



**NOTICE INVITING TENDER**  
**FOR**  
**RENOVATION & REPAIRING WORK FOR SIX NUMBERS OF FLATS AT HANSA**  
**APARTMENT, 20A/1B, BROAD STREET, KOLKATA-700019**  
**Ref: ECGC/ERO/Tender/ 01 /2021-22**

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## Section 1

### 1. Introduction

#### 1.1. Invitation to Bidders

By way of this NOTICE INVITING TENDER ('NIT') Document (hereinafter also referred to as 'the Bid Document' or 'the Tender Document') **ECGC Limited** (hereinafter referred to as 'ECGC / the Company'), a company wholly owned by Government of India and set up in 1957, invites competitive Bids from reliable resourceful bonafide and experienced firms / companies / individual contractors (hereinafter referred to as ('**the Bidder(s)**'), who have experience in Similar Nature work detailed in the table at clause 1.2, under any Government / Semi Government / Undertakings /Autonomous / Statutory bodies or Local bodies / Public Listed companies / PSU Banks / PSU Insurance companies for **“Renovation & Repairing work for six number flats at Hansa Apartment, 20A/1B, Broad Street, Kolkata- 700019”**

The “Technical Bids” and “Financial Bid” along with the supporting documents would be received in physical form. The Financial Bid will be opened by authorized representative of the Company after Technical evaluation.

The Bidder(s) are advised to study the Tender Document carefully. Submission of Bids shall be deemed to have been done after careful study and examination of the Tender Document with full understanding of its implications.

The Bid Document may be downloaded from the Company's website [www.ecgc.in](http://www.ecgc.in).

Please note that all the required information asked needs to be provided. Incomplete or Conditional information may lead to rejection of the Bid. The Company reserves the right to change the dates mentioned in this Tender Document, which will be communicated to the Bidder(s), and shall be displayed on the Company's website. The information provided by the Bidder(s) in response to this TENDER Document will become the property of ECGC and will not be returned. ECGC reserves the right to amend, rescind or reissue this Tender Document and all SUBSEQUENT amendments, if any. Amendments or changes shall be displayed at ECGC's website only.

## 1.2. Schedule of events

1. Bid Document Availability	The Bid Document can be downloaded from website up to <b>24.12.2021</b>
2. Contractor eligible to submit the tender	As per Para 3.3 of NIT
3. Estimated Amount put to Tender	Rs. 35,52,500.00
4. Earnest Money Deposit	Rs. 71,050.00
5. Date and time limit for receipt of bids	<b>24.12.2021</b> up to 17:00 hours.
6. Date of opening of Technical Proposals/Pre-qualification Bid	<b>Will be decided after receipt of bids.</b>
7. Date of opening of Financial Proposals	<b>Will be decided after technical/Pre-qualification evaluation.</b>
8. Validity period of Bid	120 days from the last date of submission of Bid
9. Address for Communication and submission of bid	ECGC Ltd. Eastern Regional Office, AC Market, 9th Floor, 1, Shakespeare Sarani, Kolkata 700071
10. Email	ero@ecgc.in
11. Phone no.	033-40884999
12. In the event of any of the above-mentioned dates being declared as a holiday the tender will be opened on the next working day at the appointed time.	

**Note: Time lines are subject to change at the sole discretion of ECGC Ltd.**

## **Section - 2**

### **2. Disclaimer**

The information contained in this Tender Document or information provided subsequently to Bidder(s) in documentary form by or on behalf of ECGC, is provided to the Bidder(s) on the terms and conditions set out in this Tender document and all other terms and conditions subject to which such information is provided.

This TENDER Document is neither an agreement nor an offer and is only an invitation by the Company to the interested parties for submission of Bids. The purpose of this TENDER Document is to provide the Bidder(s) with information to assist the formulation of their bids.

This TENDER Document does not claim to contain all the information each Bidder may require. Each Bidder should conduct its own investigations and analysis and should check the accuracy, reliability and completeness of the information in this TENDER Document and where necessary obtain independent advice at their own cost, if any.

The Company may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information in this TENDER Document. No contractual obligation whatsoever shall arise from the TENDER process until a formal letter from the duly authorized representative of the Company communicating award of TENDER is received by the selected Bidder.

## **Section - 3**

### **3. Instructions for Bidder(s)**

#### **3.1. General Instructions**

- 3.1.1** Before bidding, the Bidder(s) are requested to visit the ECGC website <https://www.ecgc.in> and also carefully examine the Tender Document and the General Terms and Conditions of the Contract (TCC) contained therein, and if there appears to be any ambiguity or discrepancy between any terms

of the Tender Document and the Contract, they should immediately refer the matter to ECGC for clarifications.

- 3.1.2** The Bidder, for the purpose of making the Bid, shall complete in all respects, the form(s) annexed to the Tender Document, quote the prices and furnish the information/ documents, called for therein, and shall sign and date on each of the forms/documents in the space provided therein for the purpose. The Bidder shall affix its initial on each page of the Bidding Documents.
- 3.1.3** The Bid shall be signed by a person or persons duly authorized by the Bidder with signature duly attested. In the case of a body corporate, the Bid shall be signed by the officers duly authorized by the body corporate with its common seal duly affixed.
- 3.1.4** The Bid shall contain the address, Tel. No., Fax No. and e-mail id, if any, of the Bidder, for the purposes of serving notices required to be given to the Bidder in connection with the Bid.
- 3.1.5** Legal status of the Bidder shall be sole proprietor, a partner of a firm, Limited Liability Partnership or company. If found to have applied severally in a single job all his applications will be rejected for that job.
- 3.1.6** The Bid form and the documents attached to it shall not be detached from one another and no alteration or mutilation (other than filling in all the blank spaces) shall be made in any of the forms or documents attached thereto. Any alterations or changes to the entries in the attached documents shall only be made by a separate covering letter otherwise it shall not be entertained for the Bidding process.
- 3.1.7** The Bidder, irrespective of its participation in the bidding process, shall treat the details of the documents as privileged, secret and confidential.
- 3.1.8** ECGC does not bind itself to accept the lowest of any Bid and has the right to reject any Bid without assigning any reason whatsoever. ECGC also reserves the right to re-issue the Tender Document.
- 3.1.9** Bids shall be submitted in two parts i.e. (1) Technical/Pre-qualification Bid and (2) Financial/Commercial Bid.



- 3.1.10** The Bidder shall submit the Technical/Pre-qualification Bid as per the form provided under **Annexure – A** and the same shall be enclosed in single sealed envelope.
- 3.1.11** The financial/commercial Bid **Annexure I** should contain the following documents in one cover (folder) i.e. **Bill of Quantities (BOQ)**. The bidder shall quote their rate (percentage Above / Below / At Par) over the total estimated cost of the intended job for quoting rate in the BOQ.
- 3.1.12** Both **Technical/Pre-qualification bid** and **Financial/commercial Bid** are to be submitted concurrently during **submission of Tender in a sealed envelope at Eastern Regional Office, ECGC Ltd.**
- 3.1.13** Supporting documents are to be submitted along with the 'Technical/Pre-qualification Bids. Incomplete or partial submission of relevant documents will lead to disqualification.
- 3.1.14** The rates should be sent only in the prescribed format. Non-conformance or quotations received in any other format may result in rejection of the Bid.
- 3.1.15** In case of inadvertent typographical mistake found in the Specific Price Schedule of Rates i.e. Bill of Quantity (BOQ), the same will be treated as to be so corrected as to conform with the prevailing relevant Schedule of Rates and/or Technically Sanctioned Estimate.
- 3.1.16** During the scrutiny, if it comes to the notice of the Company that the credential(s) and/or any other paper(s) of any bidder is / are incorrect/ manufactured/ fabricated, that bidder(s) will not be allowed to participate in the tender and that application will be rejected outright.
- 3.1.17** Before issuance of the work order, the Company shall verify the credential(s) and/or Other document(s) of the lowest Bidder, if found necessary. After verification, if it is found that the document(s) submitted by the lowest Bidder is/are either manufactured or false, the work order shall not be issued in favour of the said Bidder.
- 3.1.18** The Bidder should ensure that there are no cuttings, over-writings, and illegible or undecipherable figures to indicate their Bid. All such Bids may be

disqualified on this ground alone. The decision of the Company shall be final and binding on the Bidder. The Bidder should ensure that ambiguous or unquantifiable costs / amounts are not included in the Bid, which would disqualify the Bid.

**3.1.19** The Company reserves the right to cancel the NIT or issue corrigendum notices to the NIT due to unavoidable circumstances and no claim in this respect will be entertained.

**3.1.20** Each Bidder can submit only one Bid. If more than one bidder quoted same rate which are found lowest at the time of opening, such similar multiple rates will not be entertained / accepted by the Authority.

**3.1.21** No queries or change in requirements specifications/line items will be entertained in terms of the Bid process, except if such changes are advised or are approved by the Company.

**3.1.22** The Bidder, 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 Bid and entering into a contract for the work as mentioned in the Notice Inviting Tender, before submitting the offer with full satisfaction. The cost of visiting the site shall be at his own expense. Necessary permission, wherever required, to be taken from the apartment society.

**3.1.23** The Bidder should commit to provide the resources desired by the Company for the entire duration of the engagement, at the agreed cost and terms and conditions.

**3.1.24** Tender containing any condition leading to unknown / indefinite liability, are liable to be summarily rejected.

**3.1.25** Canvassing in connection with Tenders is strictly prohibited and the Tenders submitted by the contractors who resort to canvassing shall be liable to rejection.

**3.1.26** The Tenderer should quote their (own) rates for undertaking the work.

- 3.1.27** The Tenderer should visit the site to ascertain the working conditions and local authority regulations / restrictions if any and other information required for the proper execution of the work.
- 3.1.28** The work may be carried out on any floor level as per site condition. Please note that materials and machines are required to be carried on head load and the same must be accounted in the costing. Please note that no separate cost shall be allowed for head load.
- 3.1.29** The quantities of various items given in the schedule of quantities are approximate. The quantities of work may vary at time of allotment / execution of work. Company reserves the right to omit / delete any item(s) of work from the schedule at the time of allotment before the Contractor will be paid for the actual work done at the site duly verified by the Architect.
- 3.1.30** The unit price shall be deemed to be fixed price. In case of extra items, a record of labour charges paid shall be maintained and shall be presented regularly to the Company's for checking. The settlement will be made based on figures arrived at jointly and taking unit price given in the contract assigned to the successful Tenderer. In case of extra items where similar or comparable items are quoted in the Tender, extra rates shall be based on Tender rates.
- 3.1.31** If the rate quoted by the contractor for any item / items are not workable or abnormally lower than the market rate, the Company may demand Bank guarantee from the contractor for satisfactory completion of these work. The bank guarantee amount shall be not less than 50% of the estimated amount of the items for which the rates are not workable or abnormally low. This bank guarantee will be released after completion of these works (unworkable and abnormally low rated items) to the satisfaction of the Company.
- 3.1.32** The contractor shall submit the bar chart as well as insurance cover for the work in the form of CAR policy within seven (7) days from the acceptance of award of tender letter.
- 3.1.33** Contractor should get approval of the samples of materials in advance with Architect before use of the same in the work

**3.1.34** Contractor cannot modify the old material wherever/ whenever necessary instead of new supplies.

**3.1.35** The quoted rate should be inclusive of materials, labour, fixtures, transportation, installation, all taxes, wastages, Octroi, machinery, temporary works such as scaffolding, cleaning, overheads, profit, statutory expenses, incidental charges and all related expenses to complete the work.

**3.1.36** Duly filled-in bid Document shall bear the **signature and seal of contractor on all pages** (otherwise the Tender shall be summarily rejected)

**3.1.37** The Bids shall summarily be rejected, if any one of the above said requirements has not been complied with.

### **3.2 Cost of Bidding:**

**The Bidder / Tenderer may bear all the Costs** associated with the preparation and submission of its Bid, and the Company will in no case be responsible or liable for these costs, regardless of the conduct or outcome of the Bidding process.

**ECGC Limited** reserves the right to reject or accept any or all the offer(s) without assigning any reason whatsoever and is not liable for any cost that might have been incurred by any Tenderer at the stage of Bidding.

### **3.3 Eligibility Criteria:**

a. Participants fulfilling the following eligibility criteria will be considered as technically qualified:

i) Bidder shall produce credentials in form of completion certificate of a similar nature of work of the minimum value of 40% of the estimated amount put to tender during last 5 (Five) years prior to the date of issue of this tender notice; or.

ii) Bidder shall produce credentials in form of completion certificate of 2(Two) similar nature of work, each of the minimum value of 30% of the estimated amount put to tender during last 5 (Five) years prior to the date of issue of the tender notice

(Only completed work shall be the criterion)

**Note:**

- i) Copy of Completion certificate of satisfactory work from the concerned competent authority of the Tenderee of past works will be eligible for the tender. In the required certificate it should be clearly stated that the work has been completed to their satisfaction and also that no penal action has been initiated against the executed agency i.e. the tenderer.
  - ii) Payment Certificate will not be treated as credential.
  - iii) Copy of completion certificate without actual date of completion will not be entertained.
- b. Audited balance sheet for previous five financial years must be submitted as per Annexure- B. Average annual financial turn-over during the last 05 (five) previous financial year with latest FY of 2019-20, should be at least 30% of the Tender value and as per Pre-Qualification Performa detailed in **Annexure-C**.
- c. Valid Professional Tax Receipt Challan for the year 2020-21, Valid PAN issued by the IT Deptt. Govt. of India, Valid 15-digit Goods and Services Taxpayer Identification Numbers (GSTIN) under GST Act 2017 as per notification No: - 4374 -F(Y) dated 13.07.2017 & Income Tax Acknowledgement Receipt for assessment year 2020-21 to be submitted.
- d. i) A declaration (Affidavit) in this respect has to be furnished by the prospective bidders as per prescribed format vide **Annexure- G** without which the Technical/Pre-qualification Bid shall be treated non-responsive. [Non-Statutory Documents].

### **3.4 The bidding documents**

#### **3.4.1 Documents constituting the Bid:**

The Documents constituting the Bid include:

- (i) Technical/Pre-qualification Bid (as per the form provided under **Annexure -A**)
- (ii) Price/ Commercial Bid (as per the form provided under **Annexure - I**)

- (iii) All other / supporting documents and **Annexures B to Annexure G** as attached.
- (iv) Bidder shall apply with self- attested photocopies of all credentials and other relevant documents such as valid certificates, valid Partnership deed (in case of Partnership firm), current Professional Tax deposit Challan/ Professional Tax clearance certificate, PAN card, Trade License from the respective Company, Municipality, Panchayat etc for participating in this Tendering process to the ECGC Limited. Bidders can obtain N.I.T documents, documents of special terms of conditions, printed tender form B.O.Q etc. online from ECGC's website.
- (v) The Bidder is expected to examine all instructions, forms, terms and specifications in the Bid Document. Failure to furnish all information required by the Bid Document or to submit a Bid not substantially responsive to the Bid Document in every respect will be at the Bidder's risk and may result in the rejection of the Bid.

### **3.5 Preparation of bids**

#### **3.5.1 Language of Bid**

The Bid prepared by the Bidder, as well as all correspondence and documents relating to the Bid exchanged by the Bidder and the Company and supporting documents and printed literature shall be submitted in English.

#### **3.5.2 Documents Comprising the Bid**

3.5.2.1 Documents comprising the Technical/Pre-qualification Bid envelope should contain the following completed forms/documents in accordance with the clauses in the Bid and duly signed by the authorized representative of the Bidder and stamped with the official stamp of the Bidder (Board resolution, if applicable, authorizing representative to bid and make commitments on behalf of the Bidder to be attached):

- a) Technical/Pre-qualification Bid Form as per Annexure - A
- b) Supporting documents as mentioned in Annexure – B to ANNEXURE- G.

3.5.2.2 The papers like Forms, supporting documents as mentioned above etc. should be submitted in one lot in one envelope.

3.5.2.3 Any Technical/Pre-qualification Bid not conforming to the above list of documents will be rejected.

3.5.2.4 The Technical/Pre-qualification Bid should not contain any price information. Such bid, if received, will be rejected.

