate of completion.

**44. Cost of Repairs:**

- 44.1 Loss or damage to the Works or Materials to be incorporated in the Works between the Start Date and the end of the Defects Correction periods shall be remedied by the Contractor at the Contractor's cost if the loss or damage arises from the Contractor's acts or omissions.

**E. Finishing the Contract**

**45. Completion**

- 45.1 The Contractor shall request the Employer to issue a Certificate of Completion of the Works and the Employer will do so upon deciding that the Work is completed.

**46. Taking over**

- 46.1 The Employer shall take over the Site and the Works within seven days of issuing a certificate of Completion.

**47. Final account**

- 47.1 The Contractor shall supply to the Employer a detailed account of the total amount that the Contractor considers payable under the Contract before the end of the Defects Liability Period. The Employer shall issue a Defect Liability Certificate and certify any final payment that is due to the Contractor within 90 days of receiving the Contractor's account if it is correct and complete. If it is not, the Employer shall issue within 90 days a schedule that states the scope of the corrections or additions that are necessary. If the Final Account is still unsatisfactory after it has been resubmitted, the Employer shall decide on the amount payable to the Contractor and make payment within 60 days of receiving the Contractor's revised account.

**48. As built drawings and /or Operating and Maintenance Manuals**

- 48.1 If "as built"<sup>3</sup> Drawings and/or operating and maintenance manuals are required, the Contractor shall supply them by the dates stated in the Contract Data.
- 48.2 If the Contractor does not supply the Drawings by the dates stated in the Contract Data, or they do not receive the Employer's approval, the Employer shall withhold the amount stated in the Contract Data from payments due to the Contractor.

**49. Termination**

- 49.1 The Employer may terminate the Contract if the other party causes a fundamental breach of the Contract.
- 49.2 Fundamental breaches of Contract include, but shall not be limited to the following:
- (a) the Contractor stops work for 45 days when no stoppage of work is shown on the current Program and the stoppage has not been authorized by the Employer;
  - (b) deleted
  - (c) The Contractor becomes bankrupt or goes into liquidation other than for a reconstruction or amalgamation;
  - (d) deleted
  - (e) the Employer gives Notice that failure to correct a particular Defect is a fundamental breach of Contract and the Contractor fails to correct it within a reasonable period of time determined by the Employer;
  - (f) the Contractor does not maintain a security which is required;
  - (g) the Contractor has delayed the completion of works by the number of days for which the maximum amount of liquidated damages can be paid as defined in the Contract data; and
  - (h) if the Contractor, in the judgment of the Employer has engaged in corrupt or fraudulent practices in competing for or in the executing the Contract.
- For the purpose of this paragraph : "corrupt practice" means the offering, giving, receiving or soliciting of any thing of value to influence the action of a public official in the KPPP process or in contract execution. "Fraudulent practice" means a misrepresentation of facts in order to influence a KPPP

process or the execution of a contract to the detriment of the Borrower, and includes collusive practice among Tenderers (prior to or after Tender submission) designed to establish Tender prices at artificial non-competitive levels and to deprive the Borrower of the benefits of free and open competition.”

- 49.3 When either party to the Contract gives notice of a breach of contract to the Employer for a cause other than those listed under Sub Clause 49.2 above, the Employer shall decide whether the breach is fundamental or not.
- 49.4 Notwithstanding the above, the Employer may terminate the Contract for convenience.
- 49.5 If the Contract is terminated the Contractor shall stop work immediately, make the Site safe and secure and leave the Site as soon as reasonably possible.

**50. Payment upon Termination**

- 50.1 If the Contract is terminated because of a fundamental breach of Contract by the Contractor, the Employer shall prepare bill for the value of the work done less advance payments received up to the date of the bill, less other recoveries due in terms of the contract, less taxes due to be deducted at source as per applicable law and less the percentage to apply to the work not completed as indicated in the Contract Data. Additional Liquidated Damages shall not apply. If the total amount due to the Employer exceeds any payment due to the Contractor the difference shall be a debt payable to the Employer.
- 50.2 If the Contract is terminated at the Employer's convenience or because of a fundamental breach of Contract by the Employer, the Employer shall prepare bill for the value of the work done, the reasonable cost of removal of Equipment, repatriation of the Contractor's personnel employed solely on the Works, and the Contractor's costs of protecting and securing the Works and less advance payments received up to the date of the certificate, less other recoveries due in terms of the contract, and less taxes due to be deducted at source as per applicable law and make payment accordingly.

