सत्यमेव जयते

National Land Monetization Corporation

(A Wholly owned Govt. of India Company)

Department of Public Enterprises, Ministry of Finance, Govt. of India

Date: 07.08.2026

Request for Proposal

Sub: Notice Inviting Tender (NIT) for the work of internal finishing, repair and maintenance of 11 nos. NLMC flats located at Prayagraj (U.P)-reg.

Ref: File No. NLMC/AM/01/2024

NLMC is hereby issuing the referred NIT annexed herewith as **Annexure 1**, to eligible and experienced contractors for execution of the work of Internal Finishing, Repair and Maintenance Works of 11 Nos. NLMC Flats at Prayagraj. (U.P).

2. The bids are invited in accordance with the timelines mentioned below:

S. No.	Event Description	Date	Time
1	Publication of Tender	07.08.2026	.....
2	Last date for submission of written queries	13.08.2026	15:00 hrs
3	Pre-Bid Meeting	14.08.2026	16:00 hrs
4	Last date for submission of bids	31.08.2026	13:00 hrs
5	Opening of Technical Bids	02.09.2026	15:00 Hrs
6	Opening of Financial Bids	To be intimated separately to technically qualified bidders	To be intimated separately to technically qualified bidders

Encl: Annexure 1

Yours Faithfully

(Sunil Sahu)
GM, NLMC

National Land Monetization Corporation

NIT No.: NLMC/AM/01/2024
Dated: 07.08.2026

NOTICE INVITING TENDER (NIT) FOR THE WORK OF INTERNAL FINISHING, REPAIR AND MAINTENANCE OF 11 NOS. NLMC FLATS LOCATED AT PRAYAGRAJ. (U.P)

National Land Monetization Corporation (NLMC)
(A Government of India Enterprise)
Public Enterprises Bhawan, Block 14, CGO Complex
Lodhi Road, New Delhi – 110003

DOCUMENT AUTHENTICATION

Particulars	Details
Issuing Organization	National Land Monetization Corporation (NLMC)
Administrative Ministry	Ministry of Finance, Government of India
Tender Type	Tender under Two-Bid System
Tender Title	Internal Finishing, Repair and Maintenance Works of 11 Nos. NLMC Flats at Prayagraj. (U.P)
NIT Reference	NLMC/AM/01/2024
Published Date	07.08.2026
Version	Final V01
File Name	NLMC - NIT for Internal Finishing, Repair and Maintenance Works of 11 Nos. NLMC Flats at Prayagraj. (U.P)

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DISCLAIMER

This Tender Document is issued by National Land Monetization Corporation (NLMC) solely for the purpose of inviting bids for the work described herein. This Tender Document does not by itself constitute a contract or a binding offer by NLMC.

The information contained in this Tender Document is based on information presently available with NLMC. Bidders are advised to inspect the site, verify local conditions, assess the scope independently, and satisfy themselves regarding all matters that may affect the cost, execution, quality, safety, and completion of the work.

NLMC reserves the right to amend, clarify, cancel, suspend, withdraw, or re-invite the tender, in whole or in part, at any stage prior to award, in accordance with applicable law, the General Financial Rules, 2017, extant instructions of the Ministry of Finance, applicable vigilance and procurement norms, and Government of India instructions issued from time to time. No claim for reimbursement of bid preparation costs or any other expense shall lie against NLMC.

SECTION I
NOTICE INVITING TENDER (NIT)

1. Invitation to Bid

1.1 National Land Monetization Corporation (NLMC), a Government of India enterprise under the administrative control of the Ministry of Finance, invites sealed bids under a Two-Bid System from eligible and experienced contractors for execution of the work of Internal Finishing, Repair and Maintenance Works of 11 Nos. NLMC Flats at Prayagraj. (U.P).

1.2 The bidding process shall be conducted in two stages:

a) **Technical Bid –** for evaluation of eligibility, responsiveness, statutory compliance, and qualification; and
b) **Financial Bid** – of only those bidders who are found technically responsive and qualified.

1.3 The contract shall ordinarily be awarded to the lowest evaluated responsive bidder (L-1) among the technically qualified bidders.

1.4 The successful bidder shall execute the work in accordance with this Tender Document, the accepted SOQ (Appendix to Annexure 4), the Letter of Acceptance, the Contract Agreement, and written instructions issued by NLMC.

2. Tender Information Summary

S. No.	Item	Details
1	Name of Work	Internal Finishing, Repair and Maintenance Works of 11 Nos. NLMC Flats at Prayagraj. (U.P)
2	Procuring Entity	National Land Monetization Corporation
3	NIT No.	NLMC/AM/01/2024
4	Tender Publication Date	07.08.2026
5	Bid Document Download Start Date	07.08.2026
6	Pre-Bid Query Last Date and Time	13.08.2026 up to 15:00 Hrs
7	Pre-Bid Meeting	14.08.2026 at 16:00 Hrs
8	Bid Submission Due Date and Time	31.08.2026 up to 13:00 Hrs
9	Technical Bid	02.09.2026 at 15:00 Hrs

	Opening	
10	Financial Bid Opening	To be intimated separately to technically qualified bidders
11	Bid Validity	120 days from the last date of submission of bids
12	Estimated Value Put to Tender	***Rs. 10,41,764/-*** (Ten Lakh Forty-One Thousand Seven Hundred Sixty FourOnly)
14	Earnest Money Deposit (EMD)	2% of the Estimated Bid Value i.e. Rs. 20,835/-
15	Performance Security	5 % of the accepted contract value
16	Time of Completion	60 days from date of LoA/handing over of site, whichever is later
17	Defect Liability Period	06 months from date of completion
18	Contact for Queries	011-24363606
19	Official Website	https://nlmc.dpe.gov.in/

3. Schedule of Events

S. No.	**Event Description**	**Date**	**Time**
1	Publication of Tender	07.08.2026	…….
2	Last date for submission of written queries	13.08.2026	15:00 hrs
3	Pre-Bid Meeting	14.08.2026	16:00 hrs
4	Last date for submission of bids	31.08.2026	13:00 hrs
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6	Opening of Financial Bids	To be intimated separately to technically qualified bidders	To be intimated separately to technically qualified bidders

4. Submission Details

4.1 The bid shall be submitted in **one outer sealed envelope containing two separately sealed inner envelopes** clearly marked:

a) **Envelope 1 –** Technical Bid
b) **Envelope 2 –** Financial Bid

4.2 The outer envelope shall bear the following superscription:

> ***"BID For Internal Finishing, Repair and Maintenance Works of 11 Nos. NLMC Flats at Prayagraj. (U.P)"***

4.3 The bid shall be submitted physically by hand delivery or by Speed Post to:

Deputy Manager (Legal) / Authorized Officer
National Land Monetization Corporation (NLMC)

Room No. 006, Ground Floor, Block No. 14
CGO Complex, Lodhi Road, New Delhi – 110003

4.4 Any bid received after the due date and time shall be rejected and may be returned unopened. NLMC shall not be responsible for postal delay, transit loss, or non-receipt.