### **3.5.3 Price / Commercial Bid**

Each Bidder is required to complete a Price/Commercial Bid Envelope, comprising of the Price/Commercial Bid Form as per **Annexure - I** on the letter head of the Bidder.

### **3.5.4 Bid Form**

The Bidder shall complete both the aforesaid Envelopes containing the Technical/Pre-qualification and Price/Commercial Bids, along with the requisite documents wherever mentioned and submit them simultaneously to the Company. Bids are liable to be rejected if all Bids (Technical/Pre-qualification Bid and Price/Commercial Bid) are not received together and in separate envelopes.

### **3.5.5 Bid Prices**

3.5.5.1 Prices are to be quoted in Indian Rupees only and the quotation shall be in figures as well as words at a percentage above or below than or at par with the relevant prices schedule of rates.

3.5.5.2 Prices quoted by the Bidder shall remain fixed during the Bidder's performance of the Contract and shall not be subject to variation on any account, including exchange rate fluctuations, during the validity period of the contract. GST, Cess etc. levied by Central or State Governments may be charged as per actuals, and are allowed to be varied. A Bid submitted with an adjustable price quotation will be treated as non-responsive and shall be rejected.

### **3.5.6 Documentary Evidence Establishing Bidder's Eligibility and Qualifications**

The documentary evidence of the Bidder's qualifications to perform the Contract in its Bid will be accepted only if it is established that the same are to the Company's satisfaction.

### **3.5.7 Partial bids**

Partial Bids will not be accepted and shall be rejected. Bidder(s) shall have to quote for the entire scope.

### **3.5.8 Period of Validity of Bids**

- 3.5.8.1 Bids shall remain valid for a period of 120 days from the last date of submission of 'Bid in Sealed Envelope'. If the Bidder withdraws the Bid, any time after acceptance of the bid during the period of Bid validity his Earnest Money Deposit shall be forfeited.
- 3.5.8.2 In exceptional circumstances, the Company may solicit the Bidder's consent to an extension of the period of validity of the Bid on the same terms and conditions. The request and the responses thereto shall be made in writing. At this point, a Bidder may refuse the request without risk of exclusion from any future TENDERS or any debarment.
- 3.5.8.3 The Company reserves the right to call for fresh quotes any time during the validity period of the Bid, if considered necessary.

### **3.5.9 Format and Signing of Bid**

- 3.5.9.1 **Each Bid shall be in two parts:**

**Part I – Technical/Pre-qualification Bid.**

**Part II – Price/Commercial Bid.**

Both parts should be in two separate sealed NON-WINDOW envelopes bearing the Bidder's name and address (return address), each super-scribed with "Renovation & Repairing Work for six numbers of Flats at Hansa Apartment, 20A/1B, Broad Street, Kolkata-700019" as well as "Technical/Pre-qualification Bid" and "Price/Commercial Bid" as the case may be.

- 3.5.9.2 The Bid shall be typed or written in indelible ink and shall be signed by the Bidder or a person or persons duly authorized to bind the Bidder to the Contract. The person or persons signing the Bids shall authenticate all pages of the Bids, except for un-amended printed literature.



- 3.5.9.3 Any inter-lineation, erasures or overwriting shall be valid only if they are authenticated by the person signing the Bids. The Company reserves the right to reject bids not conforming to above.
- 3.5.9.4 All documents submitted in the context of this TENDER Document, whether typed, written in indelible ink, or un-amended printed literature, should be legible / readable. Non-compliance to this clause shall result in Bid being considered as non-responsive, and shall be rejected at the outset.
- 3.5.9.5 The bid shall be in A4 size papers, numbered with index and highlighted with technical/Pre-qualification specification details. Bids should be spirally bound or fastened securely before submission. Bids submitted in loose sheets shall be disqualified.
- 3.5.9.6 ADDITIONAL INFORMATION: Bidder may include additional information which will be essential for better understanding of the proposal. This may include diagrams, excerpts from manuals, or other explanatory documentation, which would clarify and/or substantiate the bid. Any material included here should be specifically referenced elsewhere in the bid.
- 3.5.9.7 GLOSSARY: Provide a glossary of all abbreviations, acronyms, and technical terms used to describe the services or products proposed. This glossary should be provided even if these terms are described or defined at their first use or elsewhere in the bid response.

### **3.6 Submission of bids**

#### **3.6.1 Sealing and Marking of Bids**

- 3.6.1.1 The Bidder(s) shall seal the NON-WINDOW envelopes containing one copy of “Technical/Pre-qualification Bid” and one copy of “Price/Commercial Bid” separately and both these NON-WINDOW envelopes shall be enclosed and sealed in a single outer NON-WINDOW envelope bearing the Bidder’s name and address (return address). The Cover envelope shall further contain:
- i.) Demand Draft from a Nationalized bank, payable at Kolkata towards earnest money (EMD) as prescribed in the NIT.
  - ii.) Tender form, NIT, BOQ and corrigendum if any.

- 3.6.1.2 The inner envelopes shall be addressed to the Company at the address given for submission of Bids in Section 1 above and marked as described in Clauses above or to be submitted physically at ECGC Limited, Eastern Regional Office, AC Market, 9th Floor, 1, Shakespeare Sarani, Kolkata 700071
- 3.6.1.3 The outer envelope shall:
- a) Be addressed to the Company at the said address
  - b) Bear the Project Name
- 3.6.1.4 All envelopes should indicate the name and address of the Bidder on the cover.
- 3.6.1.5 If the envelope is not sealed and marked, the Company will assume no responsibility for the Bid's misplacement or its premature opening.

### **3.7 Deadline for Submission of Bids**

- 3.7.1** Bids must be received by the Company at the address specified, no later than the date & time specified in the "Schedule of Events" in Invitation to Bid.
- 3.7.2** In the event of the specified date for submission of Bids being declared a holiday for the Company, the bids will be received up to the appointed time on the next working day.
- 3.7.3** The Company may, at its discretion, extend the deadline for submission of Bids by amending the appropriate terms and conditions in the Bid Document, in which case, all rights and obligations of the Company and Bidders previously subject to the deadline will thereafter be subject to the extended deadline, which would also be advised to all the interested Bidders on the Company's website.

### **3.8 Late Bids:**

Any Bid received after the deadline for submission of Bids prescribed, will be rejected.

### **3.9 Modification and Withdrawal of Bids**

**3.9.1** The Bidder, if after evincing interest in participating in the bidding process and attending the pre-bid meeting, wishes to withdraw from the bidding process, the Bidder may do so without any penal action including debarment or exclusion from future TENDERS / contracts / business, provided the bidder submits its decision to the Company in writing, along with its reasons for the same.

**3.9.2** The Bidder may modify or withdraw its Bid after the Bid's submission, provided that written notice of the modification, including substitution or withdrawal of the Bids, is received by the Company, prior to the deadline prescribed for submission of Bids, the Bidder may do so without any penal action including debarment or exclusion from any future TENDERS / contracts / business, provided the Bidder submits its decision to the Company in writing, along with its reasons for the same.

**3.9.3** No Bid may be modified after the deadline for submission of Bids.

**3.11.1.1** No Bid may be withdrawn in the interval between the deadline for submission of Bids and the expiration of the period 120 days from last date of submission of Bid. Withdrawal of a Bid during this interval may result in penal action including debarment or exclusion from any future TENDERS / contracts / business. Sealed Financial bids shall be opened by designated Tender opening Committee at the specified time and place in the presence of qualified bidder.

**3.11.1.2** Bidders who wish to be present at the time of opening of Tender may be present at the Office address as mentioned above on the date and time fixed for opening of the Tender.

**3.11.1.3** Bids once received shall not be returned after deadline for submission of Bids.

### **3.10 Preliminary Evaluation**

**3.10.1** The Company will examine the Bids to determine whether they are complete, whether the required formats have been furnished, the

documents have been properly signed, and that the Bids are generally in order.

**3.10.2** Prior to the detailed evaluation, the Company will determine the responsiveness of each Bid to the Bid Document. For purposes of these clauses, a responsive Bid is one, which conforms to all the terms and conditions of the Bid Document without any deviations.

**3.10.3** The Company's determination of a Bid's responsiveness will be based on the contents of the Bid itself, without recourse to extrinsic evidence.

**3.10.4** If a Bid is not responsive, it will be rejected by the Company and such a Bid may not subsequently be made responsive by the Bidder by correction of the nonconformity.

### **3.11 Evaluation of Bids**

**3.11.1** Only those Bidders and Bids which have been found to be in conformity of the eligibility terms and conditions during the Technical Bid evaluation would be taken up by the Company for further detailed evaluation. The Bids which do not qualify the eligibility criteria and all terms during Technical evaluation will not be taken up for further evaluation.

**3.11.2** The Company reserves the right to evaluate the Bids on technical & eligibility parameters.

**3.11.3** The Technical Evaluation would be first carried out as per the Eligibility Criterion specified above as per their Technical bid (in form of Annexure-A)

**3.11.4** During evaluation and comparison of Bids, the Company may, at its discretion ask the Bidders for clarification of their bid. The request for clarification shall be in writing and no change in prices or substance of the Bid shall be sought, offered or permitted. No post Bid clarification at the initiative of the bidder shall be entertained.

### **3.12 . Evaluation of Price Bids and Finalization**

**3.12.1** The Bidder(s) from the list of earlier shortlisted Bidder(s) shall be deemed eligible for further evaluation and Price/Commercial bids for these Bidder(s) shall be opened.

**3.12.2** Company may waive off any minor infirmity or non-conformity or irregularity in a Bid, which does not constitute a material deviation, provided such a waiving does not prejudice or affect the relative ranking of any Bidder.

**3.12.3** Company reserves the right to reject any incomplete Bids.

**3.11.3.1** Bidder(s) having any doubt/ queries/ concerns with any clause of this document or selection process shall raise their concern within 7 days of release of TENDER Document. ECGC will not be liable to accept or provide any explanation towards any doubt/ concerns later on whatever the same may be.

**3.12.4** The queries may be communicated only through the e-mail id provided, [ero@ecgc.in](mailto:ero@ecgc.in). Bidder(s) bidding in the process shall give as a part of the Bidding documents a statement on their letter head, as per the format provided under Annexure - E, that they have no objection with any clause of the Tender Document.

**3.12.5** If any discrepancy arises between two similar clauses on different notification(s), the clause as stated in later notification will supersede the former one in the following sequence:

- (a) Tender Form &
- (b) NIT

### **3.13 Contacting the Company**

**3.13.1** No Bidder shall contact the Company on any matter relating to its Bid, from the time of opening of Price/Commercial Bid to the time the Contract is awarded.

**3.13.2** Any effort by a Bidder to influence the Company in its decisions on Bid evaluation, Bid comparison or contract award may result in the rejection of the Bidder's Bid and barring from any future TENDERS / contracts / business with ECGC.

### 3.14 Award Criteria

Only the Bidders who qualify the technical bid shall be eligible to participate in financial bid. Bidder who quotes the lowest (L-1) shall be awarded the Contract. ECGC Ltd. will notify the successful Bidder in writing, by letter or by e-mail, that its Bid has been accepted. The notification of award will constitute the formation of the offer to contract. The selected Bidder should convey acceptance of the award of contract by returning duly signed and stamped duplicate copy of the award letter within fifteen working days of receipt of the communication.

In case the selected Bidder fails to accept the award then the Bidder securing the next highest combined score among the Bidder(s) (other than the Bidder who has failed to accept the award) will be considered for the award and so on. The successful Bidder will have to execute a Service agreement within 15 working days of the award of Contract, which will be valid for the tenure as mentioned in this TENDER Document

### 3.15 Company's Right to Accept Any Bid and to reject any or All Bids:

**3.15.1** The Company reserves the right to accept or reject any Bid or to cancel the Bidding process and reject all Bids at any time prior to contract award, without incurring any liability to the affected Bidder or Bidder(s) or any obligation to inform the affected Bidder or Bidders of the grounds for the Company's action.

**3.15.2** All decisions taken by the Company are binding and final.

### 3.16 Earnest Money Deposit:

**3.16.1** Earnest Money may be deposited through Demand Draft (DD) issued from any nationalized bank in favour of "ECGC Limited" **payable at Kolkata**. Same should be submitted under sealed cover along with the Bid documents.

**3.16.2** The Earnest Money DD's of all the unsuccessful Bidders deposited along with the Tenders will be returned by **ECGC Limited** after receipt of acceptance of Tender from the successful Bidder.

**3.16.3 Forfeiture of Earnest Money Deposit:** The Earnest Money may be forfeited

—

- a) If the Bidder withdraws the Bid after last date of filing bid.
- b) In case of a successful Bidder, if the Bidder fails within the specified time limit to accept the award of contract.
- c) If the successful bidder does not start work within the time specified in tender document or refuses accept the award of tender.

**3.16.4** The EMD of successful Bidder shall be refunded on successful completion of the Work

## **Section - 4**

### **4.1 TERMS AND CONDITIONS OF CONTRACT (TCC)**

#### **4.1.1 Definitions:**

In this Contract, the following terms shall be interpreted as indicated:

**4.1.1.1** "The Company" means ECGC Limited.

**4.1.1.2** Departmental Schedule', which means that unless otherwise stipulated all the works are to be done as per general conditions and general specifications as mentioned either in the (i) Public Works Department Schedule of Rates in different district of West Bengal for the working area including up-to-date addenda and corrigenda, if any; or,

(ii) Latest edition of the book published for the specification of various works.

**4.1.1.3** Engineer-in-Charge: shall be the appointed Architect- Ms. Damyanti Mukerjee of M/s. Shoilee. No additional fee will be incurred by the Company for appointment of Engineer-in-Charge.

**4.1.1.4** "Vendor" is the successful Bidder whose financial Bid has been accepted score and to whom notification of award has been given by the Company.

**4.1.1.5** "The Services" means the scope of services which the Vendor is required to provide ECGC under the Contract.

**4.1.1.6** “The Contract” means the agreement entered into between ECGC and the Vendor, and signed by the parties, including all attachments and appendices thereto and all documents incorporated by reference therein;

**4.1.1.7** “The Contract Price” means the price payable to the Vendor under the Contract for the full and proper performance of its contractual obligations;

**4.1.1.8** “TCC” means the Terms and Conditions of Contract;

**4.1.1.9** “The Project” means **RENOVATION & REPAIRING WORK FOR SIX NUMBER OF FLATS AT HANSA APARTMENT, 20A/1B, BROAD STREET, KOLKATA-700019**

**4.1.1.10** “The Project Site” means designated locations of ECGC Limited as may be specified in Purchase Order / Contract.

**4.1.1.11** “Start date”: When the contractor has to start the work; which shall be 15 days from the date of acceptance of tender award letter

#### **4.1.2 TERMS & CONDITIONS OF CONTRACT**

##### **4.1.2.1. SCOPE OF WORK:**

Repair and renovation work of six flats at Hansa Apartment, 20A/1B, Broad Street, Kolkata-700019. The detailed work is given at Annexure H.

##### **4.1.2.2. DURATION:**

Repair and renovation work of all six flats should be completed within a timeline of **180 days** in conformity with the scope of work. Work can be carried out simultaneously in two flats only. Once the two flats are completed, another two flats can be renovated. The balance two flats after completion of renovation of four flats. Thus, flats to be renovated on rotational basis at a time not more than two flats.

##### **4.1.2.3. GENERAL CONDITIONS**

- a. Contract documents consist of Pro-forma for pre-qualification, detailed plans, technical specification, schedule of quantities of the various classes of work to be done, and the set of ‘conditions of contract’ to be compiled with by the person whose Tender may be accepted. The document can be downloaded from our website.