**51. Property**

- 51.1 All materials on the Site, Plant, Equipment, Temporary Works and Works are deemed to be the property of the Employer, if the Contract is terminated because of a Contractor's default.

**52. Release from performance**

- 52.1 If the Contract is frustrated by any event entirely outside the control of either the Employer or the Contractor the Employer shall certify that the Contract has been frustrated. The Contractor shall make the Site safe and stop work as quickly as possible after receiving this certificate and shall be paid for all work carried out before receiving it and for any work carried out afterwards to which commitment was made

**E. Special Conditions of Contract**

**1. Labour :**

The Contractor shall, unless otherwise provided in the Contract, make his own arrangements for the engagement of all staff and labour, local or other, and for their payment, housing, feeding and transport.

The Contractor shall, if required by the Employer, deliver to the Employer a return in detail, in such form and at such intervals as the Employer may prescribe, showing the staff and the numbers of the several classes of labour from time to time employed by the Contractor on the Site and such other information as the Employer may require.

**2. Compliance with labour regulations :**

During continuance of the contract, the Contractor and his sub contractors shall abide at all times by all existing labour enactments and rules made there under, regulations, notifications and bye laws of the State or Central Government or local authority and any other labour law (including rules), regulations, bye laws that may be passed or notification that may be issued under any labour law in future either by the State or the Central Government or the local authority. The Contractor shall keep the Employer indemnified in case any action is taken against the Employer by the competent authority on account of contravention of any of the provisions of any Act or rules made there under, regulations or notifications including amendments. If the Employer is caused to pay or reimburse, such amounts as may be necessary to cause or observe, or for non-observance of the provisions stipulated in the notifications/bye laws/Acts/Rules/regulations including amendments, if any, on the part of the Contractor, Employer shall have the right to deduct any money due to the Contractor including his amount of security deposit. The Employer shall also have right to recover from the Contractor any sum required or estimated to be required for making good the loss or damage suffered by the Employer.

The employees of the Contractor and the Sub-Contractor in no case shall be treated as the employees of the Employer at any point of time.

**3. Protection of Environment:**

The contractor shall take all reasonable steps to protect the environment on and off the Site and to avoid damage or nuisance to persons or to property of the public or others resulting from pollution, noise or other causes arising as a consequence of his methods of operation. During continuance of the contract, the contractor and his sub-contractors shall abide at all times by all existing enactments on environmental protection and rules made there under, regulations, notifications and bye-laws of the State or Central Government, or local authorities and any other law, bye-law, regulations that may be passed or notification that may be issued in this respect in future by the State or Central Government or the local authority.

4. Conditional tenders will not be accepted.
5. Royalty charges shall be recovered as per the prevailing rates issued by the Department of Mines and Geology.
6. As per the GO No. LD 300/LET/2006 Dt:18-01-2007. 1% will be deducted from each and every bill as per labour welfare tax act
7. All the works are to be carried out as per the standard specification issued from time to time by BIS, MORTH etc and as per the relevant IS codes.
8. Provision for price adjustment for specified materials for work as per “

**Government order No: FD 59 PRO CELL 2004, dated:26-11-2004**

**FD 3 PCL 2008, Bengaluru, dated:21-11-2008**

9. a) The Tenderer has to produce all the relevant Document as indicated in the Bid Document in originals during the opening of the Technical Bid “Mandatorily “ this is in addition to uploading all the relevant Documents in the kppp portal. If the Originals are not submitted. The Tender will be rejected.
- b) All other documents which are required to be submitted are to be uploaded in the e-KPPP portal in General Documents section, while electronically submitting the bid. If any of the Documents as desired are not submitted the Tender will be rejected.
10. GST is excludes the amount put to tender and will be paid separately.  
The increase in GST rate if any, shall not be paid in the extended period of the contract for which the contractor alone is responsible for delay as determined by the authority while granting the extension of time.

**Annexure:**

**LIST OF ORGANIZATIONS WHO ARE CONSIDERED AS APPOINTING  
AUTHORITY FOR APPOINTMENT OF ARBITRATORS<sup>4</sup>**

1. Indian Council of Arbitration, New Delhi;
2. International Centre for Alternative Disputes Resolution (India);
3. Indian Roads Congress;
4. Indian Building Congress;
5. Indian Institute of Bridge Engineers;
6. Indian Institute of Public Health Engineers;
7. Institute of Water Works

**SECTION 6: CONTRACT DATA**

**Items marked "N/A" do not apply in this Contract.**

The following documents are also part of the Contract:

**Clause Reference**

- The Schedule of Operating and Maintenance Manuals [48]
- The Methodology and Program of Construction [25]
- Site Investigation Reports [14]
- The Schedule of Key and Critical Equipment to be deployed on the work as per agreed program of construction. [25]

The Employer is :

Name: The MANAGING DIRECTOR & CEO [1.1]

Address: 2nd floor, Karnataka state Agricultural Marketing Building,  
# 16, Rajbhavan Road, Bengaluru-560 001.

