

NPSC Society Dwarka Delhi-110075
Grit Wash Repair and Plumbing Shaft Repair

Tender no.....

BOOK-1

NPSC CO-OPERATIVE GROUP HOUSING SOCIETY LTD.

PLOT NO. 05, SECTOR-02, DWARKA, DELHI-110075

TENDER

FOR

“Gritwash Repair and Plumbing Shaft Repair”



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NPSC Society Dwarka Delhi-110075
Grit Wash Repair and Plumbing Shaft Repair

SECTION - 1.0

NOTICE INVITING TENDER (NIT)



PRESS NOTICE**TENDER NOTICE****NPSC Society.**Plot No. 5, Sector-02, Dwarka, New Delhi-110075

Sealed Item Rate tenders are invited on behalf of the President of the society in 'Two Bid System' from eligible & experienced Contractors for the following work:

Nature of work	: Grit wash Repair and Plumbing Shaft Repair
Consultant	: SLIP-TEC, Add: Basement, C-39, Sector 15, Vasundhara, Ghaziabad-201012
Estimated Cost	: Rs1.86 Crore Inclusive of GST
Earnest Money Deposit	: Rs 1.00 Lakh (One Lakh) in the form of DD in favor of President of NPSC Society
Time of Completion	: 12 Months
Date of Purchase	: 14-May-2026
Last Date of Submission	: 21-May-2026 up to 4:00 pm
Tender Opening	: 21-May-2026 at 5:00 pm
Tender Fee	: Rs 1,000 in form of Cash (Non-Refundable)

The tender can be obtained from the society's office on any working day from 14-May-2026 to 21-May-2026 up to 4:00 pm

For Further details, contact: Name: Mr. Narender Kumar Chhoker

Mob: 9717077445

E-mail: npsc.cghs@gmail.com

This advertisement was published in the following newspapers-

1. Hindustan Times dated
2. Navbharat Times dated



I. NOTICE INVITING TENDER

The Management Committee (MC) of this Society invites sealed item rate tenders in two bid system "Technical Bid" and "Financial Bid" on the prescribed proforma. The tender document can be obtained from the society's office on any working day during office hours on dates as specified payment is cash only.

Definitions:

- a) "Client/Management" Means the agency for which the work will be carried out i.e. The NPSC Society.
- b) "Bidder/Contractor" Means any private or public entity that will undertake works for the Client under the Contract.
- c) "Consultant" Means the person nominated by the Client for technical know-how & advice.
- d) "Personnel" Means professionals and support staff provided by the Contractor assigned to undertake the works or any party thereof.
- e) "Contract" means the Letter of Acceptance & Agreement issued by the Client/Management duly signed by the parties and all the attached documents.
- f) "Premises" Means the area/land of the said society on which the works is to be carried out.



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1. SALIENT FEATURES OF THE BIDDING DOCUMENT:

Date of Purchase	14th May 2026 to 21 May 2026 between 10.00 a.m. to 5:00 p.m. from the society's office.
Last Date of Submission	21 st May 2026 by 4.00 p.m.
Opening Date	21 st May 2026 at 5.00 p.m. from the Society office.
Cost of the Tender	Rs 1,000/- (Rupee one thousand only), non-refundable,
Type of Tender	Item Rate Tender
Estimated cost	Rs 1.86 Crores (inclusive of GST).
Completion Time	12 Months
EMD	Rs 1 Lakhs (Rupees one lakh only) in form of DD in favor of The NPSC Society.
Security Amount to be deducted from every RA bill.	Security of 5% as Retention Money is to be deducted from every running bill. Maximum up to: Rs. 10.00 Lakhs (EMD to be adjusted in security).
Statutory Requirements	The Contractor has to provide Work Insurance as follows: (a) The Contractor shall provide worker/labour insurance cover for labour with cover amount of Rs.10.00 lakhs. (b) The Contractor shall also provide third party insurance, to cover any mishap that may occur within the Society, for an amount of Rs 20.00 lakhs. (c) GST Registration
Defect Liability Period	1 year from the date of completion and handing over.
Validity of the Bid Rates	3 Months / 90 days from the date of opening of the tender.
Mobilization period	7 days from the Letter of Intent (LOI).