- b. Earnest Money Deposit (EMD) amounting to Rs. 71,050/- is to be deposited in the form of Demand Draft payable at Kolkata and drawn in favor of, **ECGC Ltd., KOLKATA**, along with Tender.
- c. The EMD of the vendor will be invested with the bank for the duration of the contract period and will be returned to the contractor without any interest, after satisfactory completion of work duly certified by the Architect.
- d. All compensation or other sums of money payable by the Contractor to Company under the terms of this contract or any sum that may arise due to the execution of contract, may be deducted from the EMD or from any sum that may be or may become due to the Contractor on any account whatsoever and in the event of the EMD being reduced by reasons of any such deductions, the Contractor shall within 7 days of being asked to do so, make payment/deposit by electronic means or by cheque any sum which have been deducted from such deposit.
- e. All taxes or any other statutory obligation / tax on material or on finished works or any other additional tax etc. in respect of this contract, as applicable, shall be payable by contractor including transportation and TA / DA of the workers at site and the Company shall not entertain any claim whatsoever in this respect.
- f. Time is the essence of the contract. The renovation work of all six flats shall be completed in **180 days** from the date of the letter of award of tender issued to the contractor to commence the work. Work can be carried out simultaneously in two flats at a time.
- g.
- h. The Company will not be bound to accept the lowest bid and reserves the right to accept or reject any or all the bids without assigning any reason whatsoever
- i. The contractor to comply with applicable laws, policies and regulations as stipulated by the center/state/local government.

- j. No advance payment will be granted for the works proposed
- k. Period of taking up the final bill will be one month from/ after satisfactory completion or the date of submission of the final bill whichever is later.
- l. The EMD of successful Bidder shall be released after satisfactory completion of work duly certified by the Architect and certification of final bill. The Retention money shall be released after defect liability period (12 months) provided all defects are attended satisfactorily in accordance with by the contractor.
- m. j) The successful Bidder or Vendor shall do photography / video photography of the site firstly before the start of the work, secondly mid-way in the execution of different stages of work and lastly after the completion of the work.

#### **4.1.2.4. SPECIAL TERMS AND CONDITIONS**

##### **4.1.2.4.1. Co-operation with other agencies and damages and safety of road users**

All works are to be carried out in close co-ordination with the Architect and Company and contractor those may be working in the area of work. The work should also be carried out with due regard to the convenience of the road users and occupants of the adjacent locality, if any. All arrangements and programme of work must be adjusted accordingly. All precautions must be taken to guard against chances of injury or accidents to workers, road users, occupants of the adjacent locality etc. The contractor must see that all damages to any property which, in the opinion of the Engineer-in- Charge are due to the negligence of the contractor are promptly rectified by the contractor at his own cost and expenses and according to the direction and satisfaction of the Engineer-in-Charge.

##### **4.1.2.4.2. Transportation arrangement**

The contractor shall arrange for all means of transport required for carriage and supply of materials and also the materials required for the construction work. The contractor will have to arrange at his own initiative so that progress of work does not get hampered and no claim whatever on this ground will be entertained under any circumstances. The contractor must consider this aspect while quoting rate.

#### **4.1.2.4.3. Incidental and other charges**

The cost of all materials, hire charges to Tools and plants, labour, Company / Municipal Fees for water supply, Royalty on road materials (if any), electricity and other charges of Municipalities or statutory local bodies, ferry charges, Toll charges, loading and unloading charges, handling chargers, overhead charges, etc. will be deemed to have been covered by the rates quoted by the contractor inclusive of all statutory and levy/cess will have to be borne by contractor or bidder and his/ her quoted rate should be quoted after considering all these charges. All other charges for the execution of the specified work, including supply of materials and related carriage, complete or finished in all respect up to the entire satisfaction of the Engineer-in-charge of the work. No extra claim in this regard beyond the specified rate as per work schedule whatsoever in this respect will be entertained.

#### **4.1.2.4.4. Authorized Representative of Contractor**

The contractor shall not assign the agreement or subcontract any portion of the work. The contractor, may however, appoint and authorize representative in respect of one or more of the following purpose only:

- a) General day to day management of work.
- b) To give requisition for Departmental materials, Tools etc., if any, to receive the same and sign hand receipts thereof.
- c) To attend measurements when taken by the ECGC's Officers and sign the records of such measurements which will be taken upon acceptance by the contractor. The selection of the authorized representatives shall be subject to the prior approval of the concerned Engineer-in- Charge and the contractor shall in writing seek such approval of the Engineer-in-Charge giving therein the name of work, Tender No., the Name, Address and the specimen signature of the representative he wants to appoint and the specific purposes as specified here-in-above, which the representative will be authorized for. Even after first approval, the Engineer-in-Charge may issue at any subsequent date, revised directions about such authorized representative and the contractor shall be bound to abide by such directions. The Engineer-in-Charge shall not be bound to assign any reason for his revised directions. Any notice correspondence etc. issued to the authorized representative or left at his address, will be deemed to have been issued to the contractor.

#### **4.1.2.4.5. Extension of time**

For cogent reasons over which the contractor will have no control and which will retard the progress, extension of time for the period lost will be granted on receipt of application from the contractor before the expiry date of contract. No claim whatsoever for idle labour, additional establishment, enhanced cost of materials and labour and hire charges of tools & plants etc. would be entertained under any circumstances. The contractor should consider the above factor while quoting this rate.

#### **4.1.2.4.6. Royalty**

As per prevailing government notification the Contractor will have to submit the receipt of payment of royalty to the Government for use of sand, stone materials, laterite, moorum, gravel, earth etc. to the Engineer-in-charge before preparation of bill for payment, when they collect the materials directly from the source. If they collect the materials from the authorized quarry holder or commercial establishment who directly or indirectly pay the royalty to the Government, necessary certificate or cash memo for sale in that respect from them shall have to be produced to the Engineer-in-Charge failing which necessary deduction from the dues of the contractor may be made as fixed by the Engineer-in-Charge.

#### **4.1.2.4.7. Supplementary / Additional items of Works**

No Additional/supplementary work/item, other than work/items mentioned in the printed tender be carried out by the contractor. Prior approval of the Architect and Company is to be obtained, if any additional/supplementary work/item arises during execution of the work, which was not mentioned in the printed tender. Rates for such additional/supplementary work will be approved by the Company and shall be binding on the contractor.

#### **4.1.2.4.8. Approval of Sample**

Samples of all materials to be supplied by the contractor and to be used in the work shall have to be approved by the Engineer-in-Charge and checking the quality of such materials shall have to be done by the concerned Architect or as directed by Engineer-in-Charge prior to utilization in the work.

#### **4.1.2.4.9. Drawings**

All works shall be carried out in conformity with the scope of work and in consultation of the empaneled architect [engineer-in-chief].

#### **4.1.2.4.10. Serviceable Materials**

The responsibility for stacking the serviceable materials (as per decision of the Engineer-in-Charge) obtained during dismantling of existing structures / roads and handing over the same to the Engineer-in-charge of work of this ECGC lies with the contractor and nothing will be paid on this account. In case of any loss or damage of serviceable materials prior to handing over the same to this ECGC, full value will be recovered from the Contractor's bill at rates as will be assessed by the Engineer-in-charge.

#### **4.1.2.4.11. Unserviceable Materials**

The Contractor shall remove all unserviceable materials,/debris obtained during execution at place as directed. The contractor shall dress up and clear the work site after completion of work as per direction of the Engineer-in-Charge. The debris shall be disposed off by the contractor. No extra payment will be made on this account.

#### **4.1.2.4.12. Idle labour & additional cost**

Whatever may be the reason no claim on idle labour, enhancement of labour rate additional establishment cost, cost of Toll and hire and labour charges of tools and machines etc. would be entertained under any circumstances.

#### **4.1.2.4.13. Charges and fees payable by contractor**

- a) The contractor shall pay all fees required to be given or paid by any statute or any regulation or by-law of any local or other statutory authority which may be applicable to the works and shall keep the ECGC protected against all penalties and liabilities of every kinds for breach of such statute regulation or law.
- b) The Contractor shall save, protect and indemnify the ECGC from and against all claims, demands, suit and proceedings for and/or an account of infringement of any patent rights, design, trade mark of name of other protected right in respect of any constructional plant, machine, work, materials, thing or process used for or in connection with works or temporary works or any of them.

#### **4.1.2.4.14. Issue of ECGC's Tools and machines**

All Tools and machines required for the work will have to be supplied by the Contractor at his own cost; all cost of fuel and stores for proper running of the Tools and machines must be borne by the Contractor.

#### **4.1.2.4.15. Realization of ECGC's claims**

Any sum of money due and payable to the contractor (including any EMD returnable to him) under this contract may be appropriated by ECGC and set off against any claim of ECGC for the payment of sum of money arising out of this contract or under any other contract made by the contractor with ECGC.

#### **4.1.2.4.16. Compliance of different Acts**

The contractor shall comply with the provisions of the Apprentices Act, 1961, Minimum Wages Act, 1848. Contract Labour (Regulation and Abolition) Act 1970 and the rules and orders issued thereunder from time to time. If he fails to do so, Engineer-in-Charge or Superintending Engineer may at his discretions, take necessary measure over the contract. The Contractor shall also make himself liable for any pecuniary liabilities arising out on account of any violation of the provision of the said Act(s). The Contractor must obtain necessary certificate and license from the concerned Registering Office under the Contract Labour (Regulation & Abolition) Act, 1970. The contractor shall be bound to furnish the Engineer-In-Charge all the returns, particulars or date as are called for from time to time in connection with implementation of the provisions of the above Acts and Rules and timely submission of the same, failing which the contractor will be liable for breach of contract and the Engineer-in-Charge may at his discretion take necessary measures over the contract.

#### **4.1.2.4.17. Safety, Security and Protection of the Environment**

The Contractor shall, throughout the execution and completion of the Works and the remedying of any defects therein:

(a) have full regard for the safety of all persons and the Works (so far as the same are not completed or occupied by the ECGC),

(b) provide and maintain at his own cost all lights, guards, fencing, warning signs and watching, when and where necessary or required by the Engineer-in-Charge for the protection of the Works and/or for the safety and convenience of its workers, the public and/or others,

(c) 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,

(d) ensure that all lights provided by the Contractor shall be screened so as not to interfere with any signal light of the railways or with any traffic or signal lights of any local or other authority.

(e) Contractor should provide a CAR Policy.

#### **4.1.2.4.18. Commencement of work**

The work must be taken up within 07 days of acceptance of tender award letter.

#### **4.1.2.4.19. Programme of work**

Before actual commencement of work the contractor shall submit a programme of construction of work with methodology clearly showing the required materials, men and equipment.

#### **4.1.2.4.20. Setting out of the work**

The contractor shall be responsible for the true and perfect setting out of the work and for the correctness of the position, levels, dimensions and alignments of all parts of work, if any rectification or adjustment becomes necessary the contractor shall have to do the same at his own cost according to the direction of the Engineer-in-Charge. During progress of works, if any, error appears or arises in respect of position, level, dimensions or alignment of any part of the work contractor shall at his own cost rectify such defects to the satisfaction of the Engineer-in-Charge. Any setting out that may be done or checked by either of them shall not in any way relieve the contractor from their responsibility for correctness and rectification thereof.

#### **4.1.2.4.21. Precautions during works**

The contractor shall carefully execute the work without disturbing or damaging underground or overhead service utilities viz. Electricity, Telephones, Gas, Water pipes, Sewers, Lifts, etc. In case disturbances of service utilities is found unavoidable the matter should immediately be brought to the notice of the Engineer-in-Charge and necessary precautionary measures as would be directed by the Engineer-in-Charge shall be carried out at the cost and expenses of the contractor. If the service utilities are damaged or disturbed in any way by the contractor during execution of the work, the cost of

rectification or restoration of damages as would be fixed by the Engineer-in-Charge concerned will be recovered from the contractor.

**4.1.2.4.22. Testing of qualities of materials & workmanship**

All materials and workmanship shall be in accordance with the specifications laid down in the contract and the Engineer- In-Charge reserves the right to test, examine and measure the materials/ workmanship direct at the place of manufacture, fabrication or at the site of works or any suitable place. The contractor shall provide such assistance, instrument, machine, labour and materials as the Engineer-in-Charge may require for examining, measuring and testing the works and quality, weight or quantity of materials used and shall supply samples for testing as may be selected and required by the Engineer-in-Charge without any extra cost.

**4.1.2.4.23. Timely completion of work**

All the supply and the work must have to be completed in all respects within the time specified in Notice Inviting Tender from the date of commencement of the work. Time for completion as specified in the tender shall be deemed to be the essence of the contract.

**4.1.2.4.24. Procurement of materials**

All materials required to complete execution of the work shall be supplied by the contractor after procurement from authorized and approved source.

**4.1.2.4.25. Rejection of materials**

All materials brought to the site must be approved by the Engineer-In-Charge. Rejected materials must be removed by the Contractor from the site within 24 hours of the issue of order to that effect. In case of non-compliance of such order, the Engineer-In-Charge shall have the authority to cause such removal at the cost and expense of the contractor and the contractor shall not be entitled to claim for any loss or damage on that account.

**4.1.2.4.26. Implied elements of work in items**

Except of such items as are included in the Specific Priced Schedule of probable items and approximate quantities no separate charges shall be paid for traffic control measures, shoring, shuttering, dewatering, curing etc. and the rates of respective items or works are to be deemed as inclusive of the same.

**4.1.2.4.27. Damaged cement**

Any cement lying at contractor's custody which is found at the time of use to have been damaged shall be rejected and must immediately be removed from the site by the



contractor or disposed of as directed by Engineer-in-Charge at the costs and expenses of the contractor.

#### **4.1.2.4.28. Tender Rate**

The contractor should note that the tender is strictly based on the rates quoted by the Contractor on the priced schedule of probable item of work. The quantities for various other items of works as shown in the priced schedule of probable items of works are based on the Annexure H. No deviations/conditional rate will be allowed in any case.

#### **4.1.2.4.29. Delay due to modification of drawing and design**

The contractor shall not be entitled for any compensation for any loss due to delays arising out of modification of the drawing, addition & alterations of specifications.

#### **4.1.3 Additional Conditions**

A few additional conditions under special terms and conditions:

1. Rate quoted shall be inclusive of clearing site including removal of surplus (both serviceable & unserviceable) earth, rubbish, materials, debris etc. as per direction of the Engineer-in-Charge.
2. Rate quoted shall be inclusive of all Statutory taxes and cess such as TDS, GST etc and all other duties.
6. Labour welfare CESS and all other cess are to be borne by the contractor
7. The whole work will have to be executed as per Annexure H available in this connection at the tender rate.
8. Income Tax will be deducted from each bill of the contractor as per applicable rate and rules in force.
9. In accordance with the West Bengal Taxation Laws (amendment) Ordinance, 1993 amending the West Bengal Finance (Sales Tax) Act, 1994 necessary S.T / GST will be deducted as per rate in force from the bill in addition to other deduction as per extent rules.

#### **4.1.4 Payments**

**4.1.4.1** Payment shall be made via electronic fund transfer only to the bank account specified, as per the form provided under Annexure-D -, in the TENDER response.

**4.1.4.2** No payment shall be made in advance on award of the contract.

- 4.1.4.3** The payment shall be released on proper submission of the bill together with the measurements of the work carried out. The EMD, other statutory deductions and any other amounts as may be deductible / recoverable as per the terms and conditions of contract shall be deducted from the running bills.
- 4.1.4.4** 10% of the value of each running bill, if any, shall be deducted as Retention Money, till the amount so accumulated equals 10% of the total work order.
- 4.1.4.5** The final bill will be released on satisfactory completion of the entire work and compliance of all the terms and conditions / obligations mentioned and on proper submission of the bill together with the measurements. The Contractor has to submit Insurance policy against fire of value of final bill valid till Defect Liability Period (DLP) from IRDA approved Insurance company.
- 4.1.4.6** All payments shall be subject to TDS and any other taxes as per the tax rules prevalent at the time of payment.
- 4.1.4.7** It may be noted that ECGC will not pay any amount / expenses / charges/ fees / travelling expenses / boarding expenses / lodging expenses / conveyance expenses / out of pocket expenses other than the agreed amount as per the purchase order / contract.
- 4.1.4.8** Any decrease in taxes must be passed on to ECGC.
- 4.1.4.9** No adjustment of Price or Price escalation of any kind will be allowed.
- 4.1.4.10** No mobilization Advance and secured Advance will be allowed.

