

UNI WORLD CITY

New Town Kolkata



RFQ No: UWC/FIRE/ALL/202-26/01

Date: 18/02/2026

AMC of Fire Detection System of 52 nos. Towers including All Basements and 9 nos LPG bank AT UNIWORLD CITY, NEWTOWN, KOLKATA.

**Kolkata Uniworld City
Apartment Owner's
Association (KUCAOA)**

New Town, Action area III,
Kolkata-700160.

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Disclaimer

The **Kolkata Uniworld City Apartment Owner's Association (KUCAOA)** has prepared this **Request for Quote (RFQ)** to provide background information on the project and invite interested parties to submit their bids. While every effort has been made to ensure the accuracy of the information provided, KUCAOA does not make any warranty, express or implied, regarding the completeness or accuracy of the RFQ.

The information contained in this RFQ is not exhaustive and may be subject to updates or amendments at the discretion of KUCAOA. Interested parties must undertake their own assessments and investigations after visiting the site before submitting a bid to ensure that AMC of fire detection systems as per the terms and conditions as outlined in this RFQ. No reimbursement of costs will be made to entities for any expenses incurred during the submission of a proposal.

This RFQ does not constitute a contract or offer of any kind. KUCAOA reserves the right to modify any part of this document or reject any or all bids without assigning any reason. The vendor is solely responsible for ensuring compliance with all applicable laws and regulations.

The information provided should not be regarded as a complete or authoritative statement of law. KUCAOA does not accept responsibility for the accuracy or interpretation of any legal provisions.

Introduction

The Kolkata Uniworld City Apartment Owners Association (**KUCAOA**), invites proposals from experienced vendor for the **Fire Detection System AMC of 52 nos. Towers including All Basements and 9 no's LPG Gas Bank** within its large residential complex known as **UNIWORLD CITY (UWC)** in New Town, Action Area III, Kolkata - 700160.

Through this **RFQ**, KUCAOA seeks a vendor capable for AMC of **Fire Detection System** as mentioned in Volume 2 below RFQ.

Objective

The objective of this RFQ is to engage a vendor for **AMC of Fire Detection System - of 52 nos. Towers including All Basements** of Uniworld City, New Town as per the specification mentioned in this RFQ.

1. Timeline:

Sl. No.	Particulars	Timeline (Last date)
1	Uploading of Notice Inviting bids on the Website of KUCAOA as well as publication in the Times of India, Kolkata.	18/02/2026
2	Bid Submission closing date	05/03/2026 @15:00Hrs
3	Opening of Technical Bid in presence of the bidders (not more than one person per bidder) at the office of KUCAOA mentioned above.	05/03/2026 @16:00Hrs
4	Opening of Commercial Bid in presence of the bidders who are selected in technical bid (not more than one person per bidder) at the office of KUCAOA mentioned above.	To be communicated later by email

2. Key Details of the RFQ

Particulars	Details
RFQ Number	UWC/FIRE/ALL/2025-26/01
Date of Issue	18/02/2026
Last Date of Submission of Bids	05/03/2026 @15:00Hrs
Submission Address	Office of the Facility Manager, Flat No. – 001, Downtown Tower – 2 Uniworld City, New Town, Action Area III, Kolkata-700160
Contact for Queries	Email: fm@kucaoa.in / firesafety@kucaoa.in Phone: +91-7596041177
Application Money	Rs. 2000/- (Rupees Two Thousand Only) payable in favour of Kolkata Uniworld City Apartment Owners Association , payable at Kolkata.
Earnest Money Deposit (EMD)	Rs.20,000/- (Rupees Twenty Thousand) Only payable in favour of Kolkata Uniworld City Apartment Owners Association , payable at Kolkata.
Security Deposit	05 % OF CONTRACT VALUE
Duration of the AMC	3 (Three) years from the date of issue of LOA

1. GENERAL:

The work as described in the RFQ shall be executed in Uniworld City ("UWC"), New Town, Kolkata and in accordance with the attached General Conditions of Contract, Special Conditions of Contract, Particular Specifications, if any & detailed Bill of Quantities. Location Plan of the place of work might be inspected at the office of the Sr. Facility Manager on any working day before quoting for the RFQ.

2. PRE-QUALIFICATION CRITERIA FOR BIDDERS

The credential of similar types of work done may please be submitted along with quotations. Preference will be given to those bidders who have done similar work in any residential complex similar in stature and/or Commercial Complex. It's also expected that **the bidder has experience of a minimum of 3 years of similar work.**

3. EARNEST MONEY:

The Earnest Money of Rs.20,000/-(Rupees Twenty Thousand) Only shall be applicable.

Earnest Money shall be deposited by Banker's Cheque or by Demand Draft of any Nationalized Bank/Scheduled Bank of India drawn in favour of **Kolkata Uniworld City Owners Association**, payable at Kolkata.

Earnest Money in the form of Banker's Cheque/ Demand Draft shall be submitted in a separate sealed envelope marked "**EARNEST MONEY**" and super scribed with the title of the work, Bid No, Bidder's identity, etc.

Bids submitted without requisite Earnest Money are liable to be rejected.

4. MODE OF SUBMISSION OF BID:

1. Please read this scheme document carefully before submission of the bid.
2. Complete set of bid documents shall be available for free download by interested bidders from web portal of KUCAA (https://www.kucaa.in). However, the payment of Bid Document shall be put in envelope 1
3. Bid as per direction should be submitted physically by dropping it in the Bid box kept in the facility office or through speed post. NO EMAILING OF BIDS ARE ALLOWED. BIDS SEND BY EMAIL ARE LIABLE TO BE SUMMARILY REJECTED.

Submission Address: Office of the **Facility Manager, Uniworld City, Unit No.0001, Downtown Tower 2, Uniworld City, New Town, Action Area III, Kolkata-700160.**

4. All bidders must submit their offers strictly in accordance with the terms and conditions set out in the bid documents and no deviation will be accepted. Any term not incorporated / submitted with Envelope-I of the Bid but incorporated / submitted with Envelope-II shall be rejected outright. Bid documents shall be submitted under one Cover comprising of two separate sealed envelopes super scribed with the name of the bidder, Address, contact number and email id.