SECTION II
INSTRUCTIONS TO BIDDERS (ITB)

5. Eligible Bidders

5.1 The bidder shall be a legally valid entity competent to enter into contract under applicable law and may be a sole proprietorship, partnership firm, limited liability partnership, company incorporated under the Companies Act, 2013, registered co-operative society, contractor, or any other person or entity permitted to bid under the tender conditions and the applicable laws of India. In the case of a proprietorship concern, the bid shall be signed by the proprietor; in the case of a partnership firm or LLP, by a duly authorised partner; in the case of a company, by a duly authorised signatory supported by board resolution or power of attorney, as applicable. Joint ventures, consortiums, and unincorporated associations shall not be permitted unless expressly allowed under this Tender Document.

5.2 Work Experience: The bidder must have successfully completed, during the last 3 years ending on 31.03.2026, either of the following:

a) three similar completed works each costing not less than 40% of the estimated cost; or
b) two similar completed works each costing not less than 50% of the estimated cost; or
c) one similar completed work costing not less than 80% of the estimated cost.

Note: For this tender, similar work means civil works involving repairs, finishing, plaster repair, painting, woodwork repair, miscellaneous building maintenance, or similar repair / renovation works in residential, office, institutional, or commercial buildings.

5.3 Financial/turnover criteria: The bidder must have achieved an average annual financial turnover of not less than 30% of the estimated cost put to tender during the last three financial years ending 31st March of each year (i.e. 2022-23, 2023-24, 2024-25). The bidder shall submit documentary proof of turnover by way of audited financial statements, profit and loss account, balance sheet, and/or a certificate from a Chartered Accountant, as applicable.

5.4 The bidder must possess valid PAN, GST registration, and shall have a valid registration/enlistment for civil works and should have executed works in government organisations/departments, PSUs\, autonomous bodies supported by documentary proof as mentioned in the **checklist** under **Annexure-2.**

5.5 The bidder shall not be blacklisted, debarred, or under suspension by any Central Government Ministry / Department, State Government, PSU, statutory authority, or public body as on the last date of bid submission.

5.6 The bidder shall comply with Rule 144(xi) of GFR 2017 and related Government of India instructions, wherever applicable, and submit the prescribed undertaking / certificate.

5.7 Conditional bids, incomplete bids, bids without required supporting documents, or bids with material deviations shall be liable to rejection.

6. Government Procurement Instructions

6.1 This procurement shall be governed by the General Financial Rules, 2017, applicable Ministry of Finance instructions, relevant vigilance guidelines, and Government procurement instructions, to the extent applicable to this tender. The execution of the work shall be governed by the Schedule of Quantities, the contract conditions, approved makes, manufacturer's specifications, and written directions issued by NLMC.

6.2 The bidder shall comply with all laws, rules, labour regulations, safety norms, tax laws, municipal requirements, and local requirements applicable to execution of the work.

6.3 Any benefit or exemption under Government of India policy shall be admissible only if specifically applicable to this category of procurement and supported by valid documentary proof.

7. Tender Fee, EMD and Bid Security Requirements

7.1 Each bid shall also be accompanied by an Earnest Money Deposit (EMD) of Rs. 20,835 in the form of Demand Draft / Banker's Cheque / other permissible instrument from a Scheduled Commercial Bank, drawn in favour of National Land Monetization Corporation, payable at New Delhi.

7.2 EMD shall be submitted along with the Technical Bid, unless exemption is specifically admissible under applicable Government instructions and valid documentary proof is enclosed.

7.3 If no valid exemption applies, non-submission of EMD shall render the bid non-responsive.

7.4 The EMD of unsuccessful bidders shall be refunded without interest after finalization of the tender.

7.5 The EMD of the successful bidder shall be refunded after submission and acceptance of the prescribed Performance Security.

7.6 The EMD shall be liable to forfeiture, or the Bid Security Declaration may be invoked, if the bidder:

a) withdraws or modifies the bid during bid validity;
b) submits false, forged, or misleading documents / declarations;

c) fails to accept the Letter of Acceptance;
d) fails to submit the Performance Security within the prescribed time (07 days); or
e) commits any act amounting to corrupt, fraudulent, collusive, coercive, or obstructive practice.

8. Pre-Bid Meeting and Clarifications

8.1 Any intending bidder requiring clarification may submit written queries on email to am-nlmc@gov.in by 13.08.2026 up to 15:00 Hrs.

8.2 A pre-bid meeting shall be held on 14.08.2026 at 16:00 Hrs.

8.3 Bidders may depute up to two (2) authorized representatives for the pre-bid meeting. Such representatives shall be informed one day advance to the pre-bid meeting through email on am-nlmc@gov.in.

8.4 NLMC may, at any time prior to the last date of submission of bids, issue clarifications, corrigenda, addenda, amendments, or replies to pre-bid queries on its official website and, where considered appropriate, may also circulate the same by email to the intending bidders who have participated in the pre-bid process. Such written clarifications, corrigenda, addenda, amendments, and replies, as published on the official website of NLMC, shall form an integral part of the Tender Document and shall be binding on all intending bidders, bidders, proprietorship concerns, partnership firms, limited liability partnerships, companies, contractors, co-operative societies, and other eligible entities participating in the tender process.

