

AI ASSETS HOLDING LIMITED
2nd Floor, AI Administration Building, Safdarjung Airport, New Delhi- 110003

TENDER DOCUMENT

TENDER NO. AIAHL/CP&M/AMC/2025/02

DATE: 21.03.2025

Name of Contract.

Term Contract for all Civil works,
Repairs, Maintenance and other related works for
AIAHL premises and properties.

Address for Submission of Tender

Chief of Properties and Monetization
AI Assets Holding Limited
2nd Floor, AI Administration Building,
Safdarjung Airport, New Delhi- 110003

Issued to:

TENDER NO. AIAHL/CP&M/AMC/2025/02	DATE: 21.03.2025
Term Contract for all Civil Works, Repairs, Maintenance and other related works for AIAHL premises and properties.	
Estimated Cost: INR 1.00 Cr. per annum	
Period of Contract: 12 Months	
<p>Percentage rate sealed tenders are invited by CoP&M on behalf of AI Assets Holding Limited (AIAHL) from the eligible contractors, <u>under two bid system i.e., Technical Bid- Cover I and Financial Bid- Cover II</u>, for "Term Contract for Civil Repairs, Maintenance and Other Works at AIAHL Office & Properties at Delhi" at an estimated cost of Rs. 1.00 Cr. (Excluding GST) per annum.</p> <p>Interested parties/bidders fulfilling eligibility criteria and having their Registered/Branch office in Delhi and NCR, may submit their tender/bids on prescribed tender document.</p> <p>Tender document having detail scope of work, terms & conditions etc., may be obtained from the office of Chief of Properties & Monetization, 2nd Floor, AI Administration Building, Safdarjung Airport, New Delhi-110003, against a request company's letterhead against payment of Rs.1,000/- through Demand Draft (Non-refundable), payable at Delhi, on any working day, between 1000 hrs. to 1600 hrs. (Except Saturdays/Sundays/Holidays) <u>from 20.06.2025 to 11.07.2025</u>.</p> <ol style="list-style-type: none"> 1) The Complete Tender document is uploaded on AIAHL website: www.aiahl.in, FOR REFERENCE ONLY. 2) The Tenderers are not allowed to quote their Rates/Bids on tender document downloaded from AIAHL website: www.aiahl.in. 3) The Tenderers must sign and stamp on all pages of the tender document. 4) The Tenders, duly filled in the prescribed manner and submitted within the timelines prescribed in the tender document shall be considered valid. <p>Technical Bid Cover I: <u>Technical Bid Cover I, should contain the undermentioned documents, to be submitted in a separate sealed Envelope, superscribed with remarks "Technical Bid Cover I."</u> (Tender No. AIAHL/CP&M/AMC/2025/02 dt. 21.03.2025) and Name of the contract i.e., Term Contract for all Civil Works, Repairs, Maintenance and other related works for AIAHL premises and Properties.</p> <ol style="list-style-type: none"> 1. Notice Inviting Tender 2. Scope of work 3. Acceptance Letter 4. Qualification Criteria- ANNEXURE "A" (Page-6) 5. Pro-forma for Technical Bid Cover I- ANNEXURE "B" (Page-7 to 8) 6. Contract Administration Performa- ANNEXURE "C" (Page-9 to 10) 7. General terms & conditions- ANNEXURE "D" (Page- 11 to14) 8. Special terms and conditions- ANNEXURE "E" (Page-15) 9. Undertaking for Schedule of Rates- An undertaking on Company's letterhead is to be given for acceptance to work on CPWD, Delhi Schedule of Rates 2023 (w.e.f. 16.10.2023) for execution of various items of civil works, duly signed and stamped by the bidder- ANNEXURE "F" (Page-16) 	

10. Demand Draft for Earnest Money Deposit of INR 3.00 Lakh (Rupees Three Lakh only) to be submitted.

Financial Bid Cover II: Financial Bid Cover II, should contain the undermentioned documents, to be submitted in a separate sealed Envelope, superscribed with remarks "Financial Bid Cover II," (Tender No. AIAHL/CP&M/AMC/2025/02 dt. 21.03.2025) and Name of the contract i.e., Term Contract for all Civil Works, Repairs, Maintenance and other related works for AIAHL premises and Properties.