2. Contact details of the society is as follows:

Name: Narender Kumar Chhokar (Secretary)

Mob: 9868844455

Name: Sanjeet Kumar (Manager)

Mob: 9971306341

Email: npsc.cghs@gmail.com



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Instructions to the Tenderers / Bidders:

1. The Tenderer/Bidder is to quote on item rate basis: as per the schedule of quantities mentioned in the BOOK 2 of the tender. The quoted rate shall be treated as firm & no escalation shall be permissible within the Contract period & extension of time (EOT) granted thereto.
2. The earnest money deposit (EMD) of the Unsuccessful Bidders shall be returned, without any interest, within 5 days of the issue of the LOI to the successful Bidder.
3. The tender not accompanied by the requisite EMD in the specified form, shall be summarily rejected.
4. It is mandatory that the bidders should visit the site for proper understanding of the nature of work before quoting. Any claim thereafter in this regard shall not be entertained. During the visit to the site, all the security processes at the main gate should be followed.
5. The society reserves the right to cancel or not accept any tender without assigning any reason. The society is not bound to award the tender to the **lowest bidder**.
6. The quoted rates should be inclusive of transportation to destination/ project site and **GST**.
7. The Tenderer shall submit their bids in **two separate sealed envelopes** i.e., (i) Technical bid & (ii) Financial bid. **Both the sealed envelopes shall be further sealed in one master envelope. All the three envelopes should be signed and stamped across the sealing flaps.**
8. The Financial Bid of only those bidders will be opened who qualify the technical bid evaluation.
9. A 5% of security will be deducted from the running account (RA) bills which will be refunded after the completion of the defect liability period (DLP).
10. The date of start of work shall be reckoned from the mobilization period counted after issue of the LOI.
11. Those submitting the tender are advised to ensure that their tenders are complete in all respects, all the documents have been filled in and all the supporting documents are enclosed in Packet-I.
12. Completely filled forms as attached to the tender document.
13. The tender document should be duly signed & stamped by the Bidder / authorized person on each page.

II. Eligibility Criteria:

Packet I - Technical Bid

1. Earnest money in the form of Demand Draft.
2. Self-attested copies of the following documents:



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- a. Constitution of the Bidder- Proprietorship/ Partnership/Pvt Ltd.
 - b. PAN Card & GST Number.
 - c. ITR of the past three (3) years (audited) as per Form A.
 - d. Similar works as per Form B.
 - e. Details of the Company as per Form C.
 - f. List of Staff - Engineers/Technical and Non-Technical as per Form D.
 - g. List of Plant & Equipment owned as per Form E.
3. Certificates / Work Orders of successful execution of similar works during the last three years should be submitted by the bidder as follows:

Estimated Amount – Rs. 1.86 crores.

One similar work of at least 80% of the estimated amount.

or

Two similar works of at least 60% of the estimated amount.

or

Three similar works of at least 40% of the estimated amount.

4. Financial Strength

Average yearly turnover of the last 3 years shall be at least **Rs.1crore** (Rs. one crore only).

It is desirable that the bidder submits the audited balance sheet of the last three years.

Packet-II (Financial Bid)

1. Completed BOQ, duly signed & stamped by the bidder/ authorized person of the company on each Page.



III. Compliances for the Successful Bidder:

1. Workman Insurance as per The Workmen Compensation Act 1993 and latest amendments.
2. 3rd party insurance for damage of vehicles in the premises of the society.
3. Labor License if required.

IV. Bid Clarification:

All questions and requests for clarification or interpretations related to the NIT document shall be addressed in writing to:

Client: npsscghs@gmail.com***



NPSC SOCIETY Dwarka Delhi - 110075.

Grit wash Repairs and Plumbing Shaft Repair

SECTION - 2.0

Scope of Work

&

General Conditions



1. BRIEF PROJECT DESCRIPTION:**Brief Project Description**

This tender is for the “Grit Wash Repairs and Plumbing Shaft Repair”

The Management Committee of the Society intends to carry out the required repair and maintenance works for the external grit wash surfaces and plumbing shafts of all the blocks. A visual inspection survey was conducted to identify the areas requiring repairs.

The Society consists of four residential blocks namely A, B, C & D, all being Stilt + 10-storey buildings having a total of 203 flats. Blocks A, B & C consist of 49 flats each, while Block D consists of 56 flats.

The work has been divided into the following parts:

2. Part A: Grit Wash Repair**3. Part B: Plumbing Shaft Repair:** Following heads are also covered in this part.**Section 1: Shaft Repair Work****Section 2: Plumbing Work****Section 3: Rainwater Pipes Replacement****Part A: Grit Wash Repair**

The scope under this part includes dismantling of loose and damaged grit wash finish/plaster, cleaning and preparation of the substrate surface, bore packing and repair of distressed areas, and application of new grit wash finish matching the existing texture, pattern, and appearance, including curing and finishing complete.