8.5 No oral clarification, informal communication, or statement made by any officer, employee, consultant, or representative of NLMC during discussions, site visits, telephone conversations, or the pre-bid meeting shall have any legal effect or be treated as modifying the Tender Document unless the same is issued in writing by NLMC through a formal clarification, corrigendum, or amendment.

9. Preparation and Submission of Bids

9.1 The bid and all supporting documents shall be in English. Any document in another language shall be accompanied by a certified English translation.

9.2 Every page of the bid and all enclosures shall be signed and sealed by the authorized signatory of the bidder.

9.3 The bidder shall inspect the site and satisfy itself regarding the nature and extent of work, local conditions, access, labour availability, disposal arrangements, and all other factors that may affect the bid, including restrictions relating to residential occupancy, common area movement, staircase access, local permissions, RWA / housing society requirements, security restrictions, working hours, and debris disposal. Submission of a bid shall be deemed to constitute full knowledge by the bidder of all such conditions.

9.4 The bidder shall submit only one bid for this work. Submission of multiple bids by the same bidder may result in rejection of all such bids.

9.5 The Technical Bid shall include, at a minimum:

a) Annexure 1 – Form of Tender;
b) Annexure 2 – Checklist for Enclosures;
c) Annexure 3 - Undertaking
d) EMD
e) any other document required under this tender.

9.6 The Financial Bid shall be submitted only in **Annexure 4** and the attached format. No condition, qualification, or deviation shall be mentioned in the Financial Bid.

9.7 Rates shall be quoted in Indian Rupees.

9.8 The bidder shall quote rates after considering all costs including labour, material, transport, scaffolding, tools and plant, overheads, profit, safety arrangements, debris removal, taxes, cess, and GST, unless otherwise expressly specified in the financial bid format. The rates shall be deemed to include all leads, lifts, loading, unloading, handling, curing, protection, making good, municipal compliance, and all incidental operations necessary for proper execution of the work in accordance with the tender conditions.

9.9 The bidder, whether a sole proprietorship concern, partnership firm, limited liability partnership, company, co-operative society, contractor, or other eligible entity, shall bear all costs associated with preparation and submission of the bid, including site visit, documentation, travel, communication, and other incidental expenses. NLMC shall not be liable for reimbursement of any such cost, whether or not the tender process is completed or the bid is accepted.

10. Opening and Evaluation of Bids

10.1 Technical Bids shall be opened first on the date and time notified by NLMC, in the presence of the bidders or their duly authorised representatives who choose to attend. Attendance at the opening of Technical Bids shall be optional, and non-attendance shall not invalidate the bid or affect its consideration.

10.2 The Technical Bid evaluation shall be on a responsiveness and qualification basis, including scrutiny of:

a) eligibility criteria;
b) completeness of documents;
c) statutory compliance;
d) experience credentials; and
e) conformity with tender conditions.

10.3 Financial Bids of only those bidders who are found technically responsive and qualified shall be opened on a later date, to be separately intimated.

10.4 The contract shall ordinarily be awarded to the technically qualified bidder quoting the lowest evaluated total price (L-1).

10.5 In the event of a tie in L-1 rates, the competent authority may adopt an appropriate method including draw of lots in the presence of tied bidders.

10.6 NLMC may seek clarifications on Technical Bids. No change in price or material substance of the bid shall be permitted after submission.

10.7 Bids which are late, incomplete, conditional, materially non-responsive, or not in accordance with the tender terms may be rejected.

11. Abnormally Low / Imbalanced Bids

11.1 If a bid submitted by any bidder, appears to be abnormally low or materially imbalanced in relation to the estimated cost, prevailing market rates, or scope of work, NLMC may call upon such bidder to furnish, within the time specified by NLMC, a detailed rate analysis, cost break-up, justification of quoted rates, source of materials, deployment methodology, and any other information considered necessary for evaluation.

11.2 If the bidder fails to satisfactorily establish its capacity, capability, or intention to perform the contract at the quoted rates in accordance with the tender conditions, specifications, and time schedule, NLMC may treat the bid as non-responsive and reject the same.

11.3 Examination, acceptance, or non-rejection of an abnormally low or materially imbalanced bid shall not relieve the successful bidder of any of its obligations, liabilities, quality requirements, time commitments, or other responsibilities under the tender and the resulting contract, if awarded.

12. Award of Work

12.1 After evaluation and approval by the competent authority, NLMC shall issue a Letter of Acceptance (LoA) to the successful bidder.

12.2 The successful bidder shall, within the period specified in the Appendix to Instructions to Bidders or within such extended period as may be permitted by NLMC:

a) submit the prescribed Performance Security within seven (07) days from issue of the LoA; and
b) execute the Contract Agreement within seven (07) days from issue of the LoA.

12.3 If the successful bidder fails to comply with Clause 12.2, NLMC may cancel the award, forfeit the EMD or invoke the Bid Security Declaration, as applicable, and take such further action as may be permissible under the tender conditions, applicable Government instructions, and law.

12.4 Subject to applicable procurement norms, approval of the competent authority, and the circumstances of the case, NLMC may reject all bids and re-tender the work, in whole or in part, without thereby incurring any liability to any bidder, or take such other action as may be permissible under applicable Government procurement instructions.

13. Definitions and Interpretation

13.1 In this Tender Document and the resulting contract, unless the context otherwise requires:

a) "*NLMC*" means National Land Monetization Corporation.
b) "*Bidder*" means the person / entity submitting a bid.
c) "*Successful Bidder*" means the bidder whose bid is accepted by NLMC.
d) "*Contractor*" means the successful bidder after issue of LoA and execution of contract.
e) "*Contract*" means the contract resulting from acceptance of the bid, including the NIT, accepted bid, LoA, Schedule of Quantities (SOQ), agreement, and all annexures / corrigenda.
f) "*Work*" / "*Works*" means the internal finishing, repair, maintenance, and allied works described in this Tender Document.
g) "*Site*" means the flats and premises described in Section VI.

13.2 Words importing the singular include the plural and vice versa. Headings are for convenience only and do not affect interpretation.