1. Pro-forma for Financial Bid-ANNEXURE- "G" (Page-17)

Both the above-mentioned Envelopes, are to be put in a Master Sealed Envelope, indicating Tender No. AIAHL/CP&M/AMC/2025/02 dt. 21.03.2025 and name of the contract i.e., Term Contract for all Civil Works, Repairs, Maintenance and other related works for AIAHL premises and Properties.

- Bid submission start date: 24.06.2025 from 1000 hrs.
- Last Date & Time for Purchase of Tender: 11.07.2025 up to 1600 hrs.
- Last Date & Time for Submission of Tender: 14.07.2025 up to 1500 hrs.
- Date & Time of Opening of Technical Bid- Cover I: 14.07.2025 at 1530 hrs

"Technical Bid Cover I", will be opened First."

FINANCIAL BID COVER II, OF ONLY THOSE TENDERERS, WHO HAVE QUALIFIED IN THE TECHNICAL BID, WILL BE OPENED

Intimation will be sent to tenderers who have qualified in the technical bid. No Correspondence in this regard will be entertained. Tenderers who wish to be present at the time of opening of bids may do so. AIAHL reserves the right to reject any tender in part or full without assigning any reason thereof.

Tenders should be addressed, stamped and submitted in the Tender Box kept at the following address:

Chief of Properties & Monetization,
AI Assets Holding Ltd.
2nd Floor, AI Administration Building,
Safdarjung Airport, New Delhi -110003.


Chief of Properties & Monetization,
AI ASSETS HOLDING LIMITED.

TENDER NO. AIAHL/CP&M/AMC/2025/02	DATE: 21.03.2025
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Term Contract for all Civil Works, Repairs, Maintenance and other related works for AIAHL premises and properties.

SCOPE OF WORK

The Scope of work under this term contract shall be as under:

1. The Estimated Cost of Rs. 1.00 Cr. per annum is indicative which may increase or decrease as per the applicable norms of CPWD.
2. The Contractor shall be bound to accept the work as per the requirement of AIAHL.
3. The Scope of Work shall cover all civil works i.e., renovation, repair & maintenance of the buildings and offices and other related works such upkeep, water supply, sanitary Installations and construction and modification works etc.
4. The work under this contract shall consist of various items as per description of works contained in the CPWD, Delhi Schedule of Rates 2023 (w.e.f. 16.10.2023) for execution of various items of civil works, as per requirement.
5. The payment will be made at the rates quoted by the parties below/above on CPWD, Delhi Schedule of Rates 2023 (w.e.f. 16.10.2023) for execution of various items of civil works, as per actual measurements of the work executed at site.
6. The Contractor may be required to carry out works for AIAHL properties outside Delhi & NCR (National Capital Region) such as in Mumbai, Gujarat, Rajasthan, Assam and other states as per requirement, for which the contractor shall arrange the transportation for their labour & material at their own cost. For the outstation work outside Delhi & NCR, 15% extra will be paid to the contractor over and above the rate quoted by the contractor.

SIGNATURE OF THE TENDERER WITH STAMP

TENDER NO. AIAHL/CP&M/AMC/2025/02 DATE: 21.03.2025

Term Contract for all Civil Works, Repairs, Maintenance and other related works for AIAHL premises and properties.

ACCEPTANCE LETTER

ACCEPTANCE LETTER

TENDER NO. AIAHL/CP&M/AMC/2025/02

DATE: 21.03.2025

Chief of Properties & Monetization,
AI ASSETS HOLDING LTD.
2nd Floor, AI Administration Building
Safdarjung Airport, New Delhi.