#### **4.1.5 Liquidated Damages**

- a. The Contractor shall pay reasonable liquidated damages to the Company /Principal Consultant for abnormal delay in completion of the works. The Company /Principal Consultant may deduct liquidated damages from payments due to the Contractor in this contract or from any other contract. Payment of liquidated damages shall not alter the Contractor's liabilities.

- b. If the Intended Completion Date is extended after liquidated damages have been paid, the Architect shall correct any overpayment of liquidated damages by the Contractor by adjusting the next payment certificate.

#### **4.1.6 Termination**

ECGC may terminate the Contract with at least 15 days prior written notice to the Vendor on account of any material breaches committed by the Vendor in breach of its obligations under the Contract.

ECGC shall not be obligated to pay the Vendor for any such terminated services performed or expenses incurred after the effective date of such termination.

#### **4.1.7 Defect Liability Period**

- a. Defect Liability Period is *12 months* from the date of satisfactory completion of the work, as certified by Architect, unless otherwise specified.
- b. During the course of Defect Liability Period the Tenderer has to rectify all the defects noticed free of charge.
- c. In case the contractor fails to attend the rectification work within 7 days of reporting the same in writing, Company will have the liberty to carry out the said work through any other means at the cost & risk of the contractor. Such expenditure, shall be recovered from the Retention Money Deposit or any other amount due to the Contractor in this or any other contract. The Defects Liability Period shall be extended for as long as defects remain to be corrected.
- d. While carrying out the rectification work, contractor should ensure that the surroundings should be protected against any possible damage. In case of any damage, the same should be made good by the contractor at his cost.

#### **4.1.8 Indemnity**

The Vendor shall indemnify, protect and save ECGC against all claims, losses, costs, damages, expenses, action suits and other proceedings resulting from any infringements in respect of all hardware, software, and services being utilized by the Team / resources, except for those explicitly provided by / authorized by ECGC.

#### **4.1.9 Governing Law and Jurisdiction**

The Courts in Kolkata, West Bengal shall alone have jurisdiction for the purposes of adjudication of any dispute of differences whatsoever in respect of or relating to or arising out of or in any way touching the works awarded or the terms and conditions of the Contract.

#### **4.1.10 Survival**

The termination of the Contract shall not affect the rights of and or obligations of the Vendor which arose prior to the termination.

#### **4.1.11 Force Majeure**

Notwithstanding the provisions of TCC, the Vendor shall not be liable for, liquidated damages, or termination for default, if and to the extent, that, the delay in performance, or other failure to perform its obligations under the Contract, is the result of an event of Force Majeure.

For purposes of this clause, "Force Majeure" means an event beyond the control of the Vendor and not involving the Vendor's fault or negligence and not foreseeable. Such events may include, but are not restricted to, acts of the Company in its sovereign capacity, wars or revolutions, fires, floods, epidemics, quarantine restrictions, and freight embargoes.

If a Force Majeure situation arises, the Vendor shall promptly notify the Company in writing of such condition and the cause thereof. Unless otherwise directed by the Company in writing, the Vendor shall continue to perform its obligations under

the Contract as far as is reasonably practical, and shall seek all reasonable alternative means for performance not prevented by the Force Majeure event.

#### **4.1.12 Entire Agreement**

It is expressly agreed between the parties that the Tender Award Letter, Notice for Tender Document, any addendum or corrigendum issued thereafter and the completed Annexures thereto constitutes the Entire Agreement between the Parties.

#### **4.1.13 Rights of the Company:**

- 4.1.11.1. ECGC does not bind itself to accept the lowest quotation and reserves the right to reject any or all the quotations received, without assigning any reason thereof.
- 4.1.11.2. While processing the Bids, ECGC further reserves the right to delete or reduce any item or section contained the Tender Document or in the Scope of Work without assigning any reason thereof.

#### **4.1.14 Royalties and Patents**

Any royalties or patents or the charges for the use or infringement thereof that may be involved in the contract shall be included in the price. Bidder shall protect the Company against any claims thereof.

#### **4.1.15 Confidentiality: -**

The Contractor and/or its personnel shall keep confidential at all times any/all information that is shared by the Company or has come to their knowledge during the performance of Services under the Contract.

#### **4.1.16 Representation and Warranties**

- i. Vendor shall be required to comply with statutory and regulatory requirements as imposed by various statutes, labour laws such as (a) Contract Labour (Regulation Abolition) Act, 1970, (b) Apprentice Act, 1961, (c) Minimum Wages Act, 1948 etc, local body rules, state and

central Government Body statutes, and any other regulatory requirements applicable on the Vendor, and shall produce the same for records of ECGC Limited and / or its Auditors and / or its regulator on demand.

- ii. Successful Bidder shall be required to obtain valid Registration Certificate & Labour License from respective Regional Labour Offices where construction work by them are proposed to be carried out as per Clauses u/s 7 of West Bengal Building & other Construction Works' Act, 1996 and u/s 12 of Contract Labour Act.
- iii. The contractors are required to take *Contractor's All risk Insurance Policy* (CAR Policy) and Workmen Compensation Policy with respect to the work and the workmen within 5 days from the receipt of work order with an IRDA approved Insurance Company in the name of the Contractor from the date of commencement of work till the certification of satisfactory completion of work duly certified by the Architect. The value of the work to be insured would be 125% of the contract value for CAR Policy.
- iv. The CAR policy should have additional coverage under 3<sup>rd</sup> party liabilities. The liabilities should be one lakh rupees per accident. The premium receipt and the policies should be submitted to COMPANY. The contractor shall fully indemnify the COMPANY against all claims which may be made against the COMPANY by any member of the public or other third party in respect of anything which may arise in respect of the works or in consequence thereof. The contractor shall also fully indemnify the COMPANY against all claims which may be made upon the COMPANY, whether under the WORKMENS' COMPENSATION ACT or any STATUTE in force during the currency of this contract or at common law in respect of any employee of the contractor or any sub- contractor. The contractor shall be responsible for anything which may be excluded from the insurance policies above referred to.

- v. The contractor shall also fully indemnify the COMPANY in respect of any cost, charges or expenses arising out of any claim or proceedings at law and Also in respect of any award of compensation of damages arising there from.
- vi. The Company shall be at liberty and is hereby empowered to deduct fully the amount of any damages, compensation costs, charges and expenses arising or accruing any such claim or damage from any sum or sums due or to become due to the contractor.
- vii. Successful Bidder or Vendor shall be required to observe the following conditions strictly:
  - a) Employees' Provident Fund and Miscellaneous Provisions Act, 1952 and Employees State Insurance Act, 1948 should be strictly adhered to wherever such Acts become applicable.
  - b) Minimum wages to the workers shall be paid according to the rates notified and/or revised by the State Government from time to time under the Minimum Wages Act, 1948 in respect of scheduled employments, within the specified time as per law. Payment of bonus, wherever applicable, has to be made.
  - c) Adequate safety and welfare measures must be provided as per the provisions of the Building and other Construction Workers' (Regulation of Employment & Conditions of Service) Act, 1996 read with West Bengal Building and Other Construction Workers (Regulation of Employment and Conditions of Service) Rules, 2004.
  - d) All liabilities arising out of engagement of workers are duly met before submission of bills for payment. If there is any violation of any or all the relevant above criteria during execution of the job, it will render the concerned agencies ineligible for the work then and there or at any subsequent stage as may be found convenient.

\*\*\*\*\*

## **Annexure – A**

### **Company/Firm/Individual Profile / Eligibility / Technical/Pre-qualification Bid**

<b>Sr No</b>	<b>Description</b>	<b>Details</b>	
<b>1</b>	Name of the company/Firm/Individual		
<b>2</b>	Legal Status (eg. Proprietorship, partnership, limited liability partnership, Company etc. (attach a copy of certificate of in Company)	<Certified copy of the Certificate of Incorporation of Company issued by the Registrar of Companies / Partnership Deed>	
<b>3</b>	Registered Physical Address		
<b>4</b>	Correspondence Address		
<b>5</b>	Business profile of the company/firm (attach a separate write-up or brochure regarding business activities of the company/firm)		
<b>6</b>	Date of incorporation		
<b>7</b>	Board of Directors / Management / Promoters / Partners/ Proprietor	(i)	
		(ii)	
		(iii)	
		(iv)	
		(v)	
<b>8</b>	Contact Person Details (Name, Landline and mobile Number, e-mail id)		
<b>9</b>	e-mail id of the bidder		
<b>10</b>	PAN of the bidder	<copy required>	
<b>11</b>	TIN of the bidder	<copy required>	
<b>12</b>	GST Registration No.	<copy required>	
<b>13</b>			



<b>14</b>	Organization should have work experience in similar nature of work-related to Technical/Pre-qualification / Financial Evaluation for reputed companies.	< Evidences in form or work completion certificates should be provided along with the bid. >
<b>15</b>	The bidder should have an average annual turnover of at least Rs. 11 lakhs (30 % of the Tender value) for the last five financial years.	< IT returns acknowledgments and / or Audited Financial Statements / statements certified by Chartered Accountants to be provided for last five financial years ended on 31.03.2020 >
<b>16</b>	Power of Attorney/authorization for signing the bid documents, if applicable.	
<b>17</b>	Copy of entire tender document duly signed and stamped on each page as a token of acceptance is to be attached.	
<b>18</b>	The Bidder should not have been blacklisted / barred / disqualified by any Govt. Financial Institutions / Banks / Government / Semi-Government departments/ regulator / statutory body/ judicial or any other authority in India.	< A self-declaration by the Bidder on its letter head.>
<b>19</b>	The Bidder's Firm should not be owned or controlled by any Director or Employee of ECGC	< A self-declaration by the Bidder on its letter head.>

	Ltd.	
<b>20</b>	Projects taken up and completed during last 5 years	Details
<b>21</b>	Any project not completed due to any reason in last 5 years	Details
<b>22</b>	Any penalty imposed for delay or no-completion in past 5 years	Details
<b>23</b>	Status of ongoing/ completed litigation & arbitration related to projects	Details

.....

Signature of the authorized Signatory of Company/Firm/ Individual  
(Company Seal)

Name :

Date:

Designation :

Contact No (Mobile)

Fax No.:

Email Id

**ANNEXURE-B****ANNUAL TURNOVERS FOR THE LAST FIVE FINANCIAL YEARS**

Furnish certified copies of audited balance sheet and profit & loss account (audited) for the last five preceding years-

<b>S.No.</b>	<b>Financial Year</b>	<b>Turnover from renovation and repairing work [Rs in Lakhs]</b>	<b>Turnover from all other sources (Rs in Lakhs)</b>	<b>Remarks</b>
<b>1</b>	2015-16			
<b>2</b>	2016-17			
<b>3</b>	2017-18			
<b>4</b>	2018-19			
<b>5</b>	2019-20			

**Note :**

1. Please attach certified copies of the latest Income Tax, Balance Sheet and Profit & Loss account statement to support the information furnished, failing which your firms shall be summarily disqualified.
2. Where copies are required to be furnished, the same are to be self certified.

3. Please attach Certificate of financial soundness of your firm issued by Bank.
4. Additional sheets may be used for providing information and the same shall be signed and stamped by the Tenderer.

**SIGNATURE OF THE CONTRACTOR WITH SEAL**

**DATE:**

## **ANNEXURE-C**

### **PRE-QUALIFICATION -- PROFORMA-II**

#### **EXPERIENCE PROFILE**

#### **DETAILS OF SIMILAR WORKS AND ALL WORKS COMPLETED IN LAST FIVE YEARS**

S. No.	Description of the Work	Name and address of the Tenderer	Contract No. and date	Date of award of work	Stipulated date of completion	Actual date of completion	Value of completed work (in Lakhs)	Penalty if any	Work completion certificate enclosed
1.									
2.									
3.									

#### **NOTE:**

- ii. i. Contractor must enclose the work completion letter or certificate issued by competent authority of tenderer of earlier works. Any other letter such as work order copies, running bill advises, architect's letters etc. shall not be accepted as proof of having completed the works.
- iii. Additional sheets may be used for providing information and the same shall be signed and stamped by the Tenderer.

#### **SIGNATURE OF THE CONTRACTOR WITH SEAL**

#### **DATE:**

**Annexure – D**

**Bank Details of Tenderer**

<b>Sr No</b>	<b>Description</b>	<b>Details</b>
<b>1</b>	Name of the Bank	
<b>2</b>	Address of the Bank	
<b>3</b>	Bank Branch IFSC Code	
<b>4</b>	Bank Account Number	
<b>5</b>	Type of Account	

.....

Signature of the authorized Signatory of Company/Firm/Proprietor

(Company Seal)

Name :

Designation :

Contact No (Mobile)

Email Id

**Annexure - E**  
**Acknowledgement**

Date:

To,  
The Regional Manager  
Eastern Regional Office, ECGC Ltd.  
AC Market, 9th Floor/1,  
Shakespeare Sarani,  
Kolkata 700071

Dear Sir/Madam,

**Subject: Response to the Request for Proposal for “Renovation & Repairing work for six numbers of flats at Hansa Apartment, 20A/1B, Broad Street, Kolkata-700019”**

1. Having examined the Request for Proposal Document including Annexures, the receipt of which is hereby duly acknowledged, we, the undersigned offer to provide services in accordance with the scope of work as stated in the TENDER Document within the cost stated in the Bid.
2. If our Bid is accepted, we undertake to abide by all terms and conditions of this TENDER.
3. We certify that we have provided all the information requested by ECGC in the requested format. We also understand that ECGC has the right to reject this Bid if ECGC finds that the required information is not provided or is provided in a different format not suitable for evaluation process for any other reason as it deems fit. ECGC's decision shall be final and binding on us.
4. We agree that ECGC reserves the right to amend, rescind or reissue this TENDER Document and all amendments any time during the tendering.

5. We agree that we have no objection with any of the clauses and bidding process of this Tender Document.

.....

Signature of the authorized Signatory of Company/firm/Proprietor  
(Company Seal)

Name :

Designation :

Contact No (Mobile) :

Email ID :



## **Annexure F**

### **Format for Letter of Authorization**

**(To be submitted on the Bidder's letter head)**

To

The Regional Manager,  
Eastern Regional Office,  
ECGC Ltd.

AC Market, 9<sup>th</sup> Floor/I,  
Shakespeare Sarani, Kolkata 700071

### **Letter of Authorisation For Attending Bid Opening for Tender**

Any one of the following persons is hereby authorized to attend the bid opening on \_\_\_\_\_(date) in the tender for **“Renovation & Repairing work for six numbers of flats at Hansa Apartment, 20A/1B, Broad Street, Kolkata-700019”** on behalf of M/S\_\_\_\_\_ (Name of the Bidder) in the order of preference given below:

Order of Preference Name Designation Specimen Signature

I

II

(Authorized Signatory of the Bidder)

Date\_\_\_\_\_

### **(Company Seal)**

1. Maximum of one person can be authorized for attending the bid opening.
2. Permission for entry to the hall where bids are opened may be refused in case authorization as prescribed above is not submitted or for any other exigency.

## **Annexure G**

### **AFFIDAVIT**

**(To be furnished in Non – Judicial Stamp paper of appropriate value duly notarized)**

1. I, \_\_\_\_\_  
\_\_\_\_\_ the under-signed do certify that all the statements made in the attached documents for the work **“Renovation work for Six no. flats” at Hansa Apartment, 20A/1B, Broad Street, Kolkata- 700019** are true and correct. In case of any information submitted proved to be false or concealed, the application may be rejected and no objection / claim will be raised by the under-signed.

2. The under-signed also hereby certifies that neither our firm/partners nor any of constituent partners have been debarred to participate in tender by the **ECGC LTD.** during the last 5 (five) years prior to the date of this NIT.

3. The under-signed would authorize and request any Bank, person, Firm or Company to furnish pertinent information as deemed necessary and / or as requested by the Authority to verify this statement.

4. The under-signed understands that further qualifying information may be requested and agrees to furnish any such information at the request of the Authority.

5. Certified that I have applied in the tender in the capacity of individual / as a partner of a firm & I have not applied severally for the same job.