14. Scope of Contract, Governing Technical Standards and Site Conditions

14.1 The Contractor shall execute and complete the works described in this Tender Document, SOQ, specifications, and directions of NLMC. The entire work shall, in general, conform to the description of items in the Schedule of Quantities, the Special Conditions of Contract, the Schedule of Requirements and Technical and Quality Requirements in Section VI, and the drawings, if any.

14.2 All the contract documents shall be treated as complementary to one another. In the event of any discrepancy or conflict among the provisions of the contract documents, the following order of precedence shall apply:

a) the Letter of Acceptance and Contract Agreement;
b) the nomenclature / description of the item in the Schedule of Quantities, including drawings, if specifically referred to therein;
c) Special Conditions of Contract;
d) General Conditions of Contract;

14.3 Wherever reference is made to any specification, approved make, or manufacturer's standard in the tender or contract documents, such reference shall include the version applicable as on the date of opening of the tender, unless otherwise expressly provided.

14.4 The work shall be executed and measured in metric units. The Contractor shall provide all labour, tools, tackles, equipment, consumables, transportation, supervision, staging, scaffolding, protection, curing, cleaning, disposal, and all incidentals necessary for proper completion of the work.

14.5 Quantities in the Schedule of Quantities (SOQ) at Appendix to Annexure 4 are indicative and payment shall be made on actual measured and accepted quantities executed, unless any item is expressly specified as a lump-sum job item.

14.6 The rates quoted for each item shall, unless expressly stated otherwise, include the cost of all labour, materials, consumables, curing, wastage, lead, lift, handling, loading and unloading, tools and plants, taxes, duties, cess, GST, and all other inputs required for proper execution of the item.

14.7 The rates for every item shall apply for all heights, depths, lengths, widths, leads, lifts, and locations of the structure unless specifically provided otherwise in the SOQ item description. No extra payment shall be made on this account.

14.8 The Contractor shall be deemed to have inspected the site and understood the scope and execution conditions before submission of the bid. Submission of the bid shall also be deemed to constitute full knowledge of local conditions, residential occupancy, common area access, staircase movement, labour deployment constraints, stacking restrictions, and debris disposal requirements.

14.9 No claim of any kind on account of ignorance of site conditions, restrictions, specifications, municipal requirements, security requirements, labour movement, material storage, or access limitations shall be entertained after submission of the bid.

14.10 The Contractor shall ensure that no hindrance is caused to residents, public passage, traffic, or common movement during execution of the work and shall plan the execution so as to minimize inconvenience and disturbance.

14.11 Deviation

Deviations in quantities of individual items up to ±25% of the agreement quantities and total deviation up to ±10% of the Agreement amount shall be permissible. No deviation beyond the above limits shall be carried out at site without prior in-principle approval of the competent authority.

14.12 ***Computerised Measurement Book***: The Contractor shall submit detailed measurements in the Computerized Measurement Book (CMB) on A-4 size pages as per CPWD specifications, BIS orders, or mutually agreed methods. These measurements shall be got checked and verified by the competent authority as per the pre-fixed programme.

15. Performance Security

15.1 Performance Security is a post-award requirement. It is not required to be submitted with the bid.

15.2 The successful bidder shall furnish Performance Security equivalent to 5% of the accepted contract value within 07 days of issue of the LoA.

15.3 The Performance Security may be furnished in any permissible form under applicable Government instructions, including Demand Draft, Banker's Cheque, Fixed Deposit Receipt, Bank Guarantee, or electronic transfer, as accepted by NLMC.

15.4 The Performance Security shall remain valid up to 60 days beyond completion of all contractual obligations, including the Defect Liability Period, unless otherwise specified by NLMC.

15.5 Failure to furnish Performance Security within the stipulated time shall constitute sufficient ground for cancellation of award and forfeiture of EMD / invocation of Bid Security Declaration.

15.6 The Performance Security may be forfeited or invoked for breach of contract, non-performance, abandonment, failure to rectify defects, or any other event provided in the contract.

16. Time of Completion

16.1 The time allowed for completion of the work shall be 60 days from the date of issue of LoA or handing over of the site, whichever is later.

16.2 Time shall be of the essence of the contract.

16.3 Extension of time, if any, may be granted by the competent authority for reasons to be recorded in writing and subject to applicable conditions.

17. Liquidated Damages

17.1 If the Contractor fails to complete the work within the stipulated time, NLMC may levy liquidated damages at the rate of 1% of the accepted contract value per week or part thereof, subject to a maximum of 10% of the accepted contract value.

17.2 Levy of liquidated damages shall be without prejudice to other rights and remedies available to NLMC.

18. Quality, Specifications and Defect Liability

18.1 All works shall be executed in a sound, workmanlike manner using standard quality materials of approved make and conforming to the relevant manufacturer's specifications.

18.2 Materials and workmanship shall conform to the SOQ, applicable standard engineering practice, manufacturer standards, and instructions of the NLMC. If specifications for any item are not available in the tender documents or manufacturer standards, the written decision of the NLMC based on sound engineering practice and local usage shall govern the execution of that item.

18.3 Substandard, defective, damaged, or non-conforming work or material shall be rejected and shall be rectified, replaced, or redone by the Contractor at its own cost. No payment shall be made for defective or rejected work until the same has been rectified to the satisfaction of the NLMC.

18.4 The Defect Liability Period shall be Six (06) months from the date of completion / certification of completion.

18.5 Any defect noticed during the Defect Liability Period, including shrinkage, peeling, poor workmanship, failure of finish, or any other deficiency attributable to the Contractor's work, materials, or method of execution, shall be rectified by the Contractor within the time specified by NLMC, failing which NLMC may get the same rectified at the risk and cost of the Contractor and recover the amount from dues or Performance Security.

18.6 The Contractor shall maintain, in perfect condition, all works executed by it until completion and handing over of the entire work.

19. Labour, Safety and Statutory Compliance

19.1 The Contractor shall comply with all applicable labour laws, minimum wages, EPF, ESI, insurance, workmen compensation, safety rules, municipal bye-laws, public health requirements, environmental norms, and other statutory requirements. The Contractor shall also comply with all lawful orders, directions, circulars, and instructions of local authorities, municipal bodies, public authorities, electricity and water departments, pollution control or waste disposal authorities, and any other competent authority having jurisdiction over the work.