Sir,

We hereby unconditionally accept the tender terms and conditions in its entirety for Tender no. AIAHL/CP&M/AMC/2025/02 dated 21.03.2025. We also confirm that payment of Earnest Money Deposit of INR 3.00/- lakh has been made in the form of demand draft/Pay Order and receipt of the same is enclosed. We understand that if the quoted rates are not written in both FIGURES as well as WORDS, the tender will STAND REJECTED.

Date:

SIGNATURE OF THE TENDERER WITH STAMP

DUPLICATE COPY

ACCEPTANCE LETTER

TENDER NO. AIAHL/CP&M/AMC/2025/02

DATE: 21.03.2025

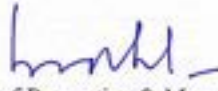
Chief of Properties & Monetization,
AI ASSETS HOLDING LTD.
2nd Floor, AI Administration Building
Safdarjung Airport, New Delhi.

Sir,

We hereby unconditionally accept the tender terms and conditions in its entirety for Tender no. AIAHL/CP&M/AMC/2025/02 dated 21.03.2025. We also confirm that payment of Earnest Money Deposit of INR 3.00/- lakh has been made in the form of demand draft/Pay Order and receipt of the same is enclosed. We understand that if the quoted rates are not written in both FIGURES as well as WORDS, the tender will STAND REJECTED.

Date:

SIGNATURE OF THE TENDERER WITH STAMP

	ANNEXURE "A"
TENDER NO. AIAHL/CP&M/AMC/2025/02	DATE: 21.03.2025
Term Contract for all Civil Works, Repairs, Maintenance and other related works for AIAHL premises and properties.	
QUALIFICATION CRITERIA	
<p>(a) Eligibility: The tenders for this contract will be considered only of those Contractors who have successfully completed similar works during the last 7 years as on 31.12.2024 as under:</p> <p>i) Three similar completed works costing not less than the amount equal to 40% of the estimated cost. OR</p> <p>ii) Two similar completed works costing not less than the amount equal to 50% of the estimated cost. OR</p> <p>iii) One similar completed work costing not less than the amount equal to 80% of the estimated cost.</p> <p>Similar works would mean all kinds of Civil & Repair works of residential or commercial buildings/offices of Govt./Semi Govt./PSUs etc.</p> <p>iv) The contractor should have average annual financial turnover during the last three years ending 31.03.2024 at least 35% of the estimated cost, copies duly certified by the chartered accountant, to be submitted in sealed envelope Technical Bid- Cover I.</p> <p>v) The contractor should have latest Net Worth Certificate issued by the chartered accountant, equivalent to 15% of the estimated cost, original copy of the same, to be submitted in sealed envelope Technical Bid-Cover I.</p> <p>vi) The contractor should have valid PAN, PF Registration Number, ESI Registration Number, GST Number and to submit the same in sealed envelope Technical Bid- Cover I.</p> <p>(b) Tender Fee: The Tenderer will furnish in Technical Bid Cover -I, receipt of Non-refundable Tender fee of INR 1000/- as per NIT paid by way of DD/Pay Order drawn in favour of AI ASSETS HOLDING LTD. payable at New Delhi (Receipt to be enclosed)</p> <p>(c) Earnest Money Deposit: The Tenderer will furnish in Technical Bid Cover I, Earnest Money deposit of INR 3.00/- Lakh as per NIT by way of DD/ Pay Order drawn in favour of AI ASSETS HOLDING LTD. payable at New Delhi. No other mode of payment is acceptable.</p> <p>(d) Acceptance Letter: The Tenderer will submit in Technical Bid Cover I, the "Acceptance Letter" in duplicate, confirming their unconditional acceptance to AIAHL tender terms & conditions in its entirety.</p>	
 Chief of Properties & Monetization, AI ASSETS HOLDING LTD.	

