



सेन्ट्रल बैंक ऑफ़ इंडिया
Central Bank of India

CENTRAL TO YOU SINCE 1911

Tender Document

For

Consultancy for selection / finalisation of design for the construction of building at Santa Nagar, Kandivali (E), Mumbai.

Name of the Tenderer: - _____

Tender no. CO/BSD/2022-23/007 dated 04.04.2022

Last Date of Submission: 15:00 hours on 25.04.2022.

Date of Opening of Pre-Qualification/Technical bid: 15:30 hours on 25.04.2022

Tender fee : Rs. 2,000.00

Earnest Money Deposit: Rs. 20,000.00 Drawn in favor of Central Bank of India, Payable at Mumbai.

CENTRAL BANK OF INDIA,
Business Support Department,
Central Office, Chander Mukhi, Nariman Point,
Mumbai-400021



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PREAMBLE

Central Bank of India is holding on lease a piece of land at Samta Nagar, Kandivali (E), Mumbai. The area is identified by MHADA and Government of Maharashtra for integrated redevelopment. The Societies has formed a Federation of the Societies and the Federation has appointed M/s S.D. Corporation as sole developer for the entire MHADA land at Kandivali (E), Mumbai. Bank is negotiating with the developer for the alternate land and building thereon. The developer has agreed for 230 residential flats of 861 sqft carpet area of each flat. All the flats are in one single building / complex. The entire cost of work will be borne by the developer. As the building will be constructed for Bank only, Bank desire to appoint an architectural firm for assisting Bank in finalisation of design and other terms and conditions.

PRE-QUALIFICATION BID NOTICE

Central Bank of India invites applications under “Two Bid System” on prescribed forms for the under noted works from reputed Architectural firms / companies engaged in the field of design of multi - storied building.

The bid documents are available on Bank’s website www.centralbankofindia.co.in

BROAD SCOPE OF PROJECT MANAGEMENT CONSULTANCY WORK

- (i) To assist in selection of design proposed by the developer
- (ii) The size and number of flats offered by the developer are appropriate
- (iii) The finishing material proposed are as per market practice for flats identified for sale in redevelopment projects and are durable and easy to maintain. If the same are not acceptable, then the consultant shall suggest alternate finishes.
- (iv) The fittings and fixtures proposed are as per market practice for flats identified for sale in redevelopment projects and are durable and easy to maintain. If the same are not acceptable, then the consultant shall suggest alternate finishes.
- (v) To confirm that the municipal / MHADA drawings are as per the design approved by Bank.
- (vi) To assist in selection of consultant for monitoring the quality of work

MINIMUM ELIGIBILITY CRITERIA

The Firm / Company must fulfil the following minimum criteria :-

- (i) The firm / principle architect must be in the field of design of high rise residential complex in Mumbai for last 5 years
- (ii) Experience of having successfully designed 2 residential complexes having minimum 1,20,000 sqft carpet area in 1 single building during last 7 years ending last day of month previous to the one in which applications are invited.
- (iii) Should be a member of Indian Council of Architecture
- (iv) As the building is being developed by M/s S. D. Corporation, the firm should not have direct or in direct business interest with the developer to avoid the conflict of interest.

- 5 Interested applicants should submit their application as per enclosed Proforma & Annexure giving requisite details. All documents should be duly signed and stamped by an authorized signatory of the firm / company and all facts/figures should be supported by appropriate documentary evidence / certificates.

NOTE: The Pre-Qualifying (Technical) bid and Financial Bid should be put in separate envelopes super scribed as Technical bid and Financial bid respectively and sealed. The said two sealed envelopes shall be put in a third sealed envelope super scribing "Consultancy for selection / finalisation of design for the construction of building at Samta Nagar, Kandivali (E), Mumbai" and deposited in the office of the Asst. General Manager, Business Support Department, Central Office, 16th floor, Chander Mukhi, Nariman Point, Mumbai - 400 021 by the prescribed date and time. The Financial Bid of only those who qualify in terms of eligibility criteria will be opened and the date of opening of financial bid shall be intimated to the bidders. Bids through post / email / fax will not be admitted.

The offer shall include the professional charges for all the architectural / consultancy services mentioned above and be submitted as financial bid in separate sealed cover. The other details such as registration, qualification, work done details, etc. shall be submitted in a separate cover as technical/PQ bid.