19.2 The Contractor shall be solely responsible for safety of workers, staff, occupants, visitors, and third parties at site.

19.3 The Contractor shall take adequate precautions for protection of existing structures, finishes, fittings, fixtures, furniture, doors, windows, glass, services, common areas, and adjoining areas. Any damage caused during execution of the work shall be made good by the Contractor at its own cost.

19.4 Debris and waste shall be removed and disposed off in accordance with law and local requirements.

19.5 Water and electricity required for execution shall be arranged by the Contractor at its own cost unless otherwise specifically provided.

19.6 If any local society / RWA permission is required for entry or execution, the Contractor shall obtain the same. Reimbursement, if any, shall be subject to prior approval and documentary proof.

19.7 The Contractor shall take all necessary precautions to prevent accidents and shall provide adequate safety arrangements, warning notices, caution boards, red flags, red lights, barricades, protective covering, and such other safeguards as may be necessary.

19.8 Suitable scaffolding shall be provided for all works that cannot safely be carried out from the ground or from stable permanent construction. Scaffolding, staging, working platforms, gangways, and stairways shall be of adequate strength and width, properly supported and protected, and shall not create unsafe conditions.

19.9 The Contractor shall keep available at site and ensure actual use of all personal protective equipment considered necessary for the nature of the work, including helmets, gloves, masks, belts, goggles, shoes, and any other item required by the NLMC.

19.10 The Contractor shall comply with all restrictions imposed by security staff, housing society authorities, resident welfare associations, local administration, or site management in relation to entry, exit, working hours, labour movement, transportation of material, safety, stacking, or debris removal. Nothing extra shall be payable on this account.

20. Measurement, Bills and Payment

20.1 The work shall be measured in accordance with the contract, the Schedule of Quantities, written instructions of the NLMC.

20.2 Payment shall be made on actual measured quantities executed at site and accepted by the NLMC, at the accepted rates.

20.3 No payment shall be made for defective, rejected, damaged, avoidable wastage, or unmeasured work, or for work executed in deviation from the contract without written approval.

20.4 The Contractor shall submit the final bill within thirty (30) days from completion of the work or such other period as may be directed by NLMC.

20.5 The final bill shall be processed subject to measurement, certification, statutory deductions, and compliance with the contract.

20.6 No separate claim shall be entertained for scaffolding, cartage, loading / unloading, tools, safety arrangements, disposal, incidental items, heights, depths, room conditions, occupied premises, restricted access, security restrictions, local permissions, inconvenience in movement of labour or materials, protection, curing, or making good, unless specifically provided in the SOQ.

20.7 Applicable statutory deductions including TDS and other recoveries shall be made from the bills. NLMC shall also be entitled to recover from any bill any amounts due from the Contractor on account of liquidated damages, compensation, risk-and-cost re-

coveries, rectification of defects, damage caused by the Contractor, excess payments, or any other amounts recoverable under the contract or law.

20.8 No interest shall be payable on delayed payment, withheld amount, or disputed amount.

20.9 No separate security deposit / retention deduction from the final bill shall apply unless specifically provided by NLMC in the award conditions. The primary contract security for this tender shall be the Performance Security under Clause 15.

20.10 The final bill shall be subject to: a) joint or recorded measurement, wherever required by NLMC; b) certification by the NLMC / authorised representative that the work billed has been duly executed in accordance with the contract; c) submission of valid GST invoice and such declarations, challans, test certificates, delivery records, labour compliance records, and other supporting documents as may reasonably be required by NLMC; and d) adjustment of all previous payments, recoveries, statutory deductions, and amounts withheld under the contract.

20.11 Subject to submission of a complete and correct bill with all supporting documents and subject to certification by NLMC, payment of undisputed amounts will ordinarily be released within thirty (30) days from the date of certification of the relevant bill. Incomplete, premature, defective, or unsupported bills may be returned or kept pending by NLMC until deficiencies are rectified by the Contractor.

20.12 No advance payment shall be payable unless expressly provided in the Tender Document or specifically approved in writing by NLMC. Final payment shall constitute payment only for the measured and accepted work and shall not relieve the Contractor of its obligations in relation to defects, warranties, indemnities, audit, overpayments, or any continuing liability under the contract.

21. Audit, Inspection and Verification

21.1 NLMC, its internal auditors, statutory auditors, the Comptroller and Auditor General of India (CAG), or any Ministry, Department, Government authority, vigilance authority, or other agency authorised by the Government of India or NLMC may inspect, examine, verify, or audit the work, site records, bills, measurements, vouchers, supporting documents, registers, and related matters during the currency of the contract and for such period thereafter as may be prescribed under applicable law, rules, audit requirements, or record-retention norms.

21.2 The Contractor shall provide all cooperation, records, documents, and access reasonably required for such inspection or audit.

21.3 NLMC may verify any information or document furnished by the bidder or Contractor at any stage. Failure to cooperate, or furnishing of any false, forged, misleading, or materially incorrect information, may result in rejection of the bid, cancellation of

award, termination of contract, recovery, forfeiture of EMD or Performance Security, invocation of Bid Security Declaration, or blacklisting / debarment, as applicable.

22. Termination

22.1 NLMC may terminate the contract for default if the Contractor:

a) abandons the work;
b) fails to maintain progress;
c) fails to complete the work in time;
d) executes substandard work and fails to rectify the same;
e) submits false documents or commits fraud / corruption / collusion; or
f) otherwise commits a material breach of contract.

22.2 Before termination for default, NLMC may issue a show cause notice and consider the Contractor's response, unless immediate action is warranted in public interest or due to serious misconduct.

22.3 NLMC may also terminate the contract for convenience, in whole or in part, by written notice, if the work becomes infructuous, legally impermissible, or no longer required.

22.4 In case of termination for convenience, the Contractor shall be entitled only to payment for work actually executed and accepted up to the date of termination, without any claim for loss of profit or consequential damages.

22.5 Upon termination for default, NLMC shall be entitled to get the balance work executed at the risk and cost of the Contractor and recover the extra expenditure, if any, from amounts due, Performance Security, or otherwise in accordance with law.