5. The Bid documents shall be put in 2 (two) separate sealed envelopes as follows:
- i. ENVELOPE-I, shall contain Technical Documents of the bidder and shall contain the following:
 - A demand draft for Rs.2000/- (Rupees Two Thousand Only) as APPLICATION MONEY towards cost of Bid documents.
 - And a covering letter containing the following declarations: - That the Bidding Firm has Not been debarred / de-listed by any Govt / Quasi Govt. / Public Sector undertaking in India. The proprietor/partner(s)/authorized signatory of the bidding firm (in the case of proprietorship firm /partnership firm /limited company, as the case may be) is/are not associated with any other firm bidding for the same work.
 - Earnest Money Deposit as mentioned above.
 - Credentials in the form of copies of Letters of Award of Works, Bill of Quantities of the works from owners to justify that the intending bidder satisfies the earlier mentioned pre-qualification criteria.
 - A Declaration as per 'Annexure – A.I' that no conditions / deviations have been added in ENVELOPE- II i.e. in the Bid offer.
 - Proof of possessing GST registration certificate.
 - Valid Trade License.
 - Valid Professional Tax Clearance Certificates.
 - Proof of possessing valid Employees' Provident Fund Account.
 - Proof of being registered with Employees' State Insurance Corporation (ESIC), if applicable.
 - If this is not applicable, documentary evidence to establish nonapplicability to be submitted along with techno-commercial bid. Such document(s) shall have to be furnished, along with an affidavit affirmed before a first-class judicial Magistrate to that effect.
 - In case the Vendor is not covered under the ESI Act, then he must additionally indemnify KUCAOA against all damages and accidents occurring to his Labouré.
 - The bidder is required to submit list of works, which are in hand at the time of submitting their offer. This list of works is required to be submitted in the enclosed proforma titled 'Concurrent Commitments of The Bidder'.
 - ii. ENVELOPE -II, shall contain Price Bid as per BOQ and Form of Bid duly signed, sealed & filled up by the bidder.
 - iii. Envelope-I & Envelope-II shall be put in a sealed COVER with super scribed with the "RFQ Number" with the bidder's name, Postal address and E-mail address of the Bidder.
6. Late Offers shall not be accepted. KUCAOA / Bid Issuing Authority will not be responsible for any misplacement or late receipts through post or any request for issuance of Bid documents and for subsequent submission thereof.
7. All the bidders should submit the Bid in accordance with the Mode of submission of Bid as aforesaid.

5. OPENING OF BIDS:

1. Envelope-I with technical bid will be opened on the date and time as fixed in the Bid document, at the designated address provided in the RFQ.
2. Envelope-II containing the price bid will be kept under the custody of KUCAOA. After evaluation / scrutiny of documents in the Envelope-I are completed, the Envelope-II i.e. "Bid" documents only of accepted Bidders satisfying the Eligibility Criteria stipulated in the bid shall be opened on the same day or at a later date, as decided by KUCAOA Management.

6. SECURITY DEPOSIT:

1. The Security Deposit shall be 5% of the contract value. The Bid Security submitted by the Vendor with his tender will be retained/encashed by the KUCAOA as part of security for the due and faithful fulfilment of the contract by the vendor. Provided further that, if the vendor submits the Cash or Term Deposit Receipt issued from a Scheduled commercial bank of India or irrevocable Bank Guarantee Bond from a Scheduled commercial bank of India, either towards the Full Security Deposit or the Part Security Deposit equal to or more than Bid Security, the KUCAOA shall return the Bid Security (Earnest Money), to the Vendor.
2. Balance of Security Deposit may be deposited by the Vendor in cash or Term Deposit Receipt issued from Scheduled commercial bank of India or irrevocable Bank Guarantee bond issued from Scheduled commercial bank of India or may be recovered at the rate of 10% of the bill amount till the full Security Deposit is recovered. Provided also that in case of defaulting Vendor, the KUCAOA may retain any amount due for payment to the Vendor on the pending "on account bills" so that the amounts so retained may not exceed 10% of the total value of the contract. The Irrevocable Bank Guarantee submitted towards Security deposit shall be initially valid up to the stipulated date of Maintenance period plus 30 days and shall be extended from time to time, depending upon extension of contract, if any.
3. Refund of Security Deposit: Security Deposit shall be returned to the Vendor along with or after, the following:
 - a) Final Payment of the contract.
 - b) Certification by Fire and Safety in charge that KUCAOA has No Claim on Vendor and
 - c) Maintenance Certificate issued on expiry of the maintenance period as per the conditions of the agreement.
4. Forfeiture of Security Deposit: Whenever the contract is terminated/ rescinded as a whole, the Security Deposit already with KUCAOA under the contract shall be forfeited.

7. REFUND OF EARNEST MONEY: -

1. The Earnest Money received, will be refunded or released as the case may be to the unsuccessful Bidders without any interest within 30 days from the date of placement of Work Order or just after the expiry of the validity of the offer

whichever is later, subject to the provisions made in "Validity of Offer" Clause herein.

2. The same DD/ BC/ Pay order etc. of unaccepted Bidders, submitted as Earnest Money, shall be returned / refunded without any interest.

8. VALIDITY OF OFFER:

The Bid shall remain valid for a period of 4 (Four) months from the date of opening the same. If before expiry of this validity period, the Bidder amends his quoted rates or Bid, making them unacceptable to the KUCAOA and / or withdraws his Bid, the Earnest Money deposited shall be liable to forfeiture at the option of the KUCAOA/ Sanctioning Authority/Fire and Safety In Charge.