(Jagdish Poonia)
Asst. General Manager - BSD

INSTRUCTIONS TO THE PQ BIDDER

1. All PQ bid papers annexed along with the **Technical Bid** document should be **serially numbered on** every page.
2. All pages of the technical bid document should be duly signed and stamped by the authorized signatory of the applicant. The PQ bid document should be submitted in original. Technical bid document not submitted in original will be rejected.
3. Tenders should be on the specified form (Non-transferable) which shall be either downloaded from our website www.centralbankofindia.co.in and submit the completed document along with necessary papers in prescribed proforma ***on or before 24.04.2022 by 15.00 hrs.*** to Assistant General Manager-BSD, 16th Floor Chander Mukhi Building, Narmian Point, Mumbai. Tenders should be submitted super-scribed with the name of the work, date and time of opening on the envelope. The technical bids of tenders will be opened on same day **at 15.30 hrs** in the presence of bidders who choose to be present.
4. The Bank (Central Bank of India) does not bind itself to accept the lowest or any TENDER, and Central Bank of India reserves its right of accepting the whole or any part of the TENDER and the Bidder shall be bound to perform the same at the rate quoted.
5. Technical/PQ bid and the Financial bid should be placed in separate sealed envelope, super scribing Technical/PQ bid and Financial bid respectively thereon, The above said two sealed envelopes shall be put in a third sealed envelope super scribing " Bids for Structural Auditing work" and deposited in the tender box allotted for the purpose.
6. TENDER submitted shall remain valid for 120 days from the date of opening for the purpose of acceptance and award of work, validity beyond 120 days from the date of opening shall be by mutual consent.
7. The Bidder shall quote rates both in figures and words. On check if there are differences between the rates quoted by the Bidder in words and in figures, the rates in words will be considered as final.
8. Before quoting, the Bidder shall inspect the site, to fully acquaint himself about the condition in regard to accessibility of the site, working condition of site and locality etc. required for the satisfactory execution of the work contract. No claim whatsoever on such account shall be entertained by the Bank in any circumstances.
9. Except writing rates and amounts, the Bidder should not write any conditions or make any changes, additions, alterations and modifications in the printed form of Tenders. No conditional rebate will be accepted.
10. Bidder should attach required proofs (Photocopies) for the eligibility in support of works of similar nature, for a minimum value as indicated in Technical Bid should also be submitted.

11. All tender paper annexed along with the "Bid" should be serially numbered on the top right hand corner of every page. All pages of the tender document should be duly signed and stamped by the authorized signatory of the applicant. The tender document should be submitted in original. Tender document not submitted in original will be treated as invalid and rejected. The applicant should submit complete set of documents in support of information furnished in the Bid document.
12. **"JVs/ Consortiums/ MOUs shall not be considered."**
13. Canvassing in connection with the Tenders is prohibited and the Tenders submitted by the consultant who resorts to canvassing are liable for rejection.
14. The applicant should submit all requisite documents in support of information furnished in the Technical/PQ Bid document and should be attested by an authority competent to attest the documents. Failure to attach attested copies may lead to disqualification of the bidder.
15. Date of opening the Financial Bid shall be intimated later to the participating bidders.
16. Any bid sent through registered/ordinary post etc., should be avoided and may be considered as invalid and will be rejected. The envelopes should clearly reflect the applicant's name, address and name of the work.
17. For any queries, further information, Sr. Manager Architect (phone no. 022 6638 7897, e-mail id – smarchco@centralbank.co.in) may be contacted.
18. For any grievances in the tender process, the issue may be taken up with Asst. General Manager – BSD, (e-mail id – agmarch@centralbank.co.in).
19. If the tenderer is not satisfied with the grievances redressed by Bank, the issue may be escalated to Independent External Monitors giving all details on following e-mails :-

Shri Trivikram Nath Tiwari – trivikramnt@yahoo.co.in

Shri Jagadip Narayan Singh – jagadipsingh@yahoo.com

GENERAL CONDITIONS OF CONTRACT

Definitions:

'The Contract' means the documents forming the tender and acceptance thereof and the formal agreement executed between Central Bank of India and the Consultant, together with the documents referred to therein including these conditions, the specifications, designs, drawings and instructions issued from by the Bank / Consultant from time to time and all these documents taken together, shall be deemed to form one contract and shall be complementary to one another.