23. Blacklisting/ Debarment

23.1 Without prejudice to other contractual rights, NLMC may initiate blacklisting / debarment proceedings for grounds including submission of false documents, fraud, abandonment of work, serious breach, corrupt or collusive conduct, or repeated non-performance.

23.2 Any such action shall be taken after following due process, including issue of show cause notice and consideration of reply, in accordance with applicable Government instructions and principles of natural justice.

24. Dispute Resolution

24.1 In the event of any question, dispute, or difference arising under, out of, or in connection with this Tender/Contract, including any question regarding its existence, validity, interpretation, performance, breach, or termination, the Parties shall first endeavour to resolve the same amicably through mutual discussions and consultations within thirty (30) days from the date of written notice of the dispute.

24.2 If the dispute is not resolved amicably within the above period, the matter shall be dealt with in accordance with the applicable Government of India policy on dispute resolution in domestic public procurement, as in force from time to time.

24.3 The Parties may, by mutual consent and where considered appropriate, seek to resolve the dispute through mediation in accordance with applicable law and Government instructions.

24.4 Any dispute arising out of or relating to this Contract will be resolved in accordance with the Government of India, Ministry of Finance, Department of Expenditure, Procurement Policy Division, Office Memorandum No. F.1/2/2024-PPD dated 3 June 2024, titled "Guidelines for Arbitration and Mediation in Contracts of Domestic Public Procurement," as amended, supplemented, or replaced from time to time.

24.5 This Tender/Contract shall be governed by and construed in accordance with the laws of India.

SECTION IV
SPECIAL CONDITIONS OF CONTRACT (SCC)

SCC Clause No.	Topic	Provision
1	Site Location	As per Section V / Schedule A
2	Time of Completion	60 days from LoA / site handover, whichever is later
3	Type of Contract	Item-rate contract based on SOQ
4	Performance Security	5% of accepted contract value within 07 days of LoA
5	Defect Liability Period	06 months
6	Liquidated Damages	1% per week or part thereof, maximum 10%
7	Payment	On actual measured and accepted quantities at accepted SOQ rates. Payment of undisputed certified amounts will ordinarily be released within 30 days from certification. Final bill shall be submitted within 30 days of completion and will be processed subject to measurement, certification, statutory deductions, recoveries, and compliance with the contract. No advance payment shall be payable unless specifically approved in writing by NLMC.
8	Site Inspection	Deemed to have been undertaken before bid-

		ding
9	Working Hours / Coordination	As directed by site authorities / NLMC
10	RWA / Access Formalities	To be coordinated by Contractor; reimbursement only if pre-approved
11	Debris Disposal	Contractor's responsibility
12	Water and Electricity	To be arranged by Contractor at its own cost
13	Financial Bid	To be quoted inclusive of all costs, taxes and GST unless otherwise specified
14	Final Acceptance	Subject to satisfactory completion and certification by NLMC
15	Technical Standards	SOQ descriptions, GCC, SCC, and written directions of the NLMC
16	Document Precedence	Order of precedence to be as set out in GCC Clause 14.2
17	Site Conditions and Incidental Requirements	Quoted rates shall be deemed to include execution in occupied or partially occupied residential premises, restricted access, staircase movement, protection of existing finishes and common areas, local permissions, debris disposal, and all incidental works necessary for proper completion
18	Safety and Scaffolding	Contractor to provide all scaffolding, barricading, protective equipment, warning signage, and other safety arrangements at its own cost

SECTION V
SCHEDULE OF REQUIREMENTS

25. Asset Schedule (Schedule A)

i. Flat No. 17, Block No. A, HIG, IInd Floor, Agnipath Housing Scheme, T.B. Sapru Road, Civil Lines, Prayagraj, U.P.

ii. Flat No. 19, Block No. A, HIG, IInd Floor, Agnipath Housing Scheme, T.B. Sapru Road, Civil Lines, Prayagraj, U.P.

iii. Flat No. 36, Rachna-1, Block No. C, HIG, IInd Floor, Juhi Housing Scheme, Muir Road, Prayagraj, U.P.

iv. Flat No. 38, Rachna-1, Block No. B, HIG, IInd Floor, Juhi Housing Scheme, Muir Road, Prayagraj, U.P.

v. Flat No. 45, Rachna-1, Block No. B, HIG, IIIrd Floor, Juhi Housing Scheme, Muir Road, Prayagraj, U.P.

vi. Flat No. 46, Rachna-1, Block No. B, HIG, IIIrd Floor, Juhi Housing Scheme, Muir Road, Prayagraj, U.P.

vii. Flat No. 68, Rachna-1, Block No. A, HIG, IIIrd Floor, Juhi Housing Scheme, Muir Road, Prayagraj, U.P.

viii. Flat No. A-21, Fourth Floor, Ashirwad, Middle Income Group, Parivartan Housing Scheme, Thornhill Road, Prayagraj, U.P.

ix. Flat No. A-16, Third Floor, Ashirwad, Middle Income Group, Parivartan Housing Scheme, Thornhill Road, Prayagraj, U.P.

x. Flat No. R-22, Fourth Floor, Rachna, Middle Income Group, Parivartan Housing Scheme, Thornhill Road, Prayagraj, U.P.

xi. Flat No. R-23, Fourth Floor, Rachna, Middle Income Group, Parivartan Housing Scheme, Thornhill Road, Prayagraj, U.P.

26. Scope of Work

26.1 The work broadly includes internal finishing, repair, maintenance, and miscellaneous civil works in the above flats.

26.2 Without limitation, the scope includes:

a) repair of damaged plaster, walls, and ceilings;
b) repair of wooden doors and windows;
c) minor civil repairs and patchwork;
d) scraping and surface preparation;
e) putty, primer, distempering / painting of internal walls;

f) painting of doors, windows, railings, grills, and other joinery / metal surfaces;
g) replacement / renewal of broken glass panes, where required;
h) cleaning of flats after completion;
i) removal and disposal of debris and waste;
j) provision and fixing of bird net in open areas, where required; and
k) all incidental items required for proper completion of the work.