9. DETAILED SCRUTINY OF BIDS:

1. During the course of examination of ENVELOPE-I of the bid, the bidders, if asked for, shall furnish any or additional document(s) for the purpose of evaluation of his / their bids. The price bids, i.e. Envelope-II of those bidders who meet the qualifying criteria of RFQ, shall be opened.
 - i. During techno-Commercial Evaluation, i.e. evaluation of Envelope-I of Bid, an offer shall be considered non-responsive in case
 - The Bid received is after the date and time specified
 - The Bid received is not accompanied by requisite earnest money.
 - ii. Bid amount is not accompanied by requisite application money when bid document is downloaded from website.
 - iii. The validity of the offer is less than Bid stipulation.
 - iv. Bid document not signed and sealed in a manner indicated in the bid document.
 - v. Does not meet the Qualification Criteria as stipulated in the RFQ. vi. Document not submitted as per Clause 8 of Instruction to Bidders. vii. In addition to above, a bidder may be disqualified if –
 - The bidder provides misleading or false information in the statements and documents submitted.
 - Records of unsatisfactory performance during the last three years, such as abandoning of work or rescinding of contract for which the reasons are attributable to the non-performance of the vendor or inordinate delays in completion or financial bankruptcy etc.
 - The decision of KUCAOA in this regard shall be final and binding on the Bidder.

10. EVALUATION CRITERIA:

During evaluation of Envelope-II i.e Price Part, provided that the bidder submits his offer following Bid stipulations & specifications, the lowest offer received will be considered for acceptance by the KUCAOA subject to further negotiations, if felt necessary.

11. ACCEPTANCE OF BID:

1. KUCAOA reserves the right to accept / reject any / all offer(s) without assigning any reason thereof and also reserve the right to accept the Bid in part or as a whole.
2. Any attempt to exercise undue influence in the matter of acceptance of Bid is strictly prohibited and any Bidder who resorts to this will render his Bid liable to rejection.
3. The successful Bidder will be notified in writing of the acceptance of his Bid. The "Bidder" then becomes the "Vendor" and Vendor shall be issued LOA/ Work Order and fulfil all his obligations as required by the Contract.
4. The receipt of the LOA by the Bidder by any means of communication (i.e. registered Post or Electronic means) will be considered of the LOA having been received by the Bidder and termed to be a formal Agreement between the Bidder and KUCAOA to start the works. Earnest Money of the successful Bidder would be forfeited if the Bidder refuses to start the works within a reasonable time thereafter.

12. MISCELLANEOUS:

1. Bidder shall submit his offer for complete scope of work, strictly in accordance with the Bid documents. Any deviation from the Bid documents and / or any incomplete Bid shall not be considered.
2. The bidder shall not impose his/her/their own terms & conditions in the Bid offer or quote his rates based on his own terms and conditions. Such Bids are liable to rejection at the option of the KUCAOA without further reference to the bidder.
3. The Bid Documents with all the enclosures, appendices, Abstract Form of Bid and Form of Bid shall be required to be complete, duly filled in and signed on every page of the Bid.
4. The Bidder shall give a declaration about the names of their relations employed in KUCAOA. It is not the intention to debar the Vendor's from working if their relatives are working in KUCAOA, but such a declaration is necessary in the interest of KUCAOA against any possible lapses.

13. SCOPE OF WORK

- A. **FACP & PA SYSTEM WITH ALL INTEGRATED SYSTEMS AND GAS BANK DETECTION SYSTEM WITH INTEGRATION SYSTEMS NEED TO BE TESTING AND MAINTAINED ON MONTHLY BASIS ACCORDING TO FOLLOWING:**
 - a. **FACP:** Zone checking, Power supply checking, Battery Checking, Display Checking, alarm checking in auto mode. Checking of working condition (give exhaustive details as much as possible)
 - b. **PA System:** Microphone sound, Hooter sound (give exhaustive details as much as possible).
 - c. All detector (except inside the room) to be cleaning through air blowing and checking once in a 6 month.

14. COMMUNICATIONS TO BE IN WRITING:

All notices, communications, references and complaints made by KUCAOA or the Fire Officer in Charge concerning the works shall be in writing or email on registered e-mail IDs i.e. the email id provided for correspondence in the contract agreement, and no notice, communication, reference or complaint not in writing or through email, shall be recognized.

15. INSPECTION OF SITE

The Bidder shall inspect the site of work and thoroughly familiarize himself with the nature of work, site conditions, access to the site and location before submission of the Bid. He should contact the Fire In charge Mr. Pushpendu Naskar (Mob. No. 7576041177), Uniworld city at his office at Newtown, Kolkata for collecting information about the site before submission of the Bid. No excuse will be entertained afterwards on the above ground. In case any part of the site cannot be handed over to the successful Bidder in time, no compensation for loss of labour or any other cause nor any claim on this account will be entertained by the AOA. Suitable extension of time shall, however, be granted to the successful Bidder on that ground, if applied for.

16. GENERAL TERMS & CONDITIONS OF WORKS

- A.** In case of any call or docket raised by Facility team or other regarding fire detection alarm with integration system then that call has to be attended within 24 hours.
- B.** In case any problem at FACP and PA Systems, that problem has to be rectified within 48 to 72 hours.
- C.** In case of failure to rectify the problem in FACP and PA system within 48hours, you have to provide us with replacement the panel or PA at according to the rate contact so that the downtime is kept within 72 hours' maximum. However, installation and commissioning will be in your scope without any extra cost.
- D.** In case of any spare part(s) is/are required for repairing the PA that has/ have to be provided by yourself Within the AMC repairing rate contract.
- E.** In case of any Minor repairing required for FACP that has/ have to be provided by yourself without Charged any extra cost.
- F.** Detection Equipment like MCP, Hooter, Detector and Loose wire, Battery, or SMPS are under the scope of Client. However, installation and commissioning will be in your scope without any extra cost. After replacement of equipment's, old items need to be deposited in store.
- G.** Within the down time the vendor must engage a manpower 24 x 7 basis.