	ANNEXURE "B"
TENDER NO. AIAHL/CP&M/AMC/2025/02	DATE: 21.03.2025
Term Contract for all Civil Works, Repairs, Maintenance and other related works for AIAHL premises and properties.	
PROFRMA FOR TECHNICAL BID COVER I	
The Tenderer is required to submit the following:	
1	Name of the Company:
2	Full Address:
3.	Mobile No.
4.	Contact person:
5.	E-mail ID (Mandatory):
6.	Proof of Registration in CPWD/PWD/MES/Railway etc: (Enclose Proof)
7.	Are you a Company/ Registered Firm /Proprietorship/ Partnership/Corporation/Sister Concern/Any other, (specify): (Enclose Proof):
8.	Work experience certificate from clients of having satisfactorily completed works of similar nature (to be attached):
	(i) Name of Client: Name of work: Completion Value: Date of Start: Date of completion as per agreement: Actual date of completion of work:
	(ii) Name of Client: Name of work: Completion Value: Date of Start: Date of completion as per agreement: Actual date of completion of work:
	(iii) Name of Client: Name of work: Completion Value: Date of Start: Date of completion as per agreement: Actual date of completion of work:
9.	EMD in the prescribed mode for INR 3.00/- Lakh as per NIT, (to be attached).
10.	Annual Turnover for the last 03 financial years, at least 35% of the estimated cost, duly certified by the Chartered Accountant, ending 31.03.2024 (to be enclosed).
11.	Copy of IT Return for last 03 financial years, ending 31.03.2024. (to be enclosed).
12.	Copy of PAN and GST Registration Certificate (to be enclosed).
13.	Latest Net Worth Certificate issued by the chartered accountant, equivalent to 15% of the estimated cost (to be enclosed).

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| 14. Have you/your Company been served with show cause notice for non-compliance of any Labour Law (If yes, state the statutory provisions of Labour Laws / Criminal outcome and its Offences in the past present status) | Yes/No |
| 15. Has any Director/Partner/Proprietor been convicted | Yes / No |
| 16. Whether any Director / Employee on the payroll of your Co. belong to AIAHL (if yes give details) | Yes / No |
| 17. Whether Party have valid Electrical license from Competent authority. | Yes / No |
| 18. Tender Fee: Tender Fee: The Tenderer will furnish in Technical Bid –Cover -I, receipt of non-refundable Tender Fee of INR 1000/- as per NIT paid by way of DD/Pay Order drawn in favour of AI ASSETS HOLDING LTD. payable at New Delhi (Receipt to be enclosed) | |
| 19. Earnest Money Deposit: Earnest Money Deposit: The Tenderer will furnish in Technical Bid-Cover I, Earnest Money Deposit of INR 3.00 Lakh as per NIT by way of DD/ Pay Order drawn in favour of AI ASSETS HOLDING LTD. payable at New Delhi. No other mode of payment is acceptable. | |
| 20. Acceptance Letter: The Tenderer will submit in Technical Bid – Cover I, the "Acceptance Letter" in duplicate, confirming their unconditional acceptance to AIAHL's tender terms & conditions in its entirety. | |
| 21. Contract Administration Performa: Tenderer will submit along with Technical Bid – Cover I, The Contract Administration Performa duly signed & stamped. | |

DECLARATION:

I, _____ hereby declare that the documents submitted / enclosed are true and correct. In case any document at any stage found fake/ incorrect, my Earnest Money Deposit (EMD) may be forfeited.

Place:

Date:

SIGNATURE OF THE TENDERER
(Signature of Authorized Signatory of the Company with Seal)