26.3 The scope shall also include all labour, handling, protection, scaffolding, cleaning, finishing, making good after completion, curing, disposal of unserviceable material and debris, protection of existing finishes and common areas, and all incidental works necessary for satisfactory completion of the work, whether expressly mentioned or reasonably implied.

26.4 The Contractor shall comply with all restrictions relating to working in residential /occupied premises and shall coordinate access, movement of material, stacking, debris disposal, and execution timing accordingly, without extra claim unless specifically provided in the contract.

27. Technical and Quality Requirements

27.1 The Contractor shall use standard quality materials of approved make conforming to, the manufacturer's specifications.

27.2 The work shall be executed in accordance with SOQ descriptions, sound engineering practice, and directions of the NLMC. If any item is not fully covered by the SOQ, manufacturer specifications, or tender conditions, the written decision of the NLMC based on sound engineering practice and local usage shall govern.

27.3 Surface preparation, finishing, and repair shall be done carefully to ensure durable and uniform output.

27.4 After completion, the flats shall be left clean, usable, and free from debris and waste.

27.5 The Contractor shall ensure minimal inconvenience to adjoining occupants and common areas.

27.6 All materials and workmanship during/post completion of work shall be subject to inspection and approval by the NLMC. Rejected materials shall be removed from the site promptly at the Contractor's cost.

FORM OF TENDER **Annexure-1**

Date: …….

To
The Executive Director,
National Land Monetization Corporation (NLMC)
Public Enterprises Bhawan, Ground Floor,
Block-14, CGO Complex, Lodhi Road, Delhi – 110003

Sir,

Subject: NOTICE INVITING TENDER (NIT) FOR ENGAGEMENT OF CONTRACTORS FOR EXECUTION OF CIVIL MAINTENANCE WORKS IN RESIDENTIAL BUILDINGS/APARTMENTS

1. M/s …….having examined the tender document relating to the works specified in the Memorandum hereinafter set out, having visited and examined the site of the works specified in the said Memorandum and having acquired the requisite information relating thereto as affecting the tender, I/We hereby offer to execute the works specified in the said Memorandum within the time specified, at the rates mentioned in the Price Bid; in all respects of the tender and with such materials as are provided for, in accordance with such conditions in so far as they may be applicable.
2. MEMORANDUM

Subject	**Specification**
Description of work	NOTICE INVITING TENDER (NIT) FOR ENGAGEMENT OF CONTRACTORS FOR EXECUTION OF CIVIL MAINTENANCE WORKS IN RESIDENTIAL BUILDINGS/APARTMENTS
Location	• As per Section V/Schedule A.
Time allowed for completion of the work	60 days after LoA or Handing over of the Site whichever is later.
Liquidated Damages	Will be levied at 1% of the value of the accepted tender for every week of delay or part thereof by the contractor, subject to maximum of 10% of the value of the accepted tender for delay in completion of the work within the stipulated period.
Defect Liability Period	6 Months from the date of completion of work.
Water & Electricity	Contractors shall arrange the water & electricity on their own risk and Cost.

3. I/We/am/are registered for civil works by …… (agency name). I/we/am/are have executed …….. number of civil works with ……. which is a central govt organisation/department, state department, PSUs, autonomous institutes during past 3 years (ending on 31.03.2026). The Completion Certificates issued by the competent authority is attached as a proof of completion of work.

4. I/We hereby declare that I/we are not blacklisted by any Central/ State Government/ agency of Central/ state Government of India, Public Sector Undertakings/ any Regulatory authorities in India for any kind of fraudulent activities.

5. My/our Bank Details are as follows:

- ……. Bank, ……... Branch,
- Type of account: Savings / Current account
- Bank Account No.
- IFS code of Bank and branch

Signature of Tenderer with stamp

CHECKLIST FOR ENCLOSURES **Annexure- 2**

Please check that the following documents have been enclosed along with the application:

Sr. No.	Document	Attached *	No. of
1.	Self-Attested copy of the GST and PAN (as applicable) as per NIT	**Yes / No**	
2.	Copy of valid registration/enlistment for civil works.	**Yes/No**	
3.	Certificate of completion of three similar works with individual work value costing not less than 40% of the estimated value of the project i.e. **Rs. 10,41,764 only**. OR Certificate of completion of two similar works with individual work value costing not less than 50% of the estimated value of the project i.e. **Rs. 10,41,764 only.** OR Certificate of completion of one similar work with individual work value costing not less than 80% off the estimated value of the project i.e. **Rs. 10,41,764 only.**	**Yes/No**	
4.	Proof for Financial/Average annual Turnover of Rs. 3,12,530 during last three years ending on 31st March of each year (i.e. FY 2022-23, 2023-24 and 2024-25).	**Yes/No**	
5.	Self-Attested Copy of partnership deed in case of partnership firm and Article & Memorandum of Association and certificate of incorporation in case of a company.	**Yes/No**	
6.	Earnest money as detailed in the Notice Inviting Tender has been enclosed.	**Yes / No**	
7.	All the pages of application signed by authorized signatory.	**Yes / No**	

Please Note: The above-mentioned documents have to be attached with the checklist in order for the bidder to qualify in technical criteria (of minimum eligibility).

Date: ……

Place……..

Signature of Applicant

UNDERTAKING **Annexure- 3**

(To be given in bidder's letter head)

Ref: NIT No._____

Know all men by these presents, we _____ ("Bidder" herein) having registered office at _____, that we in lieu of bid submission against the said NIT, undertake as follows:

i. The Bidder undertake that the bidder has read and understood all the covenants of the said NIT and further agree that the said bid is being submitted in full allegiance all the limitation set out there in the NIT.
ii. This shall include the bid submission in conformity with clauses of the NIT.
iii. In furtherance to clauses of the NIT, the bidder or their firm is not blacklisted in NLMC or any other Government or Semi Government institutions.
iv. The bidder hereby agrees that in case of any instance of non-compliance to terms & conditions of the said NIT, NLMC may withdraw/cancel/terminate the bid/agreement with the IPC with no payable cost.

Thus, done and signed at ……..... on this day of ____(month) 202… (year).