- H. If FACP or PA need to be taken out from Uniworld City for repairing job then alternative spare FACP or PA has to be installed in our site to maintain the system in running conditions.
- I. Any or all of installation and commissioning along with integration of any panel, access control, lift pressurization fan and basement ventilation fan, new or old, within the above captioned areas will have to be done by you at no extra cost. If required, any spare or equipment will be under the scope of Client.
- J. In case of a Failure of the vendor to complete the services as stipulated in the agreement KUCAOA has right to impose a penalty of upto 5% From the monthly bill per case as per SLA.
- K. If the Vendor fails to perform, execute, or comply with the scope of work, service requirements, or obligations specified in this Annual Maintenance Contract on more than **five (5) occasions within any single billing period**, the Management shall have the absolute right to **terminate the contract immediately, without any prior notice**, and **without assigning any reason**. Upon such termination, the Management shall also have the right to **forfeit the Vendor's Security Deposit**. In such an event, the Vendor shall not be entitled to claim any compensation, damages, or relief from the Management.

17. MAINTENANCE PROCEDURE & TIMELINE

The work is urgent in nature and must be started within 07 days from the date of issue of the Work Order/LOA.

The timings for the technicians will be from 10.00am to 06.00pm 06 days in a week. Including Holidays. However, in case of emergency or Fault the timing will be 24x7 until resolution.

The work should be complete according to service plan described in **Annexure A.1**

In case of a Failure of the vendor to complete the services as stipulated in the agreement KUCAOA reserves the right to terminate the agreement with a 7 (seven) day notice and forfeit the security deposit available with KUCAOA.

In case of a Failure of the vendor to complete the services as stipulated in the agreement KUCAOA has right to Charge 5% From the monthly bill per case as SLA.

18. ILLEGAL GRATIFICATION:

Any bribe, commission, gift or advantage given, promised or offered by or on behalf of the Vendor or his partner or agent or servant or anyone on his behalf, to any employee of the KUCAOA or to any person on his behalf in relation to obtaining or execution of this contract shall, in addition to any criminal liability which he may incur, subject Vendor to the Termination/ Rescission of the contract.

19. ELIGIBILITY CRITERIA

To participate, the bidder must meet the minimum eligibility criteria as mentioned in the RFQ.

20. DURATION OF AMC PERIOD:

The validity of the WO/LOA issued will be for 3 years subject to fulfilment of all criteria of the tender. The rate will remain fixed for 3 (Three) years and may be extended for another 1(One) year subject to mutual confirmation between the client and the service provider.

21. SAFETY:

The Vendor shall adhere to safe practice, guard against hazardous and unsafe working conditions and follow all safety precautions for prevention of injury or accidents and safeguarding life and property. The vendor shall comply with relevant provisions of shall be afforded all facilities for inspection of the works, tools, plant, machineries, equipment's etc. wherever so required. The Vendor shall further comply with any instruction issued by the KUCAOA' Safety Officer, Safety Inspector in regard to safety which may relate to temporary, enabling or permanent works, working of tools, plants, machineries, equipment, means of access or any other aspect. The Vendor shall provide all necessary first aid measures, rescue and lifesaving equipment to be available in proper condition. The Vendor shall provide PPE's (Personal Protective Equipment) such as, helmet, safety shoe etc. to all Technicians and shall also provide job specific PPE's e.g. safety belts for working at heights; protective face and eye shield, goggles, hand gloves for welding / gas cutting works; protective foot wear and gloves for hot works; facemasks, gloves and overalls for painting works, mixing and handling materials etc., as directed by the Engineer. The vendor shall adopt all the above safety measures at his own cost. The successful bidder shall also ensure that –

- i. No damage is caused to plants and vegetation unless the same is required for execution of the project proper.
- ii. The work shall not pollute any source of water / land / air surrounding the work site so as to affect adversely the quality or appearance thereof or cause injury or death to animal and plant life.
- iii. His office & technician's hutment etc. shall be maintained in a clean and hygienic condition throughout the period of their use and different effluents of the I technician hutment shall have to be disposed suitably.

22. POWER SUPPLY:

If available, a suitable power supply may be arranged by the KUCAOA at the nearest existing supply point of the site of work on receipt of request letter from the Vendor to that effect. All necessary arrangements for the distribution at site will have to be made by the Vendor at his own cost as approved by the KUCAOA.

23. STORE:

On an application from the Vendor, a separate room with a locking facility in the site will be allotted by the KUCAOA for Store. The Vendor shall hand over vacant possession of the said room free from all encumbrances within one month from actual date of termination/ completion of Work Order failing which penal rent at the rate of Rs. 10 per sft for the period beyond one month from the actual date of termination/ completion of Work Order shall be levied on the Vendor and recovered from his final bill / Security Deposit. The Vendor shall maintain a clean hygienic condition of the room throughout the period of their use.

The Contractor will have unfettered access to the said room 24x7 subject to the arrangement between the Vendor and the Fire Officer/KUCAOA Management to be discussed and decided post issue of Work Order to the successful bidder.

24. PAYMENT:

Payment will be made directly to the vendor's designated bank account within 60(Sixty) days from the submission of Tax invoice complete and correct in all respect. For this purpose, the vendor will have to indicate (i) name of bank (ii) branch name (iii) branch code and (iv) designated account number in the "Abstract Form of Bid".

25. MATERIALS:

The Vendor shall make his own arrangements for procuring and supplying all materials of best quality for repairing of PA system and FACP subject to approval from KUCAOA. Please refer to Annexure A.3 for reference. The payment for the said materials will be as per Annexure A.3 to be made after successful delivery of materials in site and submission of the concerned tax invoice. The payment of the said invoice will be same as Payment term as mentioned above in Clause 29.

26. PLANT & EQUIPMENT:

The successful bidder shall supply all necessary tools, plants and equipment required for successful execution of the work at his own cost.