Part B: Plumbing Shaft Repair

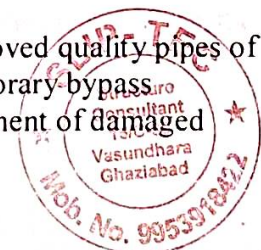
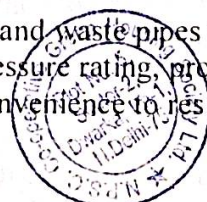
The scope under this part includes repair and restoration of identified plumbing shafts, replacement of damaged plumbing lines, associated civil repair works, and replacement of rainwater pipes complete as per drawings and site requirements. The work shall be executed in occupied residential areas with due care to existing services and surrounding structures.

Section 1: Shaft Repair Work

The work includes dismantling of existing shaft plaster, removal of old damaged/leaking pipes, dismantling of severely distressed RCC tie beams and recasting the same, bore packing/filling of openings and gaps created during execution, and application of standard cement plaster in shaft areas after completion of repair works.

Section 2: Plumbing Work

The work includes replacement of damaged soil and waste pipes with new approved quality pipes of existing diameter (150 mm dia) and 6 kg/cm² pressure rating, provision of temporary bypass arrangements during execution to minimize inconvenience to residents, replacement of damaged



ground floor gully traps (GT), and repair of affected drinking water pipelines during execution of work.

Section 3: Rainwater Pipes Replacement

The work includes dismantling of damaged/broken PVC rainwater pipes, installation of new 6" dia PVC rainwater pipes of 6 kg/cm² pressure rating, construction of new khurras at terrace level wherever required, and checking/testing of all joints and connections after completion of installation work.

II GENERAL TERMS & CONDITIONS

1. OBLIGATIONS OF THE CONTRACTOR:

- a) The Contractor shall carry out the Contract at the Project Site on a Tender basis & on direction of the PMC/MC.
- b) The Contractor shall carry out the Grit wash and plumbing shaft Repair Works as per the technical conditions of the LOI.
- c) The brand of products used by the Contractor for the repairs shall be pre-approved by the MC/PMC. The brands will be listed in BOOK 1.
- d) The Contractor shall provide a Process Flow Chart / PERT Chart to the MC before commencement of the Contract.
- e) The Contractor shall maintain the inventory record and get it signed by PMC/MC.
- f) The Contractor shall mobilize the team within the specified days of signing of this Agreement and commence the repair at the Project Site. The Contractor shall complete the work in all respects within the stipulated period.
- g) In case, if the work is getting delayed for any reason whatsoever, the Contractor will make arrangements for additional manpower.
- h) The Contractor shall clear and clean the Project Site in all respects to the satisfaction of the PMC/MC on a daily basis.
- i) In the case of abandonment of the Project Site, the Contractor agrees to the deduction of Rs. 5,00,000/- (Rs. five lakhs) from the outstanding bills and forfeiture of the Retention Money/Security by the MC.
- j) The Contractor shall:
 - Ensure that the MC is fully satisfied with the Repairing work and any deficiency and defects in the work are remedied immediately upon defect being pointed out **at no extra cost** to the MC.
 - Provide suitable cover for plants, air conditioners, cars, balconies and window glass of the resident while the removal of grit wash is in progress. Any damage to the properties of the MC or its residents shall be made good to the satisfaction of the MC and the residents concerned within a reasonable period of time not exceeding one month from the date it is brought to the Contractor's notice. If the Contractor fails to remedy the damages to the satisfaction of the MC and the residents concerned within the agreed time frame, the MC shall remedy the same on its own and deduct 125% of the cost incurred for remedying from the Contractor's bills to cover for its supervision and management expenses.
 - Carry out the work with no or minimal disturbance to the residents.