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

1. Central Bank of India / Bank - Asst. General Manager – BSD, Central Bank Of India, Central, Chander Mukhi, Nariman Point, Mumbai - 400 021 and includes its representatives, successors and assigns.
2. 'Sanctioning Authority' means authority nominated to exercise power of approval, sanction and Acceptance concerning administrative, financial and technical aspects of transactions done on behalf of Central Bank of India.
3. 'The Consultant or Consultants' means the firm or agency or individual engaged by the Bank selection / finalisation of design. It shall also include their legal representative(s), successors or assigns.
4. 'Contract value' means the value of the entire work as stipulated in the work order
5. Conveying acceptance of the tender subject to such additions thereto or deductions there from as may be made under the provision herein after contained.
6. 'Tendered value' means the value of the entire work as stipulated in the work order.
7. 'Works' or 'work' means the permanent or temporary work(s)
8. 'The Site' means the premises, into or through which work is to be executed under the contract or any adjacent premises, which may be allotted or used for the purpose of carrying out the contract.
9. '**Specifications**' means the specifications agreed with the developer and any modifications thereof as may be furnished or approved by the Bank from time to time.
10. '**Local Controlling Authority**' means the Local Municipal Authority or any other appropriate statutory authority viz. MHADA, Town Planning Department, Town Development Authority, Town/City Improvement Trust, Electricity Board, Water and Sewerage Department, Civil Aviation Authority, High-rise Building Committee, Lift Inspectorate, Telephone Department, Pollution Control Board, Fire Board and any

other authorities as the case may be according to whose rules and regulations a building within its jurisdiction is to be, designed and approval of the drawings to be obtained.

11. **'Month'** means calendar month.
12. **'Week'** means seven consecutive days beginning Monday.
13. **'Day'** means a calendar day beginning and ending at 00 Hrs and 24 hrs respectively.

2.0 **Scope and performance**

Where the context so requires, words imparting the singular only also include the plural and vice versa. Any reference to masculine gender shall whenever required include feminine gender and vice versa.

3.0 **Work to be carried out**

The work to be carried out under the contract shall, except as otherwise provided in these conditions, include all Persons, Tools, Equipment and Transport which may be required selection / finalisation of design and other terms and conditions of contract.

4.0 **Sufficiency of Tender**

The Architect / Consultant shall be deemed to have satisfied himself before tendering as to the correctness and sufficiency of his tender for the works and of the rates and prices quoted in the Schedule of Quantities, which rates and prices shall, except as otherwise provided, cover all his obligations under the Contract and all matters and things necessary for the proper completion of the works.

4.1 **Scope of Work**

- (i) To assist in selection of design proposed by the developer
- (ii) The size and number of flats offered by the developer are appropriate
- (iii) The finishing material proposed are as per market practice for flats identified for sale in redevelopment projects and are durable and easy to maintain. If the same are not acceptable, then the consultant shall suggest alternate finishes.
- (iv) The fittings and fixtures proposed are as per market practice for flats identified for sale in redevelopment projects and are durable and easy to maintain. If the same are not acceptable, then the consultant shall suggest alternate finishes.
- (v) To confirm that the municipal / MHADA drawings are as per the design approved by Bank.
- (vi) To assist in selection of consultant for monitoring the quality of work
- (vii) Attending meetings with Central Bank of India Officials, wherever required, in respect to above work

LOCATION / ADDRESS OF SITE

Samta Nagar, Kandivali (E), Mumbai.

RATES FOR PAYMENT

1. The rates given in the BOQ tendered by the architect / consultant and as accepted by, Central Bank of India will form the basis of payment for such items under this contract.
2. No escalation on any account whatsoever, the compensation for force majeure etc. shall be payable under the contract.
3. Payment for the work done will be made to the consultant only when the formal agreement has been executed between the parties and as per the Payment schedule.

Payment schedule: Payment shall be made on the finalisation of contract.

Discrepancies and Adjustment of Errors

- The several documents forming the contract are to be taken as mutually explanatory of one another
- Any error in description, quantity or rate in Schedule of Quantities or any omission therefrom shall not vitiate the Contract or release the Consultant from the execution of the whole or any part of the works comprised therein according to drawings and specifications or from any of his obligations under the contract.

Work Order

Within the validity period of the tender, the Bank shall issue a work order by registered post or otherwise dispatching at the address of the architect / consultant as given in the tender to enter into a contract for execution of the work as per the terms of the tender. The work order shall constitute a binding contract between the Bank and the Consultant.

Contract document

On receipt of work order from the Bank, the successful tenderer shall be bound to implement the contract and within seven days thereof, he shall sign an agreement on a non-judicial stamp paper of appropriate value. The consultant shall be furnished, one certified copy of the contract documents

Language

The language in which the contract documents shall be drawn shall be English.