27. CONTRACT LABOUR LAWS:

The Vendor must comply with the provisions of Contract labour (Regulation & Abolition) Act 1970 and Contract Labour (Regulation & Abolition) Central Rules 1971 and the rules framed there under with all modifications/amendments being enforced from time to time.

The Vendor shall indicate maximum number of workmen to be engaged on any day for execution of the work in the appropriate place in the ABSTRACT FORM OF BID

& he shall have to obtain a regular /permanent license as per sec12(1) of the Contract Labour Act.

Further, whenever a contract work has commenced or completed, the vendor has to intimate the same to the Assistant Labour Commissioner (Central) / labour Enforcement Officer (Central) in Form IV-A , within 15 days of such commencement or completion.

Also, as per "Building & Other Construction Workers (Regulation Of Employment & Conditions Of Service Act- 1996 and Central Rule 1998, vendor engaging Ten (10) or more building workers in any building or other construction works, has to obtain a certificate of registration without fail under the referred act.

The vendor has to arrange for displaying the name of the Regional Labour Commissioner (Central) Asst. Labour Commissioner (Central) & Labour Enforcement Officer (Central) at his Registered Office Address.

The vendor shall inform the Principal Employer the date, time & venue of disbursement to be made by him to his workers.

28. COMPLIANCE WITH E.P.F & M. P. ACT:

If applicable ,the successful Vendor will have to comply with provision of EPF & MP Act –1952 (along with amendments, if any), issued from time to time. If asked for by the Employer, the vendor will be required to submit Xerox of all payment challans and produce the original for verification to the representative of the principal employer.

29. COMPLIANCE WITH E.S.I ACT –

If applicable, the successful bidder will have to comply with provisions of "Employers State Insurance Act – 1948", along with amendments (if any) issued from time to time. He shall obtain ESI registration and shall deduct employees' contribution @ 1.75 % of the wages of each of the employees' and shall deposit the same together with employer's contribution @ 4.75 % of such total wages payable to the employees or at such rates as fixed by the competent authority from time to time.

In case, where an employee is not covered under ESIC Scheme (or contribution not paid for him regularly) and meet an accident during and arising out of his employment, the vendor being the immediate employer, shall be liable to pay him suitable compensation.

The vendor will be required to submit Xerox of all payment challans and produce the original for verification to the representative of the principal employer, i.e. Sr. Facility Manager.

30. INDEMNIFICATION:

The successful bidder shall be deemed to indemnify and keep indemnified KUCAOA from and against all actions, claims, demands and liabilities whatsoever under and in respect of the breach of any of the provisions of any law, rules or regulations having the force of law, including but not limited to

- a) The Minimum Wages Act, 1948.
- b) The Building and Other Construction Workers (Regulation of Employment

- & Conditions of Service) Act, 1996
- d) The Construction Workers' Safety, Health & Welfare Act , 1986
- e) The Payment of Wages Act, 1936.
- f) The Workmen's Compensation Act, 1923.
- g) The Employees Provident Fund Act, 1952.
- h) The Contract Labour (Regulation and Abolition) Act, 1970; Rules 1971.
- i) The Payment of Bonus Act, 1965.
- j) The Payment of Gratuity Act, 1972.
- k) The Equal Remuneration Act, 1976.
- l) The Employees State Insurance Act, 1948 & Employees State Insurance (Amendment) Act ,1989
- m) Child Labour (Prohibition and Regulation) Act, 1986.
- n) The Maternity Benefits Act 1961
- o) Interstate Migrant Workmen (Regulation Of Employment & Conditions Of Service) Act, 1979.

31. PREMISES PERMIT:

Entry Permits may be necessary for the workmen for this work. In the interest of work, necessary entry Permits will be issued free of cost by the KUCAOA's for the workmen for entering into the Uniworld city.

The entry permit will be issued as per requirement following latest Permit Scheme of Uniworld City Complex. All existing rules, including any amendments thereto, in future, will have to be complied with by the vendor.

32. FORCE MAJEURE:

In the event of either party being rendered unable by Force Majeure to perform any obligation required to be performed by them under the Contract, relevant obligation of the party affected by such Force Majeure shall upon notification to the other party be suspended for the period which Force Majeure events lasts. The cost and loss sustained by the either party shall be borne by the respective parties.

The term "Force Majeure" as employed shall mean the events as below:

- (i) riot (unless solely restricted to or perpetuated by employees of the Vendor or his sub-vendor's / suppliers or occurring outside India) so far as it is uninsurable.
- (ii) war, hostilities (whether war be declared or not), invasion, directed to or by India or act of foreign enemies, directed to India;
- (iii) rebellion, revolutions, insurrection, or military or usurped power, or civil war in India;
- (iv) fire, flood, cyclone, hurricane and acts of God.

Time of performance shall be extended by the period of delay, which is directly caused by the Force Majeure.

Upon the occurrence of such cause and upon its termination, the party alleging that it has been rendered unable as aforesaid shall notify the other party in writing immediately but not later than forty-eight hours of the alleged beginning and ending thereof, giving full particulars and satisfactory evidence in support of his claim.

Time of performance of the relative obligation suspended by the Force Majeure shall stand extended by the period for which such event lasts and affects the relative obligation directly. Such extension of time shall be without prejudice to the provision that time is essence of the Contract and any other terms and conditions related to time of completion as may provide elsewhere in the Contract. If the work is affected by Force Majeure lasting for more than 60 days at a stretch, the parties to the Contract shall settle the issue mutually.

33. GOODS AND SERVICE TAX:

the vendor needs to be registered with the GST for the Goods and Service to be rendered and copy of the same shall be submitted with the Bid. The bidder shall not include Goods and Service Tax in his rates. Goods and Service Tax, if leviable, will be paid extra by the KUCAA In case Goods and Service Tax is payable, the Vendor will be required to submit necessary bill / challans / invoice in accordance with Goods and Service Tax Rules and. on demand, the successful bidder/ vendor will have to submit documents of Goods and Service Tax been paid to the concerned Govt. Authorities against the bill / challans / invoice submitted.