	ANNEXURE "C"
TENDER NO. AIAHL/CP&M/AMC/2025/02	DATE: 21.03.2025
Term Contract for all Civil Works, Repairs, Maintenance and other related works for AIAHL premises and properties.	
CONTRACT ADMINISTRATION PROFORMA	
<p>1. Estimated Cost: INR 1.00 Cr. per annum.</p> <p>2. Period of Contract: 12 Months (Extendable for further 24 months on yearly basis, as per Tender Clause No. 33 of General Terms & Conditions).</p> <p>3. The tender document consists of the following:</p> <ul style="list-style-type: none"> i) Notice Inviting Tender ii) Scope of work iii) Acceptance Letter iv) Qualification Criteria- ANNEXURE "A" (Page-6) v) Pro-forma for Technical Bid Cover I- ANNEXURE "B" (Page-7 to 8) vi) Contract Administration Performa- ANNEXURE "C" (Page- 9 to10) vii) General terms & conditions- ANNEXURE "D" (Page- 11 to14) viii) Special terms and conditions- ANNEXURE "E" (Page-15) ix) Undertaking for Schedule of Rates- An undertaking on Company's letterhead is to be given for acceptance to work on CPWD, Delhi Schedule of Rates 2023 (w.e.f. 16.10.2023) for execution of various items of civil works, duly signed and stamped by the bidder- ANNEXURE "F" (Page-16) x) Demand Draft for Earnest Money Deposit of INR 3.00 Lakh (Rupees Three Lakh only) to be submitted. <p><u>Financial Bid Cover II: Financial Bid Cover II, should contain the undermentioned documents, to be submitted in a separate sealed Envelope, superscribed with remarks "Financial Bid Cover II."</u></p> <p>(Tender No. AIAHL/CP&M/AMC/2025/02 dt. 21.03.2025) and Name of the contract i.e., Term Contract for all Civil Works, Repairs, Maintenance and other related works for AIAHL premises and properties.</p> <ul style="list-style-type: none"> i). Pro-forma for Financial Bid-ANNEXURE- "G" (Page-17) <p>4. The Tenderer is required to deposit Earnest Money of INR 3.00 lakh (Rupees Three lakh only).</p> <p>5. The complete tender document should be deposited in the tender box kept in the office of Chief of Properties & Monetization, AI ASSETS HOLDING LTD. 2nd Floor, AI Administration Building Safdarjung Airport, New Delhi on 14.07.2025 at 1500 hrs.</p> <p>6. Technical Bid Cover I, will be opened on the same day i.e., 14.07.2025 at 1530 hrs or suitable time as per availability of members of the tender committee in the office of the Chief of Properties & Monetization, AI Assets Holding Limited, 2nd Floor, Administration Building, Safdarjung Airport, New Delhi-110003, in presence of any intending tenderers, who may wish to be present.</p>	

7. Financial Bid Cover II, of only those tenderers who have qualified in the technical bid, will be opened. Information will be sent to those who have qualified in technical bid. No correspondence in this regard, will be entertained.

8. Minimum Value of work to be done
between two consecutive Running
Account Bills for claiming by the Contractor: Rs. 50,000/-

9. Percentage permitted in Rate analysis
for Extra / Deviated items to cover
Overheads and Profits: 15% (Fifteen Percent)

10 The successful tenderer is required to comply with provisions of Labour Contract (Regulation & Abolition) Act, 1970 and Labour Contract (Regulations & Abolition) Central Rules 1971 and Minimum Wages Act & Rules thereof of Central & State Governments.

SIGNATURE OF THE TENDERER WITH SEAL


Chief of Properties & Monetization
AI Assets Holding Limited

	ANNEXURE "D"
TENDER NO. AIAHL/CP&M/AMC/2025/02	DATE: 21.03.2025
Term Contract for all Civil Works, Repairs, Maintenance and other related works for AIAHL premises and properties.	
GENERAL TERMS & CONDITIONS	
1	AIAHL as used in the tender document means AI ASSETS HOLDING LTD.
2	The Tenderer or Party as used in the Tender document shall mean the one who has signed the tender form and submitted the quotation in response to AIAHL tender notice.
3	The individual signing the tender and other documents related to the tender must certify whether he signs as: <ul style="list-style-type: none"> - A "Sole Proprietor" of the firm or constituted attorney of such sole proprietor. - A partner of the firm, if it is a partnership firm, must have authority by virtue of the partnership agreement or a power of attorney or else all the Partners should sign the tender. - Constituted attorney of the firm, if it is a Company. - Authorized signatory of the firm.
4	The technical bids will be opened first. Financial bid of only those Tenderer who qualify in the Technical Bid, will be opened. Intimation will be sent to only those Tenderer who have qualified in the Technical Bid. No correspondence in this regard will be entertained.
5	Offers shall be valid for AIAHL acceptance, for a period of ninety (90) days from closing date of the tender.
6	Tenderers are advised to study the tender document carefully. Submission of tender shall be deemed to have been done after careful study and examination of the tender document with full understanding of its implications.
7	Tenders should be filled in prescribed forms duly signed and stamped and quoted price/rates be clearly written both in figures and words, without any overwriting. Overwriting, if any, should be counter signed by the Tenderers.
8	<ul style="list-style-type: none"> i) Earnest Money Deposit (EMD) will not carry any interest. ii) "Technical Bid – Cover I" without EMD shall be rejected. iii) The EMD of unsuccessful tenderer will be refunded in due course. iv) In case, the Successful Tenderer refuses to accept the contract or fails to start the work, the EMD will be forfeited v) If any tenderer backs out at any stage during the process of evaluations of tenders or does not accept the term contract in full or in part, the EMD of that tenderer will be forfeited.
9	Conditional bids would not be accepted. Bids received by AIAHL after the given time and last date, will not be considered.