Security Deposit

The firm / agency shall deposit an amount of Rs. 20,000.00 along with the tender for the due fulfilment of contract. The deposit of unsuccessful tenderers shall be returned after identification of consultant for award of work. The deposit of successful tenderer shall be returned along with the fee payable under the contract.

Mobilisation Advance

No mobilization advance will be paid for this contract.

Escalation

No escalation and payment due to increase in prices / wages will be made to the consultant. The rates quoted by the consultant shall remain firm throughout till completion of the work and nothing extra beyond unit rates shall be paid on account of any reason whatsoever.

Assignment and subletting

The whole of work included in the contract shall be executed by the architect / consultant and he shall not directly entrust and engage or indirectly transfer assign or underlet the contract or any part or share thereof or interest therein without the written consent of the Bank through the Engineer and no undertaking shall relieve the consultant from the responsibility of the consultant from active superintendence of the work during its progress.

The contract shall not be assigned or sublet without the written approval of the Bank.

27. Bill for payment

The consultant shall submit bill on conclusion of contract with the developer for the payment.

28. Work by other agencies

The Bank reserves the rights to appoint any other agency as may deem necessary in which case the consultant shall cooperate and coordinate with the other agency and provide necessary assistance and information necessary to carry out the work.

29. Force Majeure

Neither consultant nor Bank shall be considered in default in performance of their obligations if such performance is prevented or delayed by events such as war, hostilities revolution, riots, civil commotion, strikes, lockout, conflagrations, epidemics, accidents, fire, storms, floods, droughts, earthquakes or ordinances or any act of god or for any other cause beyond the reasonable control of the party affected or prevented or delayed. However a notice is required to be given within 30 days from the happening

of the event with complete details, to the other party to the contract, if it is not possible to serve a notice, within the shortest possible period without delay.

As soon as the cause of force majeure has been removed, the party whose ability to perform its obligations has been affected, shall notify the other of such cessation and the actual delay incurred in such affected activity adducing necessary evidence in support thereof.

From the date of occurrence of a case of force majeure, obligations of the party affected shall be suspended during the continuance of any inability so caused. With the cause itself and inability resulting there from having been removed, the agreed time of completion of the respective obligations under this agreement shall stand extended by a period equal to the period of delay occasioned by such events.

Should one or both parties be prevented from fulfilling the contractual obligations by a state of force majeure lasting to a period of 6 months or more, the two parties shall mutually decide regarding the future execution of this contract.

Articles of Agreement

AGREEMENT WITH THE ARCHITECT

THIS Agreement is entered into at Mumbai on this.....day of.....Two thousand between Central Bank Of India a body corporate, constituted under the provisions of Banking Companies (Acquisition & Transfer of Undertaking) Act, 1970having its head office at Chander Mukhi, Nariman Point, Mumbai - 400 021 (hereinafter called the "Bank" which expressions shall, unless it be repugnant to the context or meaning thereof, includes its successors and assign)) **OF THE ONE PART** and Shri Indian habitant carrying on business as proprietorship concern, with himself as sole proprietor, under the firm name M/s having its head office at (hereinafter referred to as "**Architect**" which expressions shall, unless it be repugnant to the context or meaning thereof, includes his heir, executors, and administrators) **OF THE OTHER PART.**

WHEREAS the Bank is to enter an agreement to join the redevelopment of its property at Santa Nagar, Kandivali (E), Mumbai and M/s S.D. Corporation is developer who shall construct a building exclusively for the Bank at the above property (hereinafter called "the Project") and WHEREAS the Bank has approved the appointment of the Architect for the purpose of assisting in finalisation of design of proposed building.

NOW THIS DEED WITNESSETH and the parties hereto hereby agree as follows:

1. The Bank agrees to pay to the consultant as fees for the Professional Services to be rendered by the Architect in relation to the said project particularly for the services hereinafter mentioned a fee of Rs. + applicable taxes (GST)

2.0 Duties / Functions of Architect :-

2.1 To assist in selection of design proposed by the developer

2.2 The size and number of flats offered by the developer are appropriate

2.3 The finishing material proposed are as per market practice for flats identified for sale in redevelopment projects and are durable and easy to maintain. If the same are not acceptable, then the consultant shall suggest alternate finishes.

2.4 The fittings and fixtures proposed are as per market practice for flats identified for sale in redevelopment projects and are durable and easy to maintain. If the same are not acceptable, then the consultant shall suggest alternate finishes.