In case the vendor provides taxable service and charges Goods and service Tax, the bill / invoice shall be raised so as to enable KUCAA to obtain GST credit against the same.

Deduction of Sales / Turnover Tax on works contract/ Income Tax shall be made by the Employer from each certificate of payment to the vendor at the prevalent rates or such other rates as may be specified by the Government from time to time, on the gross amount of the vendor's bill for payment. Regarding other Taxes Duties and statutory & other levies the vendor has to pay and observe all formalities as stipulated on the General Condition of Contract.

34. SETTLEMENT OF DISPUTES:

Except where otherwise provided in the Contract, all questions and disputes relating to the interpretation of the specifications, drawings and instructions hereinbefore mentioned, or as to the quality of workmanship or materials used on the work, or as to any other question, claim, right, matter or thing whatsoever in any way arising out of or relating to the Contract, designs, drawings, specifications, estimates, instructions, orders or these conditions, or otherwise concerning the works or the execution or failure to execute the same, whether arising during the progress of the work or after cancellation, termination, completion or abandonment thereof, shall be dealt with as mentioned hereinafter:

(i) Amicable Resolution and Decision of Engineer-in-Charge

The parties shall, in the first instance, endeavor to resolve all disputes or differences amicably, either between themselves or with the assistance of conciliator(s) appointed by mutual consent.

In case such amicable settlement does not yield any result, the Contractor shall, within 15 days from the date of failure of the reconciliation process, request the Engineer-in-Charge in writing for a written instruction or decision.

The Engineer-in-Charge shall give his written instructions or decision within a period of one month from the date of receipt of the Contractor's letter.

If the Engineer-in-Charge fails to give his instructions or decision within the aforesaid period, or if the Contractor is dissatisfied with the instructions or decision of the Engineer-in-Charge, the Contractor may, within 15 days of receipt of such decision, prefer an appeal to the President, KUCAA, who shall afford the Contractor an opportunity of being heard, if so desired, and to offer evidence in support of his/its appeal.

The President, KUCAA shall give his decision within 30 days of receipt of the Contractor's appeal.

(ii) Jurisdiction of Courts

In case of failure to settle the disputes through the process mentioned above, such disputes shall be referred to and finally resolved through arbitration under Arbitration & Conciliation Act 1996 or by the Courts Governing the area of KUCAA, Uniworld City, New Town Kolkata only, which shall have exclusive jurisdiction.

(iii) Continuation of Contract

Both parties agree that if any clause of the Work Order is pending adjudication before the Court, the entire Contract shall not become redundant, and the parties shall be obliged to adhere to and perform the remaining portions of their respective obligations under this Work Order, unless otherwise prevented pursuant to an order of the Court. the same shall be dealt as per relevant provisions of Law.

35. PRICE ADJUSTMENT/ ESCALATION CLAUSE:

The Contract shall be executed on a firm and fixed price basis. No escalation or price adjustment shall be admissible on any account, including increases in material, labour, fuel, transportation, or statutory levies (except GST). The quoted rates shall remain firm throughout the contract period, including extensions granted without additional cost.

ANNEXURE 'A' :**Scope of Work:****ALL TOWER FIRE DETECTION PANEL REPORT**

LOCATION	TOWER	DETECTION PANEL	PA SYSTEM	MCP	HOOTER/SIREN	DETECTOR IN LOBBY/COMMON AREA	DETECTOR IN RESIDENT'S ROOM
GARDEN	1	1	1	22	22	48	152
GARDEN	2	1	1	20	20	8	NIL
GARDEN	3	1	1	18	18	8	NIL
GARDEN	4	1	1	12	12	8	NIL
GARDEN	5	1	1	16	16	8	NIL
GARDEN	6	1	1	12	12	8	NIL
GARDEN	7	1	1	18	18	8	NIL
GARDEN	8	1	1	20	20	8	NIL
GARDEN	9	1	1	22	22	48	152
GARDEN	10	1	1	24	24	50	160
GARDEN	BASEMENT	2	NIL		2	202	NIL
HORIZON	1	1	1	20	20	8	NIL
HORIZON	2	1	1	22	22	48	152
HORIZON	3	1	1	24	24	50	160
HORIZON	4	1	1	24	24	50	160
HORIZON	5	1	1	22	22	48	152
HORIZON	6	1	1	20	20	8	NIL
HORIZON	7	1	1	14	14	8	NIL
HORIZON	8	1	1	14	14	8	NIL
HORIZON	9	1	1	14	14	8	NIL
HORIZON	BASEMENT	3			5	260	NIL
HEIGHTS	1	1	1	30	30	40	240
HEIGHTS	2	1	1	28	28	34	226
HEIGHTS	3	1	1	30	30	40	240
HEIGHTS	4	1	1	28	28	34	226
HEIGHTS	5	1	1	30	30	40	240
HEIGHTS	6	1	1	30	30	40	240
HEIGHTS	7	1	1	28	28	34	226

HEIGHTS	8	1	1	30	30	40	240
HEIGHTS	9	1	1	28	28	34	226
HEIGHTS	BASEMENT (2A+2B)	2		3	4	218	NIL
CASCADE	1	1	1	18	18	7	NIL
CASCADE	2	1	1	18	18	7	NIL
CASCADE	3	1	1	18	18	7	NIL
CASCADE	4	1	1	22	22	48	172
CASCADE	BASEMENT	1			2	200	NIL
DOWNTOWN	1	1	1	22	22	21	NIL
DOWNTOWN	2	1	1	19	19	10	NIL
DOWNTOWN	3	1	1	22	22	21	NIL
DOWNTOWN	4	1	1	26	26	78	188
DOWNTOWN	BASEMENT	1		2	2	180	NIL
VISTAS	1	1	1	15	15	NIL	NIL
VISTAS	2	1	1	15	15	NIL	NIL
VISTAS	3	1	1	15	15	NIL	NIL
VISTAS	4	1	1	15	15	NIL	NIL
VISTAS	5	1	1	15	15	NIL	NIL
VISTAS	6	1	1	15	15	NIL	NIL
VISTAS	7	1	1	15	15	NIL	NIL
VISTAS	8	1	1	15	15	NIL	NIL
VISTAS	9	1	1	15	15	NIL	NIL
VISTAS	10	1	1	15	15	NIL	NIL
FRESCO	1	1	1	15	15	NIL	NIL
FRESCO	2	1	1	15	15	NIL	NIL
FRESCO	3	1	1	15	15	15	NIL
FRESCO	5	1	1	15	15	15	NIL
FRESCO	6	1	1	15	15	15	NIL
HARMONY	3	1	1	20	20	56	NIL
HARMONY	BASEMENT	1	1		1	35	NIL