10. **In case both the tender bids i.e. Technical Bid Cover I & Financial Bid Cover II are not sealed separately, and are received in Single Sealed Cover, the same will not be considered.**
11. Tenderer shall give their official address, E-mail ID to which all correspondence shall be sent by AIAHL. Any change in official address shall be intimated to AIAHL.
12. AIAHL, reserves the right to accept or reject any or all bids and the entire tender process at any stage without assigning any reasons prior to the award of Contract without incurring any liability to the tenderer(s) or without any obligation to inform the tenderer(s) of grounds of its action.
13. Any notice by one party to other pursuant to the contract, shall be sent in writing at the address specified in the Contract.
14. AIAHL shall notify the tenderer of any claims arising under the Contract.
15. No sub-contracting of term contract shall be allowed.
16. Tenderer shall be responsible for the acts and deeds of his personnel deployed by him at the workplace. AIAHL will, in no way, be responsible for violation of any rules/regulations/instructions of the concerned agencies and/or for any loss or damage caused by their personnel and any such loss or damage shall have to be compensated/borne by the tenderer
17. The Tenderer will deploy his own personnel for supervision of the work. The personnel so deployed must have Photo Identity cards provided by the Contractor under his signatures and seal of the company, to be shown as and when desired by the officials of AIAHL.
18. AIAHL will not be responsible for any injury/casualty/suffered by tenderer's personnel during the performance of their duties. Any damage or compensation due to any dispute between the tenderer and their personnel shall be borne exclusively by the tenderer. Any expenditure incurred by AIAHL to handle situation arising on account of above or on account of the conduct of the personnel deployed by the Tenderer shall be made good from the Security Deposit or other amount due to the tenderer.
19. **The rates offered by the tenderer shall be inclusive of Labour Cost, Material Cost, Transportation Costs, Meal & Canteen, Identity Cards, Security Clearance and all Statutory Payments (e.g. PF, Gratuity, ESI, Bonus etc.), all taxes and GST as applicable.**
20. The award of contract shall be subject to fulfilment (in addition to eligibility criteria) of following conditions by the tenderer:
- The Tenderer must convey acceptance of Contract within 07 working days of receipt of Work Order issued by AIAHL.
 - Rates agreed in the term contract shall remain firm for the entire contract period and no request whatsoever for price increase on any ground, shall be entertained.
21. Contractor's Responsibilities:
- The Contractor scope of work will cover all the jobs specified in Scope of Work of this tender and CPWD, Delhi Schedule of Rates 2023 (w.e.f. 16.10.2023) for execution of various items of civil works.
 - The Contractor will solely be responsible for complying with various labour laws as applicable from time to time and he shall be solely responsible for any breach or violation of