For and on behalf of _____.

Name: Designation:
Address:

NOTICE INVITING TENDER (NIT) FOR THE WORK OF INTERNAL FINISHING & REPAIR AND MAINTENANCE OF 11 NOS. NLMC FLATS AT PRAYAGRAJ

Name of Bidder: _____
Registered Address: _____
Contact Person: _____
Email ID: _____
Phone No.: _____

Financial Quote

The Bidder hereby offers to undertake the assignment in accordance with the terms and conditions of the NIT and quotes the following fees in lump sum:

Sl. No.	**Particulars**	**Amount (INR)**
1	Total Fee (excluding GST) Rs. *	_____

(in words ……)

Note: If there is a discrepancy in value mentioned in figures and words, then the value mentioned in words shall be considered.

Declaration

1. We hereby confirm that the Total Fee quoted above is inclusive of all professional fees, manpower costs, administrative expenses, overheads, travel expenses, project management costs, creative development costs, reporting costs, and all other expenses necessary for successful execution of the assignment, excluding GST.
2. We further understand that the Total fee quoted above shall be considered for financial evaluation and determination of the Lowest Bidder (L1).
3. We certify that no conditions, deviations, assumptions, qualifications, or reservations have been attached to this Financial Bid.

Date: _____
Place: _____
For and on behalf of the Bidder
(Signature of Authorized Signatory)
Name: _____
Designation: _____
(Seal of Bidder)

Appendix to Annexure 4

SCHEDULE OF QUANTITIES (SOQ)						
Name of Work: -Internal finishing & repair and Maintenance of 11 nos. NLMC flats located at Juhi housing scheme (5 nos. flats, Parivartan housing scheme (4 nos. flats) and Agnipath housing scheme (2 nos.) at Prayagraj. (U.P)						
S. No.	**Description of items**	**Qty.**		**Rate**	**Unit**	**Amount**
1	18 mm cement plaster in two coats under layer 12 mm thick cement plaster 1:5 (1 cement : 5 coarse sand) finished with a top layer 6 mm thick cement plaster 1:6 (1 cement : 6 fine sand).	50.00	Sqm		One Sq m	
2	Distempering with 1st quality acrylic distemper (ready mixed) having VOC content less than 50 gram/litre, of approved manufacturer, of required shade and colour all complete:					
(a)	New work (two or more coats) over and including water thinnable priming coat with cement primer having VOC content less than 50 gram/litre	3600.00	Sqm		One Sq m	
3	Providing and applying white cement based putty of average thickness 1 mm, of approved brand and manufacturer, over the plastered wall surface to prepare the surface even and smooth complete.	100.00	Sqm		One Sq m	

4	Removing dry or oil bound distemper, water proofing cement paint and the like by scrapping, sand papering and preparing the surface smooth including necessary repairs to scratches etc. complete.	3600.00	Sqm		One Sq m	
5	Painting with synthetic enamel paint of approved brand and manufacture of required color to give an even shade: (a) One or more coats on old work	600.00	Sqm		One Sq m	
6	Taking out existing wooden door shutter, repair by cutting, painting etc. and refixing of repaired door shutters to existing door frames, including replacement of hinges with screws, etc. as required, all complete as per the direction of the Competent authority.	20.00	Nos		Each	
7	Repairs to plaster of thickness 12 mm to 20 mm in patches of area 2.5 sq.meters and under, including cutting the patch in proper shape, raking out joints and preparing and plastering the surface of the walls complete, including disposal of rubbish to the dumping ground, all complete as per direction of Competent authority.					
a)	With cement mortar 1:4 (1 cement: 4 fine sand).	20.00	Sqm		One Sq	

					m	
8	Renewing glass panes, with putty and nails wherever necessary including racking out the old putty:					
a)	Float glass panes of nominal thickness 4 mm (weight not less than 10kg/sqm).	20.00	Sqm		One Sq m	
9	Deduct for providing pin headed glass panes instead of ordinary float glass panes 4 mm thick (weight not less than 10 kg per sqm) in doors, windows and clerestory windows shutters (Area of opening for glass panes excluding portion inside rebate shall be measured).	20.00	Sqm		One Sq m	
10	Cleaning of complete Quarter including cleaning of flooring, tiles, sanitary accessories with brushes, clean water, surf, Colin, and chemical etc., brooming and mopping of floor with chemical, floor cleaner and removing dust stains etc., cleaning of doors, windows, removal of spider webs, cleaning of fans, lights etc. all complete to make quarter fully clean and disposal of the malba up to approved dumping ground etc. all complete as per direction of Competent authority.	11.00	Nos		One Quarter complete JOB	

11	Providing and fixing HDPE-1 pigment of required colour & best grade quality fabric i/c fixing with necessary hooks, nails, fasteners as per site requirements complete as per direction of Competent Authority.	320.00	Sqm		One Sqm	
12	Providing and fixing 12 mm thick waterproof plywood including cutting, fixing to required sizes complete with all as per direction of Competent Authority.	3.00	Sqm		One Sqm	
			Total : -			

Note

a) The bidder shall quote rates and amounts against each item.
b) The total of the SOQ shall be carried to Annexure 4.
c) Rates shall include all labor, material, transportation, overheads, taxes, cess, GST, wastage, tools and plant, safety arrangements, scaffolding, staging, protection, curing, loading, unloading, and disposal, unless otherwise expressly stated.
d) Payment shall be made on actual executed and measured quantities accepted by NLMC.
e) In case any item description in the SOQ is brief, the item shall nevertheless be deemed to include all operations necessary for complete execution in accordance with standard practice, and written directions of the NLMC, unless expressly excluded.
f) The accepted rates shall be full compensation for complete execution of the respective items and no additional payment shall be admissible for incidental operations, temporary works, protection, curing, making good, or compliance with local restrictions unless specifically provided otherwise.
g) The makes / manufacturers indicated above are intended to prescribe the minimum quality expectation for the purpose of this tender. Equivalent makes of equal or higher quality may be used only with prior written approval of NLMC.

h) Wherever a particular item is primarily a labour item, repair item, or deduction item, the make requirement shall apply only to replacement materials, if any, incorporated in the work.