Name of authorized Representative: Mr. V Krishnamurthy, Senior Consultant (F&A)

The name and identification number of the Contract is ---

The following items have been incorporated in the estimate for the work,

As per section-9 of bill of Quantities

The start date shall be the date of issue of notice to proceed with the work. [1.1]

The Site Possession Date is one week after issue of work order [21]

The Site is located -2<sup>ND</sup> FLOOR KSAMB BUILDING in Rajbhavan Road.  
and is defined in drawings nos. \_\_\_\_\_

The Defects Liability Period is 1 Years from the date of completion of work  
[31]

Insurance requirements are as under: [13]

	Type of Cover	Minimum cover for Insurance (Employer to specify as per required Exclusion if any should also be specified)
(i)	Works and of Plant and materials	The sum stated in the Agreement plus 20%
(ii)	Loss or damage to equipment	Full replacement cost
(iii)	Loss or damage to property of Third Party	Full replacement cost
(iv)	Personal injury or death insurance (a) for Third Party	Full replacement cost
	(b) for Contractor's employees or labour	In accordance with the statutory requirements applicable to Karnataka



Price Adjustment Formula; NOT APPLICABLE

[40]

**The star rates shall be worked out as per the provisions of clause 40 (a) to 40 (d) based on the price index issued from time to time by the Ministry of Commerce and Industry, Government of India. NOT APPLICABLE**

The maximum amount of liquidated damages for the whole of the works [41]  
is **ten** percent of final contract price.

The amounts of the advance payment are:

[42] [42]

The maximum amount of liquidated damages for the whole of the works [41]  
is Ten percent of final contract price.

The amounts of the advance payment are: [42]

<u>Nature of Advance</u>	<u>Amount (Rs.)</u>	<u>Conditions to be fulfilled</u>
1. Mobilization	5% of the Contract price	On submission of un-conditional Bank Guarantee. (to be drawn before end of 20% of Contract period)

(The advance payment will be paid to the Contractor not later than 30 days after fulfillment of the above conditions).

Repayment of advance payment for mobilization : [42]

The advance loan shall be repaid with percentage deductions from the interim payments certified by the Engineer under the Contract. Deductions shall commence in the next Interim Payment Certificate following that in which the total of all such payments to the Contractor has reached not less than 15 percent of the Contract Price or — 5months from the date of payment of first installment of advance, whichever period concludes earlier, and shall be made at the rate of 7.5% percent of the amounts of all Interim Payment Certificates until such time as the loan has been repaid, always provided that the loan shall be completely repaid prior to the expiry of the original time for completion pursuant to Clauses 17 and 26.

<sup>6</sup>The date by which “as-built”<sup>7</sup> drawings (in scale ...<sup>8</sup>) in 2 sets are required is within 30 days of issue of certificate of completion of Whole or Section of the Work as the case may be. [48]

<sup>9</sup>The date by which Operating and Maintenance Manuals are required is

<sup>1</sup> This could vary from 5% for normal works and 10% for highly mechanized operations in the work

<sup>1</sup> This could vary from 15% for normal works to 30% for highly mechanized operations in the work

<sup>1</sup> The total of the percentages for the various components of the works should be 100.

<sup>5</sup> To be filled up by the Employer before issue of the tender document; say ‘Three or four months’

<sup>6</sup> Score out which ever is not applicable.

<sup>7</sup> Completion drawings

<sup>8</sup> Specify an appropriate scale

<sup>9</sup> Score out which ever is not applicable.

<sup>1</sup> The amount is usually computed on the basis of 0.1% of the contract price per day. The amount has to be specified as a round figure nearest to the hundred.

<sup>1</sup> To be filled up by the Employer before issue of the tender document; say 'Three or four months'

<sup>1</sup> Score out which ever is not applicable.