Annexure A.1**MONTHLY SERVICE PLAN**

Name of the Service	Area of Services	Frequency (Monthly)	Materials to be used	Monthly (1)	Time
FACP, PA System with integration system. and Gas Bank detection System with integration system.	UG-1 to 10 with basement	1	Scope of AMC Vendor	1	10 AM TO 6 PM (No sound will be allowed between 02:00 pm to 4.00 pm)
FACP, PA System with integration system. and Gas Bank detection System with integration system.	UH 1 to 09 with basement	1	Scope of AMC Vendor	1	10 AM TO 6 PM (No sound will be allowed between 02:00 pm to 04:00 pm.)
FACP, PA System with integration system. and Gas Bank detection System with integration system.	HE 1 to 09 with basement	1	Scope of AMC Vendor	1	10 AM TO 6 PM (No sound will be allowed between 02:00 pm to 04:00 pm.)
FACP, PA System with integration system. and Gas Bank detection System with integration system.	DT 1 to 04 with basement	1	Scope of AMC Vendor	1	10 AM TO 6 PM (No sound will be allowed between 02:00 pm to 04:00 pm.)
FACP, PA System with integration system. and Gas Bank detection System with integration system.	CA 1 to 04 with basement	1	Scope of AMC Vendor	1	10 AM TO 6 PM (No sound will be allowed between 02:00 pm to 04:00 pm.)
FACP , PA System with integration system.	HA 3 with basement	1	Scope of AMC Vendor	1	10 AM TO 6 PM (No sound will be allowed between 02:00 pm to 04:00 pm.)

FACP, PA System with integration system. and Gas Bank detection System with integration system.	UV-1 to 10	1	Scope of AMC Vendor	1	10 AM TO 6 PM (No sound will be allowed between 02:00 pm to 04:00 pm.)
FACP , PA System with integration system.	UF-1,2,3,5 and 6.	1	Scope of AMC Vendor	1	10 AM TO 6 PM (No sound will be allowed between 02:00 pm to 04:00 pm.)

Annexure A.2

Sl. No.	Premises under Contract	MANPOWER DEPLOYMENT	Frequency Timing
1	Uniworld City, all phase (Total 52nos Tower) + All Common Basement with 9 nos Gas Bank.	One Technician & One Back Up as per schedule.	To attend the all call within the schedule time.

Volume 2

PREAMBLE TO THE BILL OF QUANTITIES

1.1 The Bill of Quantities must be read with the General Conditions of Contract, the Special Conditions of Contract and the Particular Specifications of Work and the Bidder is deemed to have examined the above documents and to have thoroughly familiarise himself with the total scope of work and its mode of execution.

1.2 The quantities given in the Bill of Quantities are approximate only and are given to provide a common basis for Biding. Payment will be made according to the quantities of each item of work actually carried out at the accepted rates as per Order Letter. The measurements of each item of work shall be measured jointly by the Engineer or his Representative.

1.3 This being a specific rate Bid, the Bidder shall quote his rates as specific rate of each item and also estimated total cost

1.4 During the detailed scrutiny and evaluation of Bid any discrepancy or error found between the figures and words in the quoted percentage at appropriate place in Bill of Quantities the following methods shall be adopted for arriving at the final figures:

(i) When there is a difference between rate quoted in figure and in words, the total rate which complies with the amount worked by the Bider for this shall be taken as correct.

(ii) When the amount of the Bid is not worked out by the Bider or it does not correspond with the total rate above / below / at par) written either in figures or in words then the percentage rate quoted by the Bider in words shall be taken as correct and the value of the Bided amount shall be worked out accordingly.

(iii) When the percentage rate above / below / at par) quoted by the Bider in figures and in words matches but the amount is not worked out correctly, the percentage rate quoted by the Bider shall be taken as correct and the value of the Bided amount shall be worked out accordingly. The Tender Price thus established would be taken for comparative evaluation of tenders

NOTE: - While quoting the rate it should be noted that the bidder should on no account overwrite the figures or use correcting fluid in the Bid. Any necessary amendment shall be made by striking out the original figure and writing the corrected figures on the top. All such amendments shall be duly authenticated by signing under office seal by the bidder. The bidder shall quote his rate in conformity with the Bid provisions with the "Form of Bid" and "Abstract Form of Bid" duly filled up, signed and witnessed.

ANY DEVIATION FROM THE ABOVE SHALL RENDER THE BID OFFER AS REJECTED.

BILL OF QUANTITY

AMC of Fire Detection System of 52 nos. Towers including All Basements and 9 nos LPG bank AT UNIWORLD CITY, NEWTOWN, KOLKATA.

RFQ No. UWC/FIRE/ALL/2025-26/01

A: AMC (Annual Maintenance Contract)

<i>SI NO.</i>	<i>ITEM</i>	<i>Unit</i>	<i>Rate</i>	<i>Rate to be Quoted in words</i>
	Annual Maintenance of Fire Detection System of 52 nos. Towers of UWC including All Basements and 9 no's LPG Gas Bank as directed by KUCAOA	Monthly		

Total Value of AMC for 3(Three) Years- Rs.