- any or all the provisions of the labour laws.
- c) The Contractor will comply with all the statutory regulations such as PF, ESI, Labour Welfare Act, 1953, Minimum Wages Act, Workmen's Compensation Act, Bonus Act etc. as applicable or may become applicable in future. He should also maintain the requisite records & registers in this regard and will produce before the AIAHL / concerned authorities whenever required.
 - d) The Contractor will be solely responsible for any damage to AIAHL property due to the negligence of his personnel.
 - e) The Contractor shall be responsible for any theft, dishonesty and disobedience on the part of his personnel.
 - f) The quoted rates shall be inclusive of all taxes/levies and GST. The bill raised for the work should have GST Number printed on it and should indicate CGST & SGST amount separately as per its applicability.
 - g) The rate for the items not covered in CPWD, Delhi Schedule of Rates 2023 (w.e.f. 16.10.2023) for execution of various items of civil works, will be derived from similar items in the tender or as per the "Market Rates" on first principal basis i.e., by calculating the material cost, labour and allowing 15% towards overheads and profit.
22. No partner / employee of the Contractor should be an employee of AIAHL.
23. The work shall be carried out as per CPWD, Delhi Schedule of Rates 2023 (w.e.f. 16.10.2023) for Civil and DSR (E&M) 2022.
24. The contractor shall carry out the work in stages wherever required, to cause minimum disturbance at workplace.
25. Penalty: In case the contractor does not complete the work/works within the given stipulated time of completion excluding emergency works which are to be attended on the same day, then Chief of Properties & Monetization shall have the authority at his discretion to get that particular work/works carried out through an other agencies at the risk & cost of the contractor for which no separate intimation will be issued to the contractor. The extra cost incurred by AIAHL in executing such work(s) through other agency /agencies along with a penalty up to a maximum of 10% of the cost of the work will be recovered from the bills/ security deposit of the contractor.
26. The contractor to use the material, as specified in CPWD DSR 2023 (w.e.f. 16.10.2023) for execution of various items of civil works, The material not covered in CPWD DSR 2023 (w.e.f. 16.10.2023) for execution of various items as approved by AIAHL.
27. Workmen's Compensation Policy: Contractor to cover his workmen under Workmen's Compensation Policy. The Workmen's Compensation Policy shall cover the period of contract and defect liability period.
28. The rates of all items include material cost, labour cost, plant & machinery, tools, all appliances including safety harnesses etc. whatsoever necessary for complete execution of the work.
29. Commencement of Contract: The successful tenderer after completing the required formalities, should commence the service within 12 days from the date of issue of the work order.
30. Payment of Bills: Contractor is required to submit the bill in duplicate, along with measurements within one month of completion of the work. The payment to the contractor will be made after certification of the bill by the engineering dept. subject to joint verification of quantities accounted

in the bill and all relevant papers attached.

31. Indemnification:

- a) The Contractor shall indemnify AIAHL against any claims, damages, loss or penalty including costs thereof, in case of liability arising out of any accident/incident involving manpower deployed by him.
- b) The Contractor shall also indemnify AIAHL against any claims, damages, loss or penalty including cost thereof, arising out of any breach or violation of any Govt. levies, terms & conditions of the contract and of the provisions of all the laws, including labour laws as applicable.

32. Termination Clause:

- a) In case the performance of the Contractor is found unsatisfactory for any reason, the contract will be terminated by AIAHL by giving one-month advance notice to the contractor.
- b) If, the contractor intends to terminate the contract/agreement, he may do so, by giving three months' notice in advance, in writing to AIAHL.

33. Extension of Agreement: The successful Tenderer shall execute an agreement with AIAHL on non-judicial stamp paper of Rs. 100/-. The agreement shall be for the scope of work, rates, terms & conditions as per the tender. The contract shall be for a period of 12 (Twelve) months and may be further extended for another period of (24) Twelve months on yearly basis, with mutual consent of both the parties, on same rates, terms & conditions, subject to satisfactory performance of the contractor.

34. Safety Compliances: The contractor shall comply with all safety regulations as per good industry practices and prevailing laws and regulations at the workplace.