- 2.5 To confirm that the municipal / MHADA drawings are as per the design approved by Bank.
- 2.6 To assist in selection of consultant for monitoring the quality of work
- 3 In case where the Architect perform partial services for any reason, including the abandonment, deferment, substitution or omission of any project and/ or works, or part thereof, and if the services of the Architect are terminated, the charges will be payable proportionately .
- 4 This agreement can be terminated by either party on giving 3 months' notice normally. However, in exigent circumstances, the services of the Architect can be terminated by giving notice of lesser period.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands the day and year first above written.

Signed, and delivered by Central Bank of For India by the hands of
Shri _____ its _____ and
constituted attorney in the presence of :

1. _____

2. _____

Signed and delivered by the hands of
Mr./Ms.....Proprietor/ and Authorised Signatory of
M/s
presence of :

1. _____

2. _____

APPLICATION FORM

I / We am / are desirous of participating in the PQ bid for the work of Consultancy for selection / finalisation of design for the construction of building at Santa Nagar, Kandivali (E), Mumbai, as detailed under scope of work, and hereby apply for the same. I/we give the following details for your consideration :-

Sr. no	Item	Information to be filled in by applicant
1	Name of the architectural firm	
2	Full address	
3	Telephone number/s	
4	Mobile number of contact person	
5	e-mail address	
6	Registration number with Council of Architecture	
7	Constitution of the firm like sole proprietor / partnership / Pvt. Ltd / Public Limited / Government (PSU)	
8	Month and year in which the firm was formed / established	
9	Number of years in Architectural Consultancy	
10	Has the applicant, or any of the partner / director has been blacklisted by any government / semi government / PSU organisation	
11	List of residential complex designed having minimum 1,20,000.00 sqft carpet area in 1 single building designed during last 7 years	1. 2. 3.

Signature & Seal of applicant

Place

Date

DECLARATION

I/We agree to notify the **Central Bank of India, Business Support Department, Central Office, Mumbai**, accepting this application, of any changes in the foregoing particulars as and when they occur and to verify and confirm these.

I / We understand and agree that the competent authority of **Central Bank of India, Business Support Department, Central Office, Mumbai**, has the right as he may decide, not to issue PQ/Technical bid form in any particular case and also to suspend, remove or blacklist my / our name from **Central Bank of India , Business Support Department, Central Office, Mumbai**, list of Architects in the event of my / our submitting non bonafide PQ/Technical bids, or for technical or other delinquency in regard to which the decision of competent authority of Central Bank of India, Business Support Department, Central Office, Mumbai, shall be final and conclusive.

I / We certify that the particulars furnished in the enrolment forms are correct and that should it be found that I/We have given a false certificate or that if I / We fail to notify the fact of my/ our subsequent amalgamation with another Architect or firm, the **Central Bank of India, Business Support Department, Central Office, Mumbai**, may remove my / our name from the list of Consultants and any contract that I/We may be holding at the time may be rescinded.

PLACE

DATE:

SIGNATURE & SEAL OF APPLICANT

Annexure A

LIST OF BUILDINGS DESIGNED DURING LAST SEVEN YEARS

Sr. no	Details or building with name, address, contact details of client	Number of flats in the building	Carpet area of flats	Number of floors	Special features if any
1					
2					
3					

NOTE: *To enable us to process your application, please ensure that complete present Postal Address including Pin Code and latest Telephone Numbers / Fax Numbers / E-mail Address etc. are furnished under Column Nos. 2 above and "Completion Certificate / Work Orders" from client / owner for each work listed above has been enclosed, bearing above details.*

SIGNATURE & SEAL OF ARCHITECT

Annexure B

ANNUAL TURNOVER FOR THE LAST THREE YEARS

Sl. No.	Financial Year	Total contract amount	IT Certificate enclosed	Audited Balance sheet copy	Remarks
(1)	(2)	(3)	(4)	(5)	(6)
1.					
2.					
3.					

SIGNATURE & SEAL OF ARCHITECT

PART II (Financial Bid) (To be submitted in Separate Envelope)

Name of the Work : Consultancy for selection / finalisation of design for the construction of building at Santa Nagar, Kandivali (E), Mumbai.

Amount of fee – Rs.

Amount in Words:

Taxes

Total amount

Place:

Date:

Signature & Seal of the Architect

Bank details for refund of earnest money :-

1. Name of the account
2. Account number
3. Bank
4. Branch
5. IFSC Code