X 36 Months = Rs.

Total Amount in words:

B: Supply of Materials

Rate Contract of Materials to be supplied by the Vendor (as and when required by KUCAOA) during the validity of the AMC Agreement.

<i>SL NO</i>	<i>ITEM</i>	<i>Rate/each</i>	<i>Rate to be Quoted in Words</i>
1	Conventional Smoke Detector Make System Sensor		
2	Conventional MCP Make ASES Type Break The Glass		
3	LMT Hooter Make ASES		
4	Power Supply Board (SMPS) for 9032 Serise of Conventional Panel Make Ravel		
5	Zone Controller Board for 9032 Serise of Conventional Panel Make Ravel		
6	Display with Logic Board for 9032 Serise of Conventional Panel Make Ravel		
7	Power Supply Board (SMPS) for 9024 Serise of Conventional Panel Make Ravel		

SL NO	ITEM	Rate	Rate to be Quoted in Words
8	Zone Controller Board for 9024 Serise of Conventional Panel Make Ravel		
9	Display with Logic Board for 9024 Serise of Conventional Panel Make Ravel		
10	Power Supply Board (SMPS) for 9016 Serise of Conventional Panel Make Ravel		
11	Zone Controller Board for 9016 Serise of Conventional Panel Make Ravel		
12	Display with Logic Board for 9016 Serise of Conventional Panel Make Ravel		
13	Conventional FACP 9032 Serise Make Ravel		
14	Conventional FACP 9024 Serise Make Ravel		
15	Conventional FACP 9016 Serise Make Ravel		
16	Power Supply Board (SMPS) for Conventional FACP PR- 16Z (SI-19) Make ASES		
17	Zone Controller Board for Conventional FACP PR- 16Z (SI19) Make ASES		
18	Display with Logic Board for Conventional FACP PR-16Z (SI-19) Make ASES		
19	Power Supply Board (SMPS) for Conventional FACP PR- 32Z (SI-19) Make ASES		
20	Zone Controller Board for Conventional FACP PR- 32Z (SI19) Make ASES		
21	Display with Logic Board for Conventional FACP PR- 32Z (SI-19) Make ASES		
22	Conventional FACP PR-16Z (SI-19) Make ASES		
23	Conventional FACP PR-32Z (SI-19) Make ASES		
24	SMPS for 10 AMP 24VDC Output make MeanWell		
25	Battery 12V DC 7.5 AMPS Make Excide/TATA.		
26	Cost of Amplifire 250W Make Ahuja		
27	Cost of Amplifire 120W Make Ahuja		
28	Cost of Mic ON PCB.		

SL NO	ITEM	Rate	Rate to be Quoted in Words
29	Cost of Alternet relay board system against Mic on PCB.		
30	Cost for Repairing of Amplifire 250W		
31	Cost for Repairing of Amplifire 120W		
32	Cost for Repairing of Amplifire 100W		
33	Cost of Hooter Card -input 24V DC output Fire Hooter sound wave.		
34	LPG Detector-Conventional System-Make Ravel		
35	LPG Detector-Conventional System-Make ASES		
36	2 Zone Detection Panel-Conventional System-Make Ravel		
37	2 Zone Detection Panel -Conventional System-Make ASES		
38	SMPS for 5 AMP 24VDC Output make Mean Well		
39	Solenoid Valve 12VDC/24VDC dia 15mm Brass		
40	Cost of 1 Coli FRLS Cable 2 core 1.5 sqmm Make Polycab/Mescab.		
41	Cost of Microphone With cord Make Ahuja		

ABSTRACT FORM OF BID

I / We hereby Bid for the under mentioned work for its execution within the specified time and in accordance, in all respects with the specifications, design, drawing and instructions in writing and with such materials as are provided for, by and in all other respects in accordance with such conditions so far as practicable.

(TO BE FILLED IN BY THE BIDDER)

(a) Name of Work. :

(b) Estimated Cost. :

(c) Earnest Money. :

(d) Security Deposit :

(e) Duration of the AMC: - **3(Three) Years**

(f) PAN.No. :

(g) Maximum number of workmen to be engaged on any day:

(h) Bank Details :

Name Of Bank :-

Branch :- Branch

Code :- Account

Number :-

IFS Code :

i) RATE BIDDED BY ME / US is : **A:** for AMC-

B: for supply of Materials : Item Rate as per BOQ Schedule

(Signature of the Bidder)

Witness :- Address

:-

(Name in block letters)

Address :- Occupation

:-

FORM OF BID

To

The President,

Uniworld City, Kolkata

I/We _____

having examined the site of work, inspected the Drawings and read the specifications, General & Special Conditions of Contract and Conditions of the Bid, hereby Bid and undertake to execute and complete all the works required to be performed in accordance with the Specification, Bill of Quantities, General & Special Conditions of Contract and Drawings prepared by or on behalf of the KUCAOA and at the rates & prices set out in the annexed Bill of Quantities within _____ months / weeks from the date of order to commence the work and in the event of our Bid being accepted in full or in part. I / We

also undertake to enter into a Contract Agreement in the form hereto annexed with such alterations or additions thereto which may be necessary to give effect to the acceptance of the Bid and incorporating such Specification, Bill of Quantities, Drawing and Special & General Conditions of Contract and I / We hereby agree that until such Contract Agreement is executed the said Specification, Bill of Quantities, Conditions of Contract and the Bid, together with the acceptance thereof in writing by or on behalf of the KUCAOA shall be the Contract.

THE TOTAL AMOUNT OF BID Rs. -----

(Repeat in words) -----

I / We require _____ days / months preliminary time to arrange and procure the materials required by the work from the date of acceptance of Bid before I We could commence the work.

I / We have deposited with KUCAOA, vide Receipt No.

_____ of _____ as Earnest Money.

I / We agree that the period for which the Bid shall remain open for acceptance shall not be less than four months.

Dated:

(Signature of Bidder with Seal)

[_____ END _____]