35. Settlement of Disputes: Any dispute or differences, whatsoever arising between the parties, out of or relating to the scope of the work, interpretation, application, meaning or effect of this contract or the validity or the breach thereof, shall be referred for settlement to "SCOPE FORUM OF COUNCILIATION AND ARBITRATION" GOVT. OF INDIA and the award made in pursuance thereof, shall be binding the parties to the arbitration. Any dispute whatsoever shall be subject to the Jurisdiction of New Delhi Courts only.

SIGNATURE OF THE TENDERER WITH SEAL

	ANNEXURE "E"
TENDER NO. AIAHL/CP&M/AMC/2025/02	DATE: 21.03.2025
Term Contract for all Civil Works, Repairs, Maintenance and other related works for AIAHL premises and properties.	
SPECIAL TERMS AND CONDITIONS	
<ol style="list-style-type: none"> 1. For any maintenance or construction work outside Delhi & National Capital Region (NCR), the contractor will be paid additional 15% over and above their quoted rate on CPWD, Delhi Schedule of Rates 2023 (w.e.f. 16.10.2023) for execution of various items of civil works. Other than above, no additional payment shall be made to the contractor for undertaking the maintenance or construction works outside the Delhi & NCR. 2. For electrical work, which is very minimal and as per requirement, rates shall be applicable as per DSR (E&M) 2022. 3. The total estimated cost of the work per annum may increase or decrease depending upon the requirement of the company which shall be less than plus or minus 30% of the tender value. <p style="text-align: center;">SIGNATURE OF THE TENDERER WITH SEAL</p>	

	ANNEXURE "F"
TENDER NO. AIAHL/CP&M/AMC/2025/02	DATE: 21.03.2025
Term Contract for all Civil Works, Repairs, Maintenance and other related works for AIAHL premises and properties.	
UNDERTAKING FOR SCHEDULE OF RATES	
(AN UNDERTAKING ON COMPANY'S LETTERHEAD IS TO BE GIVEN FOR ACCEPTANCE TO WORK ON CPWD, DELHI SCHEDULE OF RATES 2023 (W.E.F. 16.10.2023) FOR EXECUTION OF VARIOUS ITEMS OF CIVIL WORKS, (DULY SIGNED AND STAMPED BY THE TENDERER).	
UNDERTAKING FOR SCHEDULE OF RATES	
TENDER NO. AIAHL/CP&M/AMC/2025/02	DATE: 21.03.2025
Name of Contract: Term Contract for all Civil works, Repairs, Maintenance and other related works for AIAHL premises and properties.	
<p>We, M/s....., having our official address at....., hereby convey our acceptance to work on our quoted rate, below/above, based on CPWD, Delhi Schedule of Rates 2023 (w.e.f. 16.10.2023) for execution of various items of civil works. We also confirm that our rates are inclusive of GST. We also undertake the responsibility of payment of GST claimed from AI ASSETS HOLDING LTD to the appropriate authority of GST and keep AI ASSETS HOLDING LTD indemnified on this account.</p>	
Place:	
Date:	
SIGNATURE OF THE TENDERER WITH SEAL	

	ANNEXURE "G"
TENDER NO. AIAHL/CP&M/AMC/2025/02	DATE: 21.03.2025
Term Contract for all Civil Works, Repairs, Maintenance and other related works for AIAHL premises and properties.	
PROFORMA FOR FINANCIAL BID	
<p>I / We are prepared to execute all the items mentioned in the CPWD, Delhi Schedule of Rates 2023 (w.e.f. 16.10.2023) for execution of various items of civil works, (Rates inclusive of GST), at _____ (Percentage in figures) _____ (Percentage in words) Above or Below the rates shown there at.</p>	
<p><u>Undertaking:</u> I have carefully gone through and have understood the Scope of Work, General Terms & Conditions, Special Terms & Conditions and Specifications governing the tender.</p>	
<p>I hereby confirm that I am authorized to sign the tender documents.</p>	
<p>Signature: _____</p>	
<p>Name: _____</p>	
<p>Designation: _____</p>	
<p>Date: _____</p>	
<p>Place: _____</p>	
<p>Name of the Company: _____</p>	
SIGNATURE OF THE TENDERER WITH STAMP	