6. I/ We hereby agree and undertake that we have not directly or through any other person or firm offered, promised or given nor shall we offer, promise or give, to any employee of ECGC involved in the processing and/or approval of our proposal/ offer/ bid/ tender/ contract or to any third person any material or any other benefit which he/she is not legally entitled to, in order to obtain in exchange advantage of any kind whatsoever,

before or during or after the processing and/or approval of our proposal/offer/bid/tender/contract.

---

**Signature of the declarant identified by me**

---

**Signature of Advocate**

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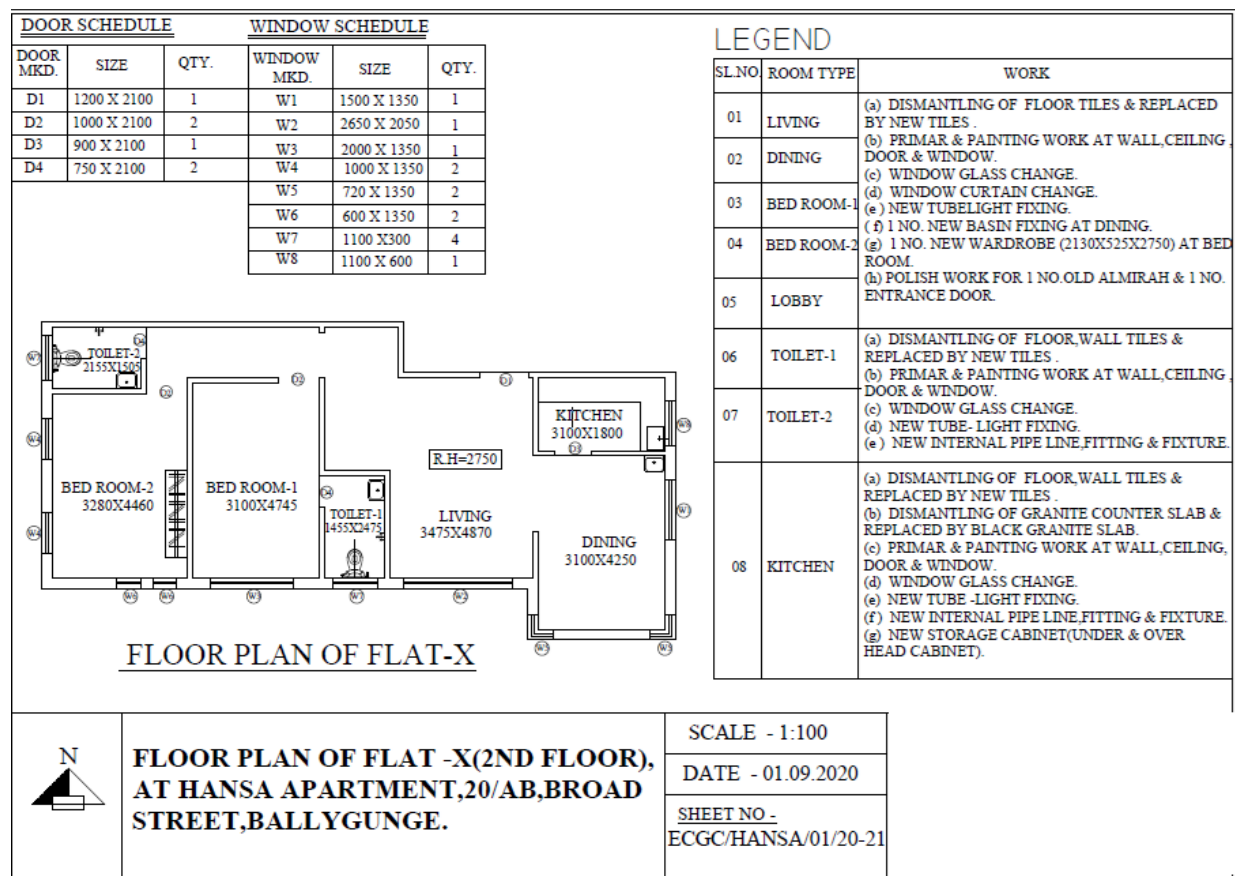
**Seal & Signature of Notary**

## Annexure –H

### Scope of Work and Layout

#### A. Layout and Scope of Work of flat X

##### i. LAYOUT OF FLAT X



##### ii. SCOPE OF WORK FOR FLAT X

DETAIL CALCULATION SHEET FOR REPAIRING WORK AT HANSA									
Sl No.	Items of work	No	Length (mtr)	Width (mtr)	Height (mtr)	Qty.	Total Qty.	Unit	Remarks
1	Dismantling of floor & wall tiles								
	In second floor								
	Vitrified tiles flooring								
	i) Dining	1	3.40	4.55		15.47			3.1+0.3=3.4, 4.250+0.3=4.55
	ii) Living	1	3.78	5.17		19.52			3.475+0.3=3.78, 4.875+0.3=5.17

		1	1.73	3.79		6.56			$1.58+0.15=1.73$ , $3.490+0.3=3.79$
	iii)Bed room lobby	1	4.53	1.52		6.88			$4.225+0.3=4.53$ , $1.220+0.3=1.52$
	iv)Bed room-1	1	3.4	5.05		17.17			$3.1+0.3=3.4$ , $4.745+0.3=5.05$
	v)Bed room -2	1	3.58	4.76		17.04	<b>82.63</b>	<b>sqm</b>	$3.28+0.3=3.58$ , $4.460+0.3=4.76$
	<b>Anti skid vitrified tiles flooring</b>								
	i) Attached toilet	1	2.48	1.46		3.60			
	ii)Common toilet	1	2.16	1.51		3.24			
	iii)Kitchen	1	3.10	1.80		5.58	<b>12.42</b>	<b>sqm</b>	
	<b>Ceramic tiles in dado</b>								
	i) Attached toilet	1	7.86		2.10	16.51			$2*(2.475+1.455)=7.86$
	ii)Common toilet	1	7.24		2.10	15.20			$2*(2.115+1.505)=7.24$
	iii)Kitchen								
	a)Above counter	1	6.10		0.60	3.66			$0.6+3.1+1.8+0.6=6.10$
	b)Without counter portion	1	3.70		1.50	5.55	<b>40.92</b>	<b>sqm</b>	$2.5+1.2=3.7$
	<b>Black granite slab</b>								
	kitchen counter	1	4.3	0.6		2.58	<b>2.58</b>	<b>sqm</b>	$3.1+1.2=4.3$
							<b>138.56</b>	<b>sqm</b>	
<b>2</b>	<b>Dismantling of RCC slab</b>								
	kitchen counter	1	4.3	0.6	0.10	0.26			$3.1+1.2=4.3$
	Storage rack	2	3.10	0.60	0.10	0.37	<b>0.63</b>	<b>cum</b>	
<b>3</b>	<b>Ceramic tiles in dado</b>								
	i) Attached toilet	1	7.86		2.10	16.51			$2*(2.475+1.455)=7.86$
	ii)Common toilet	1	7.24		2.10	15.20			$2*(2.115+1.505)=7.24$
	iii)Kitchen								
	a)Above counter	1	6.10		0.60	3.66			$0.6+3.1+1.8+0.6=6.10$
	b)Without counter portion	1	3.70		1.50	5.55	<b>40.92</b>	<b>sqm</b>	$2.5+1.2=3.7$
	<b>Assume,Wastage =5% of total area.</b>	1	Area=		2.05	2.05	<b>42.97</b>	<b>sqm</b>	
<b>4</b>	<b>Anti skid vitrified tiles flooring</b>								
	i) Attached toilet	1	2.48	1.46		3.60			
	ii)Common toilet	1	2.16	1.51		3.24			
	iii)Kitchen	1	3.10	1.80		5.58	<b>12.42</b>	<b>sqm</b>	
	<b>Assume,Wastage area=5% of total area.</b>	1	volume=		0.62	0.62	<b>13.05</b>	<b>sqm</b>	
<b>5</b>	<b>Vitrified tiles flooring(600X600)MM</b>								

	i)Dining	1	3.40	4.55		15.47			$3.1+0.3=3.4$ , $4.250+0.3=4.55$
	ii)Living	1	3.78	5.17		19.52			$3.475+0.3=3.78$ , $4.875+0.3=5.17$
		1	1.73	3.79		6.56			$1.58+0.15=1.73$ , $3.490+0.3=3.79$
	iii)Bed room lobby	1	4.53	1.52		6.88			$4.225+0.3=4.53$ , $1.220+0.3=1.52$
	iv)Bed room-1	1	3.4	5.05		17.17			$3.1+0.3=3.4$ , $4.745+0.3=5.05$
	v)Bed room -2	1	3.58	4.76		17.04	82.63	sqm	$3.28+0.3=3.58$ , $4.460+0.3=4.76$
	Assume,Wastage area=5% of total area.	1	volume= 4.13			4.13	86.76	sqm	
6	Black granite slab								
	kitchen counter	1	4.3	0.6		2.58	2.58	sqm	$3.1+1.2=4.3$
7	Black stone slab								
	As a horizontal support of granite counter	1	4.3	0.6		2.58			$3.1+1.2=4.3$
	Vertical support	12	0.6		0.90	6.48	9.06	sqm	
8	Wall & Ceiling paint								
	i)Kitchen								
	Wall	1	9.80		1.25	12.25			$2*(3.1+1.8)=9.80$ , $2.750-1.5=1.25$
	Ceiling	1	3.10	1.80		5.58			
	ii)Dining								
	Wall	1	14.70		2.75	40.43			$2*(3.1+4.25)=14.70$
	Ceiling	1	3.10	4.25		13.18			
	iii)Living & lobby								
	Wall	1	32.06		2.75	88.17			$4.87+3.475+2.6+1.58+$ $2.27+4.35+1.22+6.15+$ $0.125+0.125+1.22+3.2$ $55=31.24$
	Ceiling	1	Area= 28.50			28.50			
	iv)Bed room-1 with attached toilet								
	Wall (Bed room)	1	15.69		2.75	43.15			$2*(3.1+4.745)=15.69$
	Ceiling (Bed room)	1	3.10	4.75		14.71			
	Wall (Toilet)	1	7.86		0.65	5.11			$2*(1.455+2.475)=7.86$ $2.750-2.21=0.65$
	Ceiling (Toilet)	1	1.46	2.48		3.60			
	v)Bed room -2								
	Wall	1	15.48		2.75	42.57			$2*(3.28+4.46)=15.48$
	Ceiling	1	3.28	4.46		14.63			
	vi)Common toilet								

	Wall	1	7.32		0.65	4.76			2*(2.155+1.505)=7.32 2.750-2.1=0.65
	Ceiling	1	2.16	1.51		3.24	319.86	sqm	
	Assume,Wastage =10% of total area.	1	Area=		31.99	31.99	351.85	sqm	
9	Window glass								
	Dining	1	1.50		1.35	2.03			
		2	0.72		1.35	1.94			
	Living	1	2.65		2.05	5.43			
	Bed room-1	1	2.00		1.35	2.70			
		2	1.10		0.30	0.66			
	Bed room-2	2	0.60		1.35	1.62			
		2	1.00		1.35	2.70			
	Common toilet	2	1.10		0.30	0.66			
	Kitchen	1	1.10		0.60	0.66	18.40		
	Assume,Wastage =5% of total area.	1	Area=		0.92	0.92	19.32	sqm	
10	Window curtain								
	Dining								
	(1500x1350)	1	3	Piece	3				
	(400x1350)	3	1	Piece	3				
	Living								
	(2650x2050)	1	10	Piece	10				
	Bed room-1								
	(2000x1350)	1	4	Piece	4				
	Bed room-2								
	(600X1350)	2	1	Piece	2				
	(1000X1350)	2	2	Piece	4	26.00	Piece		
11	Stainless steel sink	1	1	Piece		1.00	Piece		
12	Basin								
	Out side of kitchen	1			1.00	1.00	No.		
13	ELECTRICAL FIITINGS								
		DIN	LIV	DIN BASIN	KITCHEN	BED	TOIL	PASSA	TOTAL
a)	20 W TUBE ( 4' )	2	2		1	2		1	8
b)	12 W TUBE ( 2' )					2	2		4
c)	9 W WHITE LAMP		1	1		2			4

## B. Layout and Scope of work of Flat Y

### i. LAYOUT OF FLAT Y

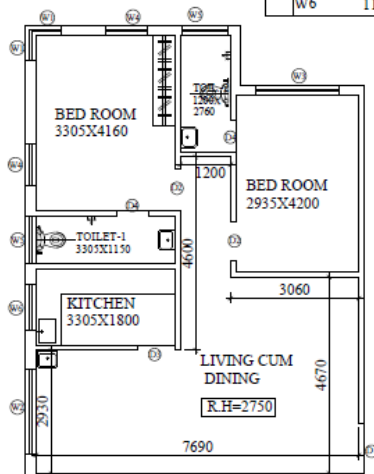
DOOR SCHEDULE

DOOR MKD.	SIZE	QTY.	WINDOW MKD.	SIZE	QTY.
D1	1200 X 2100	1	W1	600 X 1350	2
D2	1000 X 2100	2	W2	2660 X 1800	1
D3	900 X 2000	1	W3	2000 X 1350	1
D4	750 X 2100	2	W4	1000 X 1350	1
			W5	1100 X 300	4
			W6	1100 X 600	1

WINDOW SCHEDULE

### LEGEND

SL.NO	ROOM TYPE	WORK
01	LIVING	(a) DISMANTLING OF FLOOR TILES & REPLACED BY NEW TILES .
02	DINING	(b) PRIMAR & PAINTING WORK AT WALL,CEILING , DOOR & WINDOW.
03	BED ROOM-1	(c) WINDOW GLASS CHANGE.
04	BED ROOM-2	(d) WINDOW CURTAIN CHANGE.
05	LOBBY	(e) NEW TUBE-LIGHT FIXING.
		(f) 1 NO. NEW BASIN FIXING AT DINING.
		(g) 1 NO. NEW WARDROBE (2130X525X2750) AT BED ROOM.
		(h) POLISH WORK FOR 1 NO.OLD ALMIRAH & 1 NO. ENTRANCE DOOR.
06	TOILET-1	(a) DISMANTLING OF FLOOR,WALL TILES & REPLACED BY NEW TILES .
07	TOILET-2	(b) PRIMAR & PAINTING WORK AT WALL,CEILING , DOOR & WINDOW.
		(c) WINDOW GLASS CHANGE.
		(d) NEW TUBE- LIGHT FIXING.
		(e) NEW INTERNAL PIPE LINE,FITTING & FIXTURE.
08	KITCHEN	(a) DISMANTLING OF FLOOR,WALL TILES & REPLACED BY NEW TILES .
		(b) DISMANTLING OF GRANITE COUNTER SLAB & REPLACED BY BLACK GRANITE SLAB.
		(c) PRIMAR & PAINTING WORK AT WALL,CEILING, DOOR & WINDOW.
		(d) WINDOW GLASS CHANGE.
		(e) NEW TUBE -LIGHT FIXING.
		(f) NEW INTERNAL PIPE LINE,FITTING & FIXTURE.
		(g) NEW STORAGE CABINET(UNDER & OVER HEAD CABINET).



FLOOR PLAN OF FLAT-Y



**FLOOR PLAN OF FLAT -Y(2ND & 3RD FLOOR), AT HANSA APARTMENT,20/AB,BROAD STREET,BALLYGUNGE.**

SCALE - 1:100

DATE - 01.09.2020

SHEET NO -  
ECGC/HANSA/02/20-21

### ii. SCOPE OF WORK FLAT Y

**DETAIL CALCULATION SHEET FOR REPAIRING WORK AT HANSA**

SI No.	Items of work	No	Length (mtr)	Width (mtr)	Height (mtr)	Qty.	Total Qty.	Unit	
1	Dismantling of floor & wall tiles								
	In first floor								
	Vitrified tiles flooring								
	i)Living cum dining	1	7.99	3.23		25.81			7.69+0.3=7.99 2.93+0.3=3.23
		1	2.04	4.56		9.30			1.74+0.3=2.044. 26+0.3=4.56



	ii) Bed room Lobby	1	1.5	3.16		4.74			1.2+0.3=1.5, 2.860+0.3=3.16
	iii)Bed room-1	1	3.605	4.46		16.08			3.305+0.3=3.605, 4.160+0.3=4.46
	v)Bed room -2	1	3.235	4.5		14.56	70.49	sqm	2.935+0.3=3.235, 4.2+0.3=4.5
	<b>Anti skid vitrified tiles flooring</b>								
	i) Attached toilet-1	1	3.31	1.15		3.80			
	ii) Attached toilet-2	1	1.20	2.76		3.31			
	iii)Kitchen	1	3.03	1.75		5.30	12.42	sqm	
	<b>Ceramic tiles in dado</b>								
	i) Attached toilet -1	1	8.91		2.10	18.71			2*(3.305+1.15)=8.91
	ii) Attached toilet -2	1	7.92		2.10	16.63			2*(1.2+2.76)=7.92
	iii)Kitchen								
	a)Above counter	1	5.98		0.60	3.59			0.6+1.77+3.295+0.6=6.27
	b)Without counter portion	1	3.58		1.50	5.37	44.30	sqm	2.43+1.15=3.58
	<b>Black granite slab</b>								
	kitchen counter	1	4.18	0.6		2.51	2.51	sqm	3.03+1.15=4.18
							129.71	sqm	
	<b>In Second floor</b>	1	Same as 2nd floor			129.71	129.71	sqm	
<b>2</b>	<b>Dismantling of RCC slab</b>								
	<b>In First floor</b>								
	kitchen counter	1	4.18	0.6	0.10	0.25			3.03+1.15=4.18
	Storage rack	2	3.03	0.6	0.10	0.36	0.61	cum	
	<b>In Second floor</b>	1	Same as 2nd floor			0.61	0.61	cum	
<b>3</b>	<b>Ceramic tiles in dado</b>								
	i) Attached toilet -1	1	8.91		2.10	18.71			2*(3.305+1.15)=8.91
	ii) Attached toilet -2	1	7.92		2.10	16.63			2*(1.2+2.76)=7.92
	iii)Kitchen								
	a)Above counter	1	5.98		0.60	3.59			=6.27
	b)Without counter portion	1	3.58		1.50	5.37	44.30	sqm	2.43+1.15=3.58
	<b>Assume, Wastage =5% of total area.</b>	1	volume= 2.22			2.22	46.52	sqm	
<b>4</b>	<b>Anti skid vitrified tiles flooring</b>								
	i) Attached toilet-1	1	3.31	1.15		3.80			
	ii) Attached toilet-2	1	1.20	2.76		3.31			
	iii)Kitchen	1	3.03	1.75		5.30	12.42	sqm	
	<b>Assume,Wastage area=5% of total area.</b>	1	volume= 0.62			0.62	13.04	sqm	
<b>5</b>	<b>Vitrified tiles flooring(600X600)MM</b>								
	i)Living cum dining	1	7.99	3.23		25.81			7.69+0.3=7.99 2.93+0.3=3.23
		1	2.04	4.56		9.30			1.74+0.3=2.044. 26+0.3=4.56
	ii) Bed room Lobby	1	1.5	3.16		4.74			1.2+0.3=1.5, 2.860+0.3=3.16

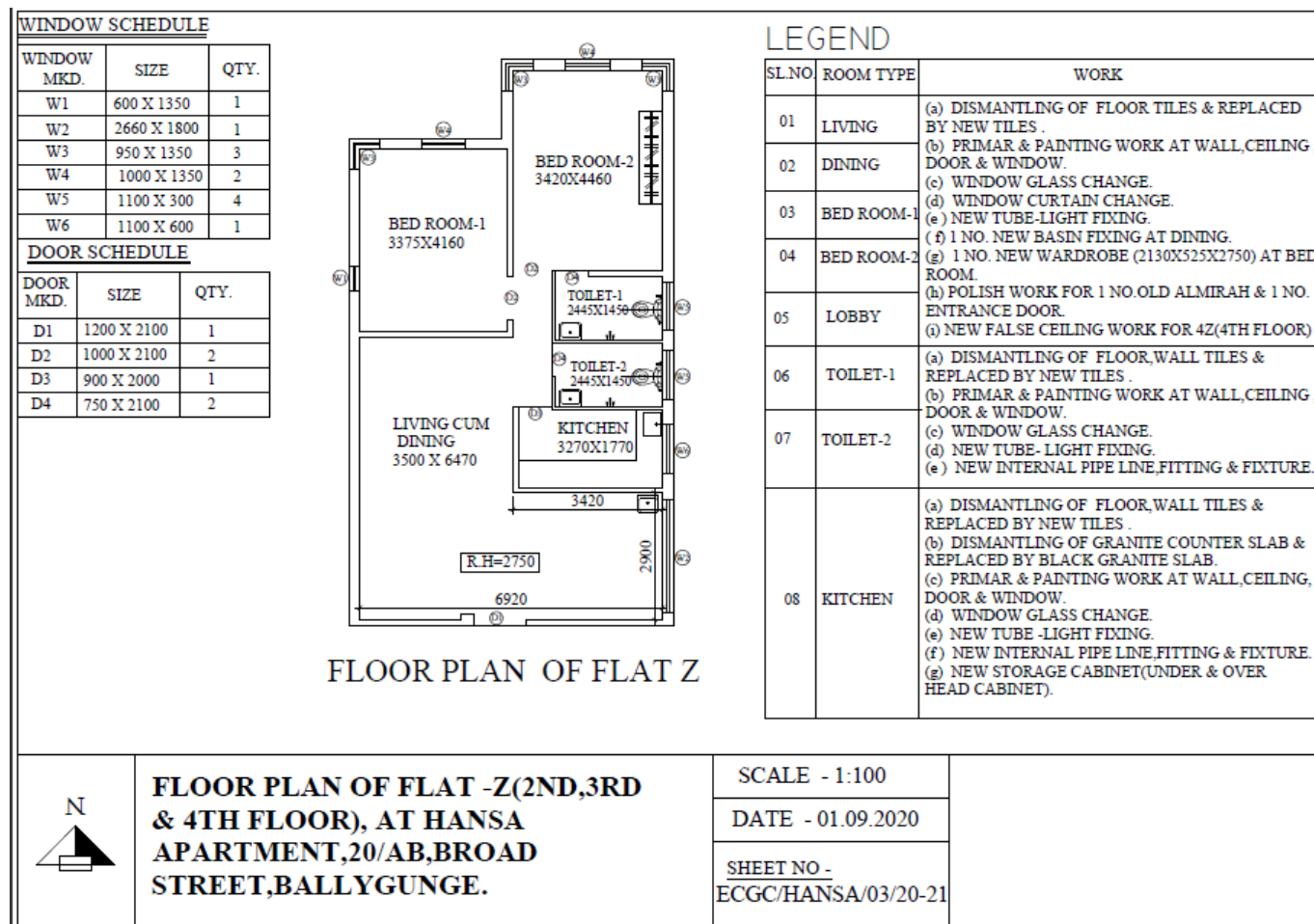
	iii)Bed room-1	1	3.605	4.46		16.08			3.305+0.3=3.605, 4.160+0.3=4.46
	v)Bed room -2	1	3.235	4.5		14.56	70.49	sqm	2.935+0.3=3.235, 4.2+0.3=4.5
	<b>Assume,Wastage area=5% of total area.</b>	1	volume= 3.52			3.52	74.01	sqm	
<b>6</b>	<b>Black granite slab</b>								
	kitchen counter	1	4.18	0.6		2.51	2.51	sqm	3.03+1.15=4.18
<b>7</b>	<b>Black stone slab</b>								
	As a horizontal support of granite counter	1	4.18	0.6		2.51			3.03+1.15=4.18
	Vertical support	12	0.6		0.90	6.48	8.99	sqm	
<b>8</b>	<b>Wall &amp; Ceiling paint</b>								
	<b>i)Living cum dining</b>								
	Wall	1	24.72		2.75	67.98			7.69+2.93+3.43+1.7 4+4.26+4.67=24.72
	Ceiling	1	Area= 30.00			30.00			
	<b>ii) Bed room Lobby</b>								
	Wall	1	8.12		2.75	22.33			2*(1.2+2.86)=8.12
	Ceiling	1	1.2	2.86		3.43			
	iii)Bed room-1 with attached toilet								
	Wall (Bed room)	1	14.93		2.75	41.06			2*(3.305+4.16)=1 4.93
	Ceiling (Bed room)	1	3.305	4.16		13.75			
	<b>iv)Bed room -2 with attached toilet</b>								
	Wall (Bed room)	1	14.27		2.75	39.24			2*(2.935+4.2)=14.27
	Ceiling(Bed room)	1	2.94	4.20		12.33			
	Wall (Toilet)	1	7.92		0.65	5.15			2*(1.2+2.76)=7.92, 2.750-2.1=0.65
	Ceiling (Toilet)	1	1.20	2.76		3.31			
	<b>v)Kitchen</b>								
	Wall	1	9.56		1.25	11.95			
	Ceiling	1	3.03	1.75		5.30	255.83		
	<b>Assume,Wastage =10% of total area.</b>	1	Area= 25.58			25.58	281.41	sqm	
<b>9</b>	<b>Window glass</b>								
	Living cum dining	1	2.60		1.80	4.68			
	Bed room -1	1	1.00		1.35	1.35			
		2	1.10		0.30	0.66			
		2	0.90		1.35	2.43			
	Bed room -2	1	2.00		1.35	2.70			
		2	1.10		0.30	0.66			
	Kitchen	1	1.10		0.60	0.66	13.14		
	<b>Assume,Wastage =5% of total area.</b>	1	Area= 0.66			0.66	13.80	sqm	
<b>10</b>	<b>Window curtain</b>								
	Living cum dining								
	(2600X1800)	1	10	Piece		10			

	Bed room -1							
	(1000x1350)	2	2	Piece	4			
	(600x1350)	2	1	Piece	2			
	Bed room -2							
	(2000x1350)	1	4	Piece	4	20.00	Piece	
11	Stainless steel sink	1	1	Piece		1.00	Piece	
12	Basin							
	Out side of kitchen	1			1.00	1.00	No.	
13	ELECTRICAL FIITINGS							
		DIN	LIV	DIN BASKITCHEN	BED	TOIL	PASSAGE	TOTAL
a)	20 W TUBE ( 4' )	2	2		1	2		7
b)	12 W TUBE ( 2' )					2	1	5
c)	9 W WHITE LAMP			1		2		3

FOR TWO NO. FLATS								
20 W TUBE ( 4' )	14							
12 W TUBE ( 2' )	10							
9 W WHITE LAMP	6							

## Layout and Scope of work of flat Z

### i. LAYOUT OF FLAT Z



### ii. SCOPE OF WORK OF FLAT Z

i. DETAIL CALCULATION SHEET FOR REPAIRING WORK AT HANSA									
SI No.	Items of work	No	Length (mtr)	Width (mtr)	Height (mtr)	Qty	Total Qty.	Unit	Remarks
1	Dismantling of floor & wall tiles								
	In first floor								
	Vitrified tiles flooring								
	i) Living cum dining	1	3.80	6.77		25.73			3.5+0.3=3.8, 6.470+0.3=6.77
		1	3.57	3.20		11.42			3.42+0.15=3.57, 2.9+0.3=3.2
	ii) Bed room Lobby	1	1.2	3.40		4.08			0.9+0.3=1.2. 3.1+0.3=3.4

	iii)Bed room-1	1	3.675	4.46		16.39			3.375+0.3=3.675, 4.16+0.3=4.46
	v)Bed room -2	1	3.72	4.76		17.71	75.33	sqm	3.420+0.3=3.72, 4.46+0.3=4.76
	<b>Anti skid vitrified tiles flooring</b>								
	i) Attached toilet	1	2.45	1.45		3.55			
	ii)Common toilet	1	2.45	1.45		3.55			
	iii)Kitchen	1	3.27	1.77		5.79	12.88	sqm	
	<b>Ceramic tiles in dado</b>								
	i) Attached toilet	1	7.79		2.10	16.36			
	ii)Common toilet	1	7.79		2.10	16.36			
	iii)Kitchen								
	a)Above counter	1	6.27		0.60	3.76			0.6+1.77+3.295+0.6=6.27
	b)Without counter portion	1	3.87		1.50	5.80	42.27	sqm	2.695+1.17=3.87
	<b>Black granite slab</b>								
	kitchen counter	1	4.47	0.6		2.68	2.68	sqm	3.295+1.17=4.47
							133.16	sqm	
	<b>In Second floor</b>	1	Same as 2nd floor			133.16	133.16	sqm	
	<b>In Fourth floor</b>	1	Same as 2nd floor			133.16	133.16	sqm	
<b>2</b>	<b>Dismantling of RCC slab</b>								
	<b>In First floor</b>								
	kitchen counter	1	4.47	0.6	0.10	0.27			3.295+1.17=4.47
	Storage rack	2	3.30	0.60	0.10	0.40	0.66	cum	
	<b>In Second floor</b>	1	Same as 2nd floor			0.66	0.66	cum	
	<b>In Fourth floor</b>	1	Same as 2nd floor			0.66	0.66	cum	
<b>3</b>	<b>Ceramic tiles in dado</b>								
	i) Attached toilet	1	7.79		2.10	16.36			
	ii)Common toilet	1	7.79		2.10	16.36			
	iii)Kitchen								
	a)Above counter	1	6.27		0.60	3.76			0.6+1.77+3.295+0.6=6.27
	b)Without counter portion	1	3.87		1.50	5.80	42.27	sqm	2.695+1.17=3.87
	<b>Assume,Wastage =5% of total area.</b>	1	volume= 2.11			2.11	44.39	sqm	
<b>4</b>	<b>Anti skid vitrified tiles flooring</b>								
	i) Attached toilet	1	2.45	1.45		3.55			
	ii)Common toilet	1	2.45	1.45		3.55			
	iii)Kitchen	1	3.27	1.77		5.79	12.88	sqm	
	<b>Assume,Wastage area=5% of total area.</b>	1	volume= 0.64			0.64	13.52	sqm	
<b>5</b>	<b>Vitrified tiles flooring(600X600)MM</b>								
	i)Living cum dining	1	3.80	6.77		25.73			3.5+0.3=3.8, 6.470+0.3=6.77

		1	3.57	3.20		11.42			$3.42+0.15=3.57$ , $2.9+0.3=3.2$
	ii) Bed room Lobby	1	1.2	3.40		4.08			$0.9+0.3=1.2$ . $3.1+0.3=3.4$
	iii)Bed room-1	1	3.675	4.46		16.39			$3.375+0.3=3.675$ , $4.16+0.3=4.46$
	v)Bed room -2	1	3.72	4.76		17.71	75.33	sqm	$3.420+0.3=3.72$ , 4. $46+0.3=4.76$
	<b>Assume, Wastage area=5% of total area.</b>	1	volume= 3.77			3.77	79.09	sqm	
<b>6</b>	<b>Black granite slab</b>								
	kitchen counter	1	4.47	0.6		2.68	2.68	sqm	$3.295+1.17=4.47$
<b>7</b>	<b>Black stone slab</b>								
	As a horizontal support of granite counter	1	4.47	0.6		2.68			$3.03+1.15=4.18$
	Vertical support	12	0.6		0.90	6.48	9.16	sqm	
<b>8</b>	<b>Wall &amp; Ceiling paint</b>								
	<b>i)Living cum dining</b>								
	Wall	1	26.78		2.75	73.65			$6.92+6.47+3.5+3.57+3.4$ $2+2.9=26.78$
	Ceiling	1	Area= 33.00			33.00			
	<b>ii) Bed room Lobby</b>								
	Wall	1	8		2.75	22.00			$2*(0.9+3.1)=8$
	Ceiling	1	0.9	3.10		2.79			
	iii)Bed room-1								
	Wall	1	15.07		2.75	41.44			$2*(3.375+4.16)=15.07$
	Ceiling	1	3.375	4.16		14.04			
	<b>iv)Bed room -2 with attached toilet</b>								
	Wall (Bed room)	1	15.76		2.75	43.34			$2*(3.42+4.46)=15.76$
	Ceiling(Bed room)	1	3.42	4.46		15.25			
	Wall (Toilet)	1	7.79		0.65	5.06			$2*(2.445+1.45)=7.79$ $2.750-2.1=0.65$
	Ceiling (Toilet)	1	2.45	1.45		3.55			
	<b>v)Common toilet</b>								
	Wall	1	7.79		0.65	5.06			$2*(2.445+1.45)=7.79$ $2.750-2.1=0.65$
	Ceiling	1	2.45	1.45		3.55			
	<b>vi)Kitchen</b>								
	Wall	1	10.13		1.25	12.66			
	Ceiling	1	3.30	1.77		5.83	281.23		
	<b>Assume,Wastage =10% of total area.</b>	1	Area= 28.12			28.12	309.35	sqm	
<b>9</b>	<b>Window glass area</b>								
	Living cum dining	1	2.60		1.80	4.68			
	Bed room-1	1	0.60		1.35	0.81			

		1	0.95		1.35	1.28			
		1	1.00		1.35	1.35			
	Bed room-2	2	0.95		1.35	2.57			
		1	1.00		1.35	1.35			
		2	1.10		0.30	0.66			
	Common toilet	2	1.10		0.30	0.66			
	Kitchen	1	1.10		0.60	0.66	14.02		
	Assume,Wastage =5% of total area.	1	Area= 1.40			1.40	15.42	sqm	
10	False ceiling framework								
	i)Living cum dining								
	Ceiling	1	Area= 33.00			33.00			
	ii) Bed room Lobby								
	Ceiling	1	0.9	3.10		2.79			
	iii)Bed room-1								
	Ceiling	1	3.375	4.16		14.04			
	iv)Bed room -2 with attached toilet								
	Ceiling(Bed room)	1	3.42	4.46		15.25			
	Ceiling (Toilet)	1	2.45	1.45		3.55			
	v)Common toilet								
	Ceiling	1	2.45	1.45		3.55			
	vi)Kitchen								
	Ceiling	1	3.30	1.77		5.83	78.01	sqm	
11	False ceiling board work								
	Assume ,Board area is 10% greater then frame area.	1	Area= 78.01+78.01x10%			85.81	85.81	sqm	
12	Window curtain								
	Living cum dining								
	(2600X1800)	1	10	Piece		10			
	Bed room-1								
	(600X1350)	1	1	Piece		1			
	(470X1350)	2	1	Piece		2			
	(1000X1350)	1	2	Piece		2			
	Bed room-2								
	(470X1350)	4	1	Piece		4			
	(1000X1350)	1	2	Piece		2	21	Piece	
13	Stainless steel sink	1	1	Piece			1.00	Piece	
14	Basin								
	Out side of kitchen	1				1.00	1.00	No.	
15	ELECTRICAL FIITINGS								
		DIN	LIV	DIN BASIN	KITCHEN	BED	TOIL	PASSA	TOTAL

a)	20 W TUBE ( 4' )	2	2		1	2			7
b)	12 W TUBE ( 2' )					2	2	1	5
c)	9 W WHITE LAMP			1		2			3

<b>FOR THREE NO. FLATS</b>									
<b>20 W TUBE ( 4' )</b>	<b>21</b>								
<b>12 W TUBE ( 2' )</b>	<b>15</b>								
<b>9 W WHITE LAMP</b>	<b>9</b>								



**Annexure –I****Financial/ Commercial Bid****Table A : Civil works for six flats**

<b>DETAILED BOQ FOR RENOVATION &amp; REPAIRING WORK AT HANSA APARTMENT, 20A / 1B,BROAD STREET, KOLKATA - 700019.</b>						
<b>FLAT NO. X – One FlatAT SECOND FLOOR</b>						
<b>FLAT NO. Y – TWO FLATS - One each FLAT AT FIRST &amp; SECOND FLOOR</b>						
<b>FLAT NO. Z - ThreeFLATS AT FIRST, SECOND &amp; FOURTH FLOOR each</b>						
[This Estimate have been prepared on the basis of West Bengal PWD Schedule of Rates - 2017]						
<b>SI No.</b>	<b>WBPWD SORRef.</b>	<b>Items of work</b>	<b>Qty</b>	<b>Unit</b>	<b>Rate</b>	<b>Amount (Rs)</b>
<b>1</b>	P-11 ; It - 6	Dismantling artificial stone flooring up to 50 mm. thick by carefully chiseling without damaging the base and removing rubbish as directed within a lead of 75 m.				
		a) In ground floor including roof.	0	sqm		
		b) In first floor including roof.	262.87	sqm		
		c) In second floor including roof.	401.43	sqm		
		d) In third floor including roof.	0.00	sqm		
		e) In fourth floor including roof.	133.16	sqm		
<b>2</b>	P-10 ; It- 3	Dismantling R.C. floor, roof, beams etc. including cutting rods and removing rubbish as directed within a lead of 75 m. including stacking of steel bars.				
		a) In ground floor including roof.	0	cum		
		b) In first floor including roof.	1.28	cum		
		c) In second floor including roof.	1.91	cum		
		d) In third floor including roof.	0.00	cum		
		e) In fourth floor including roof.	0.66	cum		
<b>3</b>	P-12 ; I - 13	Removal of rubbish, earth etc. from the working site and disposal of the same beyond the compound, in conformity with the Municipal / Corporation Rules for such disposal, loading into truck and cleaning the site in all respect as per direction of Engineer in charge	46.95	cum		
<b>4</b>	P-64 ; It.- 35,3rd corri-36	Supplying, fitting & fixing 1st quality Ceramic tiles in walls and floors including borders to match with the existing work & 4 nos. of key stones (10mm) fixed with araldite at the back of each tile & finishing the joints with white cement mixed with colouring oxide if required to match the colour of tiles including roughening of concrete surface, if necessary or by synthetic adhesive & grout materials etc.				
		B) Wall				
		With sand cement mortar (1:3) 15 mm thick & 2 mm thick cement slurry at back side of tiles using cement @ 2.91 kg/sqm & joint filling using white cement slurry @ 0.20 kg/sqm				
		a) Area of each tile above 0.09 sqm [Coloured decorative]				

		i) In ground floor	0.00	sqm		
		ii) In first floor	90.90	sqm		
		iii) In second floor	133.87	sqm		
		iv) In third floor	0.00	sqm		
		v) In fourth floor	44.39	sqm		
		(C) Floor				
5	P- 280 lt.-1,3rd corri-80	Supplying and laying true to line and level Anti-Skid, Full Body, Homogeneous & Granular finish Vitrified Tiles conforming to IS:15622-2006 & IS 4457-2007 and testing shall be made in accordance with IS:13630 [Non- modular sizes for tiles with Skid resistance > 0.5, Mohr's hardness > 5.0, Staining resistance: Class-1, Water Absorption: E < 0.5%], MOR > 35 N/sq.mm in Internal area of building e.g. Toilet Block, Passage, Corridor, Accessible Open Terrace etc. set in 20 mm sand cement mortar (1:4) and 2 mm thick cement slurry at back side of tiles using cement @ 2.91 Kg./Sqm or using Polymerised Adhesive (6 mm thick layer applied directly over finished artificial stone floor/ Mosaic etc. without any backing course) laid after application slurry using 1.75 Kg of cement per Sqm below mortar only, joints grouted with admixture of white cement and colouring pigment to match with colour of tiles/ epoxy grout materials of approved make as directed and removal of wax coating of top surface of tiles with warm water and polishing the tiles using soft and dry cloth up to mirror finish complete including the cost of materials, labour and all other incidental charges complete true to the manufacturer's specification and direction of Engineer-in-Charge. (White cement, synthetic adhesive and grout material to be supplied by the contractor).				
		b) In Ground Floor: Sizes-600 mm x600mm x10 mm with breaking strength >1500 N				
		i) In ground floor	0.00	sqm		
		ii)First floor	26.56	sqm		
		iii)Second floor	39.60	sqm		
		iv)Third floor	0.00	sqm		
		v) In fourth floor	13.52	sqm		
	P- 66;lt.- 36	Supplying and laying true to line and level vitrified of approved brand (size 600 mm X 600 mm X 10 mm thick) in floor, skirting etc. sit in 20 mm sand cement mortar (1:4) and 2 mm thick cement slurry back side of tiles using cement @ 2.91Kg./M2 or using polymerised adhesive (6 mm thick layer applied directly over finished artificial stone floor/Mosaic etc. without any backing course) laid after application slurry using 1.75 Kg of cement per M2, joints grouted with admixture of white cement and colouring pigment to match with colour of tiles / epoxy grout materials of approved make as directed and removal of wax coating of top surface of tiles with warm water and polishing the tiles using soft and dry cloth up to mirror finish complete including the cost of materials, labour and all other incidental charges complete true to the manufacturer's specification and direction of Engineer-in-Charge. [White cement, synthetic adhesive and grout materials to be supplied by the contractor]				

		(II) With Polymerised Adhesive [6 mm thick] & epoxy grouting materials for filling joints including spacer-2 mm [Applied directly over finished artificial stone floor/ mosaic etc.				
		(B) Light Colour				
		i) In ground floor	0.00	sqm		
		ii) In first floor	153.10	sqm		
		iii) In second floor	239.87	sqm		
		iv) In third floor	0.00	sqm		
		v) In Fifth floor	79.09	sqm		
7	P-63; It-34, 3rd corri-34	Supplying, fitting & fixing granite slab 15mm to 18mm thick in floor, lobby, stair, landing and treads etc. over 20mm (avg) thick base of cement mortar (1:2) laid with white cement slurry @ 4.40Kg per Square meter before placing of granite and jointed with white cement slurry @ 2.0 Kg per square meter with necessary pigments and complete as per direction of Engineer-in-charge including cost of all materials, labours, curing and roughening of concrete surface complete. In ground floor				
		a) Area of each Granite slab up to 0.6 sqm.				
		i) In ground floor	0.00	sqm		
		ii) In first floor	5.19	sqm		
		iii) In second floor	7.77	sqm		
		iv) In third floor	0.00	sqm		
		v) In fourth floor	2.68	sqm		
8	P-53; It.-15, 3rd corri-26	Supplying, fitting and fixing Black Stone slab used in Kitchen slab, alcove, wardrobe etc. laid and jointed with necessary adhesive Cement mortar (1:2) including grinding or polishing as per direction of Engineer-in - Charge				
		i) Slab Thickness 20 to 25 mm				
		in ground floor	0	sqm		
		in first floor	18	sqm		
		in second floor	27	sqm		
		in third floor	0	sqm		
		in fourth floor	9	sqm		
9	P-189; It.-1; 3rd cor r. Pg-50; It-1	Plaster (to wall, floor, ceiling etc.) with sand and cement mortar including rounding off or chamfering corners as directed and raking out joints or roughening of concrete surface, including throating, nosing and drip course where necessary.				
		b) 15 mm. thick plaster (6:1)				
		i) In ground floor	0	sqm		
		ii) in first floor	40	sqm		
		iii) in second floor	60	sqm		
		iv) in third floor	0	sqm		
		v) in fourth floor	20	sqm		
		c) 10 mm. thick plaster (4:1)				

		ii) in ground floor	0	sqm		
		ii) in first floor	40	sqm		
		iii) in second floor	60	sqm		
		iv) in third floor	0	sqm		
		v) in fourth floor	20	sqm		
10	P-198; It.-4	Removing old scales, blisters etc. of interior surface of walls, ceiling by scraping etc. and preparing smooth and even surface with rendering or cement mortar (1:2) (as necessary), to make the surface suitable for receiving distemper. (Payment against this item will be made only when this has been done on the specific direction of the Engineer-in-charge).	400	% sqm		
11	P-198; It.-5	Rendering the surface of walls and ceiling with white cement-based wall putty (thickness not less than 1.5 mm.)				
		i) In ground floor	0	sqm		
		ii) in first floor	40	sqm		
		iii) in second floor	60	sqm		
		iv) in third floor	0	sqm		
		v) in fourth floor	105	sqm		
12	P-195; It-7	Applying Interior grade Acrylic Primer of approved quality and brand on plastered or concrete surface old or new surface to receive Distemper/ Acrylic emulsion paint including scraping and preparing the surface thoroughly, complete as per manufacturer's specification and as per direction of the EIC.				
		a) One Coat				
		i) Water based interior grade Acrylic Primer	1843	% sqm		
13	P-201; It-4	Applying Acrylic Emulsion Paint of approved make and brand on walls and ceiling including sand papering in intermediate coats including putty (to be done under specific instruction of Superintending Engineer):				
		a) Two coats				
		i) Standard Quality	1843	sqm		
14	P-243; It.-9	Supplying bubble free float glass of approved make and brand conforming to IS: 2835-1987.				
		i) 4mm thick coloured / tinted / smoke glass.	93	sqm		
15	P-200 ;It-2A	Painting with best quality synthetic enamel paint of approved make and brand including smoothening surface by sand papering etc. including using of approved putty etc. on the surface, if necessary with super gloss (hi-gloss) :-				
		b) On steel or other metal surface:				
		i) Two coats (with any shade except white)	154	sqm		
16	P-200; It.-1b	Priming one coat on timber or plastered surface with synthetic enamel/ oil bound primer of approved quality including smoothening surfaces by sand papering etc.	238	sqm		
17	P-200	Painting with best quality synthetic enamel paint of approved make and brand including smoothening surface				

	lt-2A	by sand papering etc. including using of approved putty etc. on the surface, if necessary, with super gloss (hi-gloss) :-				
		a) On timber or plastered surface:				
		i) Two coats (with any shade except white)	238	sqm		
18	P-202 lt-11(b)	French polishing to wood work including preparing surface (ordinary gloss)				
		(b) On old French polished surface including complete removal of the old polish.	303.15	sqm		
19	P-167 lt.-21	Supplying fitting & fixing concealed False ceiling Framework with G.I. Section (perimeter channels having one flange of 20 mm. and another flange of 30 mm. with thickness of 0.55 mm. and web of length 27 mm., along the perimeter of the ceiling, screws fixed to the wall with help of nylon sleeves or PVC dash fasteners @ 610 mm c/c. then suspend G.I. intermediate 'C' section with web 90 mm. and flanges of 15 mm. each from soffit @ 1200 mm c/c with ceiling angle of size 25 mm. X 10 mm. X 0.55 mm. fixed to soffit G.I. Cleat and Steel expansion fasteners. Ceiling section of 0.55 mm. thickness having web of 51.5 mm. and two flanges of 26 mm. each with lips of 10.55 mm., are then fixed on to the intermediate channel with the help of connecting clips in the direction perpendicular to the intermediate channel @ 610 mm c/c) with fully threaded fiber cement screws @ 300 mm c/c. all complete as per the drawing and direction of Engineer-in- Charge. Section specification:- Perimeter Channel :- 30 mm X 20 mm X 27 mm, thickness 0.55 mm (min), Intermediate	78.01	sqm		
20	P-171 lt.-23B(f)ii	f) Supplying ,fitting & fixing Eco-friendly, Moisture Resistance and Incombustible Gypsum plaster board ( Density > 700Kg per Cu.m.) confirming to IS 2095- Part 1, 2011 of approved design and brand finished with gypsum jointing compound to form a joint less false ceiling all				
		False ceiling with				
		(ii) 12.5mm thick tapered edged Gypsum Plaster Board	85.81	sqm		

**TABLE B : Windows Curtains – Below Estimate is for all six flats.**

DETAILED ESTIMATE OF CURTAIN					
Sl. No.	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<b>Total consolidated price for 2 pc. Curtain</b>  <b>( Sample Window size : 900x1350 )</b> Consolidaed price of 1 pc. Curtain = pc. 129  i) Flat ' X ' = 26 x 1 no.= 26 pc. ii) Flat ' Y ' = 20 x 2 no.= 40 pc. iii) Flat ' Z ' = 21 x 3 no.= 63 pc.				
<b>Total cost of Window curtain with black lining &amp; loop system including rod &amp; bracket</b>					

**Table C : Wardrobe – Below Estimate is for single Flat. Multiply by six to arrive at total cost for six flats**

RATE ANALYSIS FOR FURNITURES										
Wardrobe ( 2.13 x 0.525 x 2.75 )										
SL NO	ITEM	DESCRIPTION	NO	L (IN M)	B (IN M)	H (IN M)	QNT	UNIT	RATE	AMOUNT
1	19 MM.BWP Block Board	shutter	1.00	2.13		2.75	5.86	SqM		
	lt no.4, pg172-173	2 side	2.00		0.53	2.75	2.89	SqM		
		partition	1.00		0.53	2.75	1.44	SqM		
		base	1.00	2.13	0.53		1.12	SqM		
		top	2.00	2.13	0.53		2.26	SqM		
		inner rack	2.00	2.13	0.53		2.24	SqM		
		Drawer	1.00	6.36		0.15	0.95	SqM		
							16.76	SqM		
2	12 MM.BWP Plywood	Drawer base	1.00	2.13	0.53		1.12	SqM		
3	6 mm Ply BWP	back	1.00	2.13		2.75	5.86	SqM		
4	1mm Laminate	shutter	1.00	2.13		2.75	5.86	SqM		
	lt no.14(ii),pg179	2 side	2.00		0.53	2.75	2.89	SqM		
		shutter inner part	1.00	2.13		2.75	5.86	SqM		
							14.60	SqM		

5	25mm teak wood lipping	Frame (4side)	1.00	12.51			12.51	RM		
	It no.11(a), pg202									
		shutter (L)	4.00	5.24			20.96	RM		
		shutter (U)	4.00	2.24			8.96	RM		
		Drawer	1.00	5.31			5.31	RM		
		inner rack	2.00	2.13			4.26	RM		
							52.00	RM		
6	French Polish inside	2 side & back	1.00	3.18		2.75	8.75	SqM		
	It no.11(a), pg202	Partition	2.00		0.53	2.75	2.89	SqM		
		inner rack&bas	4.00	2.13	0.53		4.47	SqM		
		top	2.00	2.13	0.53		2.26	SqM		
		Drawer	4.00	6.36		0.15	3.82	SqM		
		Drawer base	2.00	2.13	0.53		2.24	SqM		
	French Polish outside	back	1.00	2.13		2.75	5.86			
							30.27	SqM		
	French Polish lipping	lipping								
	It no.11(a), pg202		1.00	52.00		0.03	1.30	SqM		
7	Hardwares			Ebco	Hettick	BTL				
	Hinges		10.00	157.20	330.50	147.00		Pair		
	Magnetic catcher		2.00	16.80	53.00					
	Telescopic Channel		2.00	258.00	528.00	289.80		pair		
	SS Rail		2.00	191.00				RM		
	SS Socket for Rail		2.00	19.20	60.00			pair		
	Cupboard Lock		2.00	288.00				No		
	Al Handle 224L		4.00	133.80				No		
	Al Handle 96L		2.00	75.60				No		
	TOTAL HARDWARE									
	PROFIT @ 10%									
	OVERHEAD@ 5%									
8	Labour		2.00							
			4.00							
			2.00							
9	Others									
	fevicol, nails, masking tape, sandpaper									
TOTAL COST FOR 1 UNIT										
TOTAL COST FOR 6 UNIT										

**Table D: Under Counter Shutter - Below Estimate is for single Flat. Multiply by six to arrive at total cost for six flats**

RATE ANALYSIS FOR FURNITURES										
under counter shutter (1.1 x .75 ) x 4 no.										
SL NO	ITEM	DESCRIPTION	NO	L (IN M)	B (IN M)	H (IN M)	QNT	UNIT	RATE	AMOUNT
1	19 MM. B	for frame	2	1.1	0.075		0.17	SqM		
	It no.4, pg172-173		2		0.075	0.75	0.11	SqM		
		shutters	2	0.525		0.75	0.7875	SqM		
							1.07	SqM	1827	
	Laminate									
2	It no.18(i), pg180									
		shutters front	2	0.525		0.75	0.7875	SqM		
		shutter back	2	0.525		0.75	0.7875	SqM		
							1.575	SqM	688	
3	Lipping	shutters hor	2	1.1			2.2	RM		
		shutters ver	4	0.75			3	RM		
							5.2	RM	8.2	
4	French Polish (lipping)									
	It no.11(a),	lipping	1	5.2		0.025	0.13	SqM	467	
5	Hardwares			Ebco	Hettick	BTL				
	Hinges		2	157.2	330.5	147		Pair	294	
	Magnetic catcher		1	16.8	53			No	16.8	
	Al Handle 96L		2	75.6				No	151.2	
	TOTAL HARDWARE									
	PROFIT @ 10%									
	OVERHEAD@ 5%									
6	Labour		1						326	
			2						296	
			2						270	
7	Others									
	fevicol, nails, masking tape, sandpaper								500	
	Area of Frame		1	3.7	0.188		0.6956	SqM		
8	Primer on frame									
	Pg. 200, item 1(b)		0.696	Sqm.	38					
9	Synthetic enamel paint									



	Pg. 200, item 2A,a,iv	0.696	Sqm.	75					
<b>4 no. Frame &amp; shutter in each kitchen</b>									
<b>Total for 6 Kitchen</b>									

**Table E : Over Head Cabinet – Below Estimate is for single Flat. Multiply by six to arrive at total cost for six flats**

RATE ANALYSIS FOR FURNITURES										
Over Head cabinet (2.7x.6x.3)										
SL NO	ITEM	DESCRIPTION	NO	L (IN M)	B (IN M)	H (IN M)	QNT	UNIT	RATE	AMOUNT
<b>1</b>	<b>19 MM. BWP</b>	Top , bottom & shelve	3	2.7	0.3		2.43	SqM		
		It no.4, pg172 Sides & part	4		0.3	0.6	0.72	SqM		
		shutters	6	0.45		0.6	1.62	SqM		
							4.77	SqM		
<b>2</b>	<b>6 mm Ply BW</b>	back	1	2.7		0.6	1.62	SqM		
		<b>Laminate outside</b>								
		It no.18(i), pg top & bottom	2	2.7	0.3		1.62	SqM		
		sides	2		0.3	0.6	0.36	SqM		
		shutters	6		0.3	0.6	1.08			
							<b>3.06</b>	SqM		
		<b>inside</b>								
		top, bot & shelve	4	2.7	0.3		3.24			
		sides & mid	6		0.3	0.6	1.08			
		back & shutter	2	2.7		0.6	1.62			
							<b>5.94</b>	SqM		
<b>3</b>	<b>Lipping</b>	horiz memb	3	2.7			8.1	RM		
		vert mem	4	0.6			2.4	RM		
		shutters hor	2	2.7			5.4	RM		
		shutters ver	12	0.6			7.2	RM		
							<b>23.1</b>	RM		
<b>4</b>	<b>French Polish</b>	lipping	1	23.1		0.025	0.58	SqM		
		It no.11(a), p back	1	2.7		0.6	1.62	SqM		
							<b>2.20</b>	SqM		
<b>5</b>	<b>Hardwares</b>			Ebco	Hettick	BTL				
		Hinges	6	157.2	330.5	147		Pair		
		Magnetic catcher	3	16.8	53			No		
		Al Handle 96L	6	75.6				No		
		TOTAL HARDWARE								
		PROFIT @ 10%								

	<a href="#">OVERHEAD@ 5%</a>								
6	Labour		1						
			2						
			2						
7	Others								
	fevicol, nails, masking tape, sandpaper								
TOTAL									

**Table F: Electrical works – Below Estimate is for all Six flats**

<b>E. Proposed Estimate for Internal Electrical works including fitting &amp; fixing of equipments</b>						
			Qty	Unit	Schedule Rate (Rs.)	Amount (Rs.)
1	N. S.	<b>Supply of Exhaust Fan</b> - Supply of 150mm sweep Exhaust Fan, - Havells Metallic Range Ventil Air - DB or equiv. make of Crompton / Usha.	12	Set		
2		<b>Exhaust Fan Fitting</b> - Fixing only exhaust fan after making hole in wall and making good damages and smooth cement finish etc. as practicable as possible and providing necy. length of PVC insulated wire and making connection for exhaust of following diameter: 30 cm (12"). (Ref: Page-C-4, Item No. - 28(a).	12	Each		
3	N. S.	<b>Supply of Tube Light Set</b> - Supply of 20W integrated LED batten with extruded polycarbonate, environmental friendly, energy efficient ready to use pack. - PHILIPS or equivalent make of Havells. Philips Cat No. BN021c LED 20S PSU CW GR	43	Set		
4	N. S.	<b>Supply of Tube Light Set</b> - Supply of 12 W integrated LED batten with extruded polycarbonate, environmental friendly, energy efficient ready to use pack. - PHILIPS or equivalent make of Havells. Philips Cat No. BN021c LED 12S PSU CW GR	23	Set		
5		<b>Tube Light Fitting</b> - Fixing only single /twin fluorescent light fitting complete with all accessories directly on wall /ceiling/HW round block and suitable size of MS fastener. (Ref: Page - C-2, Item No. - 14(b).	66	Each		
6	N. S.	<b>Supply of LED Lamp</b> - Supply of 9W B22 White Lamp - PHILIPS or equivalent make of Havells.	19	Set		
7	N. S.	Supply & Fixing angular batten holder (PHILIPS) on 75mm dia PVC round block / round bakelite on wall/ceiling.	19	Each		
8		Fixing only lamp (Ref: Page - C-2, Item No. -	19	Each		
9		Minor Repairing work		LS		
		<b>Total</b>				

**Table G: Sanitary Work – Below Estimate is for all six Flats.**

Hansa Apartment : BOQ of Internal PHE work						
Item No.	Description of Item	Ref. : PWD (W.B) Schedule of Rates (2017)	Unit	Total Quantity	Schedule Rate (Rs.)	Amount (Rs.)
1	Supplying, fitting and fixing E.W.C. in white glazed vitreous chinaware of approved make complete in position with necessary bolts, nuts etc. With 'P' / 'S' trap	It-2(b) PG-79 PWD (S & P )	each	12		
2	Supplying, fitting and fixing 10 litre P.V.C. low-down cistern conforming to I.S. specification with P.V.C. fittings complete, C.I. brackets including two coats of painting to bracket etc.	It-2 Pg-36 PWD (S & P )	each	12		
3	Supplying, fitting and fixing 32 mm dia. Flush Pipe of approved make with necessary fixing materials and clamps complete. i)Polythene Flush Pipe	It-11 (i) Pg-81 PWD (S & P )	each	12		
4	Supplying, fitting and fixing Closet seat of approved make with lid and C.P. hinges, rubber buffer and brass screws complete. Plastic (hallow type) white	It-10a(ii) Pg-81 PWD (S & P)	each	12		
5	Hand Shower(Health Faucet) with 1mtr Flexible Tube with Wall Hook(Equivalent to Code No.573 & Model -ALLIED of Jaquar or similar).	It-3(f) Pg-4 PWD (S & P)	each	12		
6	2-way bib Cock - 15 mm, supplied, fitted and fixed. (Code No.5041 & Model - FLORENTINE of JAQUAR or similar brand).	It-19f (ii) Pg-45 PWD (S & P)	each	12		
						-

7	Chromium plated Angular Stop Cock with wall flange (Equivalent to Code No. 5053 & Model - Florentine of Jaquar or similar brand).	It-7d(i) Pg-6 PWD (S & P)	each	66		
8	Supplying, fitting and fixing Chromium plated Concealed Stop Cock (Equivalent to Code No. 514(A) & Model - Tropical / Sumthing Special of ESSCO or similar brand).	Item-7b (ii) Pg-6 PWD (S & P)	each	18		
9	Supplying, fitting and fixing white vitreous china best quality approved make wash basin with C.I. brackets on 75 mm X 75 mm wooden blocks, C.P. waste fittings of 32 mm dia., one approved quality brass C.P. pillar cock of 15 mm dia., C.P. chain with rubber plug of 30 mm dia., approved quality P.V.C. waste pipe with C.P. nut 32 mm dia., 900 mm long approved quality P.V.C. connection pipe with heavy brass C.P. nut including mending good all damages and painting the brackets with two coats of approved paint. 550 mm X 400	Item-2(ii) Page-41 PWD (Sanitary and Plumbing Schedule)	each	18		
10	Supply, Fitting & Fixing of PVC Bottle waste trap. (a) 32 mm	It-22(i) Pg-20 PWD (S&P)	each	18		
11	CP Centre hole Basin mixture with regular spout without popup waste system with 450 mm long braided hoses. (Equivalent to Code No.5167(B) & Model - FLORENTINE of JAQUAR or similar brand).	It.-19e(i) Pg-45 PWD (S&P Sch.)	each	12		

12	CP Wall Mixture without spout but with provision for connection to Telephone Shower and exposed pipe for Overhead shower (Equivalent to Code No. 5215 & Model - FLORENTINE of JAQUAR or similar brand).	It.-19e (ii) Pg-45 PWD (S& P Sch.)	each	12		
13	Supplying, fitting and fixing shower Chromium plated Rose shower with revolving joint and 150 mm long shower arm (Equivalent to Code No. 5489 & Model - Florentine of Jaquar or similar brand)	It.-3(b) Pg-4 PWD (S& P Sch.)	each	12		
14	Chromium plated Bib Cock long body with wall flange with aerator (Equivalent to Code No. 512 & Model Tropical / Sumthing Special of ESSCO or similar brand)	It.-7a(ii) Pg-6 PWD (S& P Sch.)	each	12		
15	Supplying, fitting and fixing best quality Indian make mirror 5.5 mm thick with silvering as per I.S.I. specifications supported on fibre glass frame of any colour, frame size 550 mm X 400 mm	It-19 Pg-82 PWD (S&P)	each	18		
16	Supplying, fitting and fixing towel rail with two brackets. C.P. over brass 25 mm dia. And 600 mm long	It-22 a(ii) Pg-82 PWD (S & P)	each	30		
17	Supplying, fitting and fixing glass shelf with aluminum guard rails. Ordinary type with 5.5 mm sheet glass ii) 600 mm X 125 mm	It-16a(ii) Pg-82 PWD (S & P)	each	18		
18	Supplying, fitting and fixing soap holder. (a) PTMT (Prayag or equivalent)	It-18a(i) Pg-82 PWD (S & P)	each	18		

19	CP Sink Cock with Regular Swinging Spout (Table Mounted Model) (Equivalent to Code No. 5357 of JAQUAR or similar brand).	It.-19g Pg- 46 PWD (S&P Sch.)	each	6		
20	Supplying, fitting and fixing stainless steel sink complete with waste fittings and two coats of painting of C.I. brackets	P-42, it- 6(S & P schedule)	each	6		
	(a) Sink only (i) 530 mm X 430 mm x 180 mm					
21	Supplying and fixing 15 ltr. Geyser with SITC. (similar to VENUS or equivalent)	N.S.	Each	12		
22	Dismantling wash basin	It No. (b) 1, Pg 46	each	18		
23	Dismantling EP WC	It No. (b) 4, Pg 85	each	12		
24	Dismantling flush pipe of water closet	It No. (b) 10, Pg 85	each	12		
25	Supplying, fitting and fixing CPVC (Chlorinated Polyvinyl Chloride) pipes and UPVC pipes as required of approved make with all necessary accessories, specials viz. socket, bend, tee, union, cross, elbo, nipple, long screw, reducing socket, reducing tee, short piece etc. fitted with holder bats clamps, including cutting pipes, fitting, fixing etc. complete in all respect including cost of all necessary fittings as required, jointing materials in any position above ground including dismantling and repairing of existing pipeline.	L.S.	each	12		
26	Supplying, fitting and fixing stainless steel floor gratings 125 mm diameter.	Market Rate	Nos	18		
<b>Total Sanitary cost including new fixtures and internal pipelines for (hot and cold) for 12 Number toilets &amp; 1 dining room basin (only cold)</b>						

**Summary of Estimate:**

Nature of Work		Estimated cost per flat [in Rs]	Estimated Cost for Six Flats [in Rs]
Table A	Civil works		
Table B	Windows Curtains		
Table C	Wardrobe		
Table D	Under Counter Shutter		
Table E	Over Head Cabinet		
Table F	Electrical works		
Table G	Sanitary Work		
	Total		