- Ensure that adequate safety measures are in place while the work is in progress. The MC reserves the right to stop the work if any serious safety gap is observed till it is addressed by the Contractor.
 - Ensure that its personnel on duty carry a valid entry pass for entering and working on the Project Site. The process required to get such entry-pass shall be as per the existing process prescribed by the MC.
- k) Ensure that its personnel on duty conduct themselves in a proper and befitting manner. No spitting (except in wash basin or designated spots), chewing tobacco, smoking cigarette/bidi, consuming alcohol etc., is allowed within the Project Site. A fine of Rs. 100/- per incident shall be imposed on the Contractor for any violation. Gate passes of repeat offenders shall be confiscated and the person shall be barred from entering the Project Site. Any damage or loss caused due to the negligence of such personnel to the property of the MC or of any of the residents there of or their guests shall be made good by the Contractor. The MC reserves the rights to withhold payment to the Contractor to make good any such loss or damage.
- l) It is clearly understood that in case the damage, defect or problem arises due to the negligence or deliberate omission or commission/misconduct/ or mishandling or break of obligation on the part of the Contractor or any of his employees or agents, the same shall be recovered by the MC from the Contractor only and the Contractor shall fully indemnify.
- m) The Contractor, at his own expense, shall before the start of the work, provide a copy of the following insurance policies to the MC for complete duration of the Contract:
- i. Contractors All Risk Policy.
 - ii. Workmen Compensation Policy covering all employees on the Project site.
 - iii. Third Party Risk Policy.
- n) The Contractor, in respect of its employees, supervisors or workers (employed or contracted), shall:
- i. Be solely liable to comply with all the laws including the existing labor and child labor laws, workman compensation policy (WCP) as applicable.
 - ii. Be solely liable for any claim damages arising out of any injury suffered by the personnel engaged in repair and repainting work. Such personnel shall have no form of agreement of any kind with the MC.
 - iii. Be solely responsible for arranging the necessary safety equipment for the project site workers/staff/personnel/labor.
 - iv. Be responsible for observing safe work practices & the safety, security and wellbeing of his employees and/or workers employed at the Project Site to execute the project and shall abide by all the safety measures. The Contractor shall provide to their employees and / or workers all the safety appliances, such as helmets, safety belts etc., as required, for carrying out the work safely and shall not allow their employees and /or workers to carry out any unsafe practices. Any liabilities arising in the event of any injury or unforeseen mishap will be exclusively borne by the Contractor and the MC shall bear no responsibility.
 - v. The Contractor shall alone be liable for the payment of wages and all the other statutory dues, benefits and claims to the staff and workforce employed by it to carry out its obligations under this agreement and agrees to indemnify and keep harmless the MC.
 - vi. Since the building is a Residential premises, utmost care shall be taken by the Contractor to

- ensure that noise and pollution are kept at the barest minimum level. The Contractor shall eliminate all the possible causes of hazards. No waste shall be burnt or disposed of within and outside the Project Site.
- vii. The Contractor shall depute a knowledgeable person to supervise the work at site ("Contractor's Supervisor") independently and available at all times at the site for consultation/discussion with the MC. The CV of the person is required to be submitted.
 - viii. Safety net shall be provided by the Contractor wherever necessary to avoid debris falling on the persons walking in the compound as well as vehicles parked therein, without extra cost.
 - ix. Accident compensation - The total responsibility shall be that of the Contractor and all expenses shall be borne by him.
 - x. The Contractor shall ensure that all debris/rubble/waste are cleared from the MC's premises from time to time, at his own costs, so as to keep the compound clean while the work is in progress as well as on completion of the said works.
 - xi. No hutment, cooking activities are allowed at the Project Site.
 - xii. Child labor and labor with toddlers are not allowed at the Site premises.
 - xiii. In case of dispute, the Contractor should first approach the PMC.

2. OBLIGATIONS OF THE CLIENT:

- a) In case of change in MC, the current MC shall ensure the proper handover to the new MC for smooth progress of the pending work.
- b) The MC shall provide the Contractor suitable space for the Contractor to develop infrastructure for the storage of repair and painting materials and temporary office for their supervisory, technical, planning and quality control personnel at the site, free of cost, till the project completion. The Contractor shall refurbish and restore the space to match it with the repaired and repainted Project Site at the time of hand over to the MC.
- c) Electricity and water for the said Project will not be provided by the society.
- d) In case of any dispute between a resident and the Contractor, the MC shall assist in resolving the dispute amicably.
- e) The MC shall provide access to all the areas within the Project Site to ensure that the repair and painting work is completed within the prescribed time.

NOTE:

1. The Contractor shall submit samples of all the material required for works, before procurement, for the approval of the MC. The samples can be submitted from any of the makes mentioned in this tender document, and they shall conform to the specifications. The samples, as approved by the MC, shall only be used for the works and the decisions of the MC regarding the samples shall be final.
2. For materials where approved makes are not specified in this tender document, the selection shall be made by the MC, and the material must be approved by the MC through samples before procurement.