<sup>1</sup> Completion drawings

<sup>1</sup> Specify an appropriate scale

within 30 days of issue of certificate of completion of Whole or Section of the Work as the case may be. [48]

The amount to be withheld for failing to supply "as built" drawings or supply of Operation and Maintenance Manuals by the date required is Rs. \_\_\_\_\_  
( The amount should be sufficient to get the completion drawings or Operating and Maintenance Manuals prepared by alternative agency in case the contractor fails to submit.)[48]

The following events shall also be fundamental breach of the contract : [49.2]

1. The contractor has contravened Sub-clause 7.1 and Clause 9 of CC.

The percentage to apply to the value of the work not completed representing the Employer's [50.1]

Additional cost for completing the Works shall be 30 percent (30%) .  
(Change if need be. It should be sufficient to get the balance of works completed by alternative agency.)

The date by which "as-built" drawings (in scale 1 : 100 in 2 sets are required is within 30 days of issue of certificate of completion of Whole or Section of the Work as the case may be. [48]

The date by which Operating and Maintenance Manuals are required is within 30 days of issue of certificate of completion of Whole or Section of the Work as the case may be [48]

The amount to be withheld for failing to supply "as built" drawings or supply of Operation and Maintenance Manuals by the date required is 0.01% of the contract value) [48]

The following events shall also be fundamental breach of the contract : [49.2]

1. The contractor has contravened Sub-clause 7.1 and Clause 9 of CC.

The percentage to apply to the value of the work not completed representing [50.1]  
the Employer's additional cost for completing the Works shall be 30 percent.  
/cost of balance work to be completed.

**SECTION 7: SPECIFICATIONS**

**Separately attached in Kppp portal**

**Work to be executed as per relevant MORTH, IRC, & KSRRB & CPWD detailed Specifications**

**SECTION 8: DRAWINGS**

**Enclosed separately in Kppp portal**

**SECTION 9: BILL OF QUANTITIES****Separately attached**

				Rate (Rs)		
Sl . N o.	Description of item (with brief specification and reference to Book of specification)	Quantity	Unit	In figures	In words	Amount (Rs)
	Please refer in Kppp portal					
Total Tender Price						

**Note:**

- (1) Item for which no rate or price has been entered in will not be paid for by the Employer when executed and shall be deemed covered by the other rates and prices in the Bill of Quantities (refer: ITB Clause 10.2 and CC Clause 37.2).
- (2) Unit rates and prices shall be quoted by the Tenderer in Indian Rupees.
- (3) Where there is a discrepancy between the rate in figures and words, the lower of the two will govern. [ITT Clause 22 ]
- (4) Where there is a discrepancy between the unit rate and the line item total resulting from multiplying the unit rate by quantity, the unit rate quoted shall govern [ITT Clause 22.

**SECTION 10: FORMAT OF BANK GUARANTEE FOR SECURITY DEPOSIT**

To: The Managing Director & CEO,  
Rastriya e-Market Services pvt.Ltd,  
2nd floor, Karnataka State Agricultural Marketing Board,  
# 16, 2nd Rajbhavan Road, Bengaluru-560 001.

WHEREAS \_\_\_\_\_ [*name and address of Contractor*]  
(hereinafter called "the Contractor") has undertaken, in pursuance of Contract No. \_\_\_\_\_ dated  
\_\_\_\_\_ to execute  
[*name of Contract and brief description of Works*] (hereinafter called "the Contract");

AND WHEREAS it has been stipulated by you in the said Contract that the Contractor shall furnish you with a Bank Guarantee by a recognized bank for the sum specified therein as security for compliance with his obligations in accordance with the Contract;

AND WHEREAS we have agreed to give the Contractor such a Bank Guarantee;

NOW THEREFORE we hereby affirm that we are the Guarantor and responsible to you, on behalf of the Contractor, up to a total of Rs. \_\_\_\_\_ [*amount of guarantee*]  
Rupees \_\_\_\_\_ [*in words*], and we undertake to pay you, upon your first written demand and without cavil or argument, any sum or sums within the limits of \_\_\_\_\_ [*amount of guarantee*]<sup>10</sup> as aforesaid without your needing to prove or to show grounds or reasons for your demand for the sum specified therein.

We hereby waive the necessity of your demanding the said debt from the Contractor before presenting us with the demand.

We further agree that no change or addition to or other modification of the terms of the Contract or of the Works to be performed there under or of any of the Contract documents which may be made between you and the Contractor shall in any way release us from any liability under this guarantee, and we hereby waive notice of any such change, addition or modification.

This guarantee shall be valid until 30 days from the date of expiry of the Defects Liability Period.

Signature and seal of the guarantor \_\_\_\_\_  
Name of Bank \_\_\_\_\_  
Address \_\_\_\_\_  
Date \_\_\_\_\_