3. QUALITY CONSCIOUSNESS:

The Contractor is expected to perform the work as per the specific quality usage and



application norms as accepted and approved by the MC. The same has to be documented and will form a part of the required documents for processing of the final payment.

4. RISK AND COST:

- a) In case any work is not found as per the prescribed norms or is not carried out in time or the Contractor fails to undertake the work in time, the MC may impose Liquidated damages @ 0.1 % of the contracted value or may get the remaining/unexecuted job from a third party at the cost & risk of the Contractor.
- b) In case the works undertaken by the Contractor are found to be unsatisfactory or if any incidence of misbehavior by the staff of the applicant is reported or service is not provided in time, then the MC may impose a penalty as specified in the payment terms.
- c) The Contractor has to submit the work plan of the assigned work. If the MC is not satisfied with the progress and quality of the work by the Contractor under the Contract, the MC may impose a damage as specified in the payment terms.

5. INTEGRITY ASSURANCE:

The Contractor, hereby, confirms that they do not have any association, directly, with any of the employees or members of the MC. The Contractor further confirms that they have not yielded any direct and / or indirect influence, material or otherwise, to secure the MC's Contract. The Contractor consents to immediate cancellation of the Contract by the MC, at their will and discretion, if any facts and / or information become available to the contrary.

6. FRAUD AND CORRUPTION:

- a. "Corrupt practice" means the offering, receiving, or soliciting, directly or indirectly, of anything of value to influence the action of a public official in the selection process or in execution.
- b. "Fraudulent practice" means a misrepresentation or omission of facts in order to influence a selection process or the execution of a Contract.
- c. "ENTIRE AGREEMENT" means this Agreement expresses fully the understanding between the Parties and all prior understandings, agreement may be modified, amended, supplemented, waived, or discharged only in writing signed by the Parties hereto.

7. SEVERABILITY:

Should any clause, provision, sentence, paragraph, or part of this Agreement, for any reason whatsoever, be adjudged by any court of competent jurisdiction, or be held by any other competent government authority having jurisdiction over the parties to be invalid, unenforceable or illegal, such judgment or holding shall not affect, impair or invalidate the remainder of this agreement, shall be confined in its operation to the clause, sentence,

provision, paragraph or part of this Agreement directly involved in the matter, controversy or proceeding in which such judgment of holding shall have been rendered, and the remainder of this Agreement shall remain in full force and effect.

8. LIMITATION OF LIABILITY:

Notwithstanding anything to the contrary that may be contended or implied in this agreement and to the extent permitted by law, in no event the MC shall be liable to the other for any direct, indirect, special, incidental consequential, punitive damages or any lost revenue regardless of whether such party knew or should have known of the possibility of such damages.

9. RELATIONSHIP OF THE PARTIES:

Nothing in this agreement is intended, nor shall it be operated to create any relationship between the MC and the Contractor. The Contractor and MC shall not hold themselves as an agent, subsidiary, or affiliate of each other, nor have the authority to bind each other to any obligation and interest. It is clear to have understood and acknowledged that the relationship amongst all the three parties is connected to Principal-to-Principal basis. The Paint Supplier, Paint Contractor and MC shall not hold themselves as an agent, subsidiary, or affiliate of each other, nor have the authority to bind each other to any obligation and interest, and the relationship amongst all the three parties is on a Principal-to-Principal basis.

10. GOVERNING LAW AND JURISDICTION:

In the event that the parties fail to settle the dispute amicably, the same shall be settled by arbitration under the Arbitration and Conciliation Act, 1996. The language of the arbitration proceedings shall be English. Any disputes arising in relation to this Contract shall be subject to the executive jurisdiction of courts at New Delhi.

11. MEASURES TO BE TAKEN:

- a. The time for the completion of the entire work is as specified in the NIT, i.e., from the date of Award of the Contract, unless it is delayed due to reasons beyond the control of both the parties under unforeseen circumstances. **In such an eventuality, the rates quoted in the Original Bid will remain applicable for the extended period as well.**
- b. The MC will have the sole discretion to award the work to any bidder ignoring the L-1 or L-2 criteria and or split the jobs to the other bidders and/or last. The bidder(s) will have no right to object/ challenge the above discretion of the MC. In case of receiving insufficient Tender Applications, the MC reserves the right to even cancel or postpone the whole process of tendering without bearing any kind of financial liability.
- c. After the last date of submission of tender, no revision in the tendered price would be allowed.

12. COMMENCEMENT AND MODIFICATION OF THE CONTRACT:

