CORRIGENDUM – 1

Indian Institute Of Management Mumbai Vihar Lake Road , Powai, Mumbai (MH) Pin 400087.
Design, Supply, Installation, Testing & Commissioning of 04 Nos. Passenger Elevators in Replacement of Existing Elevators with Buy-Back Option at Swami Vivekananda Hall, IIM Mumbai Campus, including Dismantling and Removal of Existing Lift Assemblies, Repair/Modification of Existing Lift Wells and Allied Civil, Electrical & Finishing Works.
Tender ID No.:- 2026_IIMM_929064_1

Sr.No.	Clause No.	Existing Clause	Revised Clause
1	SECTION– II 2.0 QUALIFYING CRITERIA: ONLINE TECHNICAL BID SUBMISSION Table 1: Format of Check List	12. Experience of the firm in a similar field during the last five years, ending the last day of the month previous to the one in which tenders are invited of submission of tender. (Copy of Completion Certificate to be enclosed).	12. Experience of the firm in a similar field during the last Seven years, ending the last day of the month previous to the one in which tenders are invited of submission of tender. (Copy of Completion Certificate to be enclosed).
2	SECTION– II 2.0 QUALIFYING CRITERIA: ONLINE TECHNICAL BID SUBMISSION	c) For this tender, 'Similar Work' shall mean Design / Supply / Installation / Testing / Commissioning of passenger lifts, including replacement / modernization involving complete lift installation, preferably in multi-storeyed buildings. Experience of general building construction alone shall not be treated as similar lift work.	c) For this tender, “Similar Work” shall mean Design, Supply, Installation, Testing & Commissioning (SITC) of passenger elevators and/or complete replacement of existing passenger elevators in multi-storeyed buildings having a minimum configuration of G+12 floors.
3	SECTION– II 2.0 QUALIFYING CRITERIA: ONLINE TECHNICAL BID SUBMISSION	e) EXPERIENCE: (I) The bidder shall have successfully completed similar lift works during the last 7 years ending on the last day of the month previous to the month in which the tender is invited. The value of completed similar works shall satisfy any one of the following, calculated with reference to the estimated cost put to tender: - a. Three completed contracts of Construction of multi-storied buildings (more than 12 floors) with	e) EXPERIENCE: (I) The bidder shall have successfully completed similar lift works during the last 7 years ending on the last day of the month previous to the month in which the tender is invited. The value of completed similar works shall satisfy any one of the following, calculated with reference to the estimated cost put to tender: - a. Three similar completed works, each executed under a single Work Order / Contract and costing not less than ₹80.00 lakh;

Sr.No.	Clause No.	Existing Clause	Revised Clause
		SITC of a lift costing not less than Rs 80.00 Lakhs each.; OR b. Two completed contracts of Construction of multi-storied buildings (more than 12 floors) with SITC of a lift costing not less than Rs 120.00 Lakhs each.; OR c. One completed contract of Construction of multi-storied buildings (more than 12 floors) with SITC of a lift costing not less than Rs 160.00 Lakhs each. Note: 1) Only. completed works supported by completion / performance certificates shall be considered 2) The meaning of "Similar Work" for the tender has been defined as "Construction of multistoried buildings (more than 12 floors) with Design / Supply / Installation / Testing / Commissioning of passenger lifts, including complete replacement / modernization of lift installations. 3) The value of completed works may be updated to the tender-date price level only if and in the manner expressly provided in the NIT / GCC.	OR b. Two similar completed works, each executed under a single Work Order / Contract and costing not less than ₹120.00 lakh; OR c. One similar completed work executed under a single Work Order / Contract and costing not less than ₹160.00 lakh. Note: 1) Only completed works supported by completion / performance certificates shall be considered. 2) For the purpose of the above eligibility criteria, each qualifying similar work shall have been executed under a single Work Order / Contract. Clubbing or aggregation of values of two or more separate Work Orders / Contracts for meeting the prescribed value of an individual similar work shall not be permitted. 3) The meaning of "Similar Work" for the tender has been defined as Design, Supply, Installation, Testing & Commissioning (SITC) of passenger elevators and/or complete replacement of existing passenger elevators in multi-storeyed buildings having a minimum configuration of G+12 floors. 4) The value of completed works may be updated to the tender-date price level only if and in the manner expressly provided in the NIT / GCC.
4	Clause 36	List of Recommended Makes of Elevator: - • Otis • TKE / TK Elevator • KONE • Schindler • Johnson Lifts • Mitsubishi Electric • Fujitec	List of Recommended Makes of Elevator: - The lifts offered shall be of any of the following makes: - **Otis / KONE / TK Elevator / Mitsubishi Electric / Fujitec / Toshiba**, or **any other equivalent make** meeting the technical, statutory, safety, quality and service requirements specified in the Tender Document.

Sr.No.	Clause No.	Existing Clause	Revised Clause
		• Toshiba elevators	The above makes are indicative of the required standard of quality, performance and service and shall not be treated as exclusive. A bidder offering a make other than those listed above shall submit along with the Technical Bid: - 1. Clause-by-clause compliance with the Technical Specifications and Tender Datasheet, supported by OEM datasheets/catalogues. 2. Relevant type-test reports/certificates demonstrating compliance with applicable BIS/IS standards. 3. Details of comparable passenger lift installations in India during the last five years, supported by documentary evidence. 4. Details of the OEM's service centre and after-sales service support in Mumbai. Institute shall evaluate the offered equivalent make based on technical compliance, functional performance, statutory/safety compliance and after-sales service capability. A make shall not be rejected merely because it is not included in the above list. The Institute reserves the right to accept or reject any offer after evaluation, and the decision of the Institute shall be final and binding.
5	SECTION– IV TECHNICAL SPECIFICATION; Clause 1.3.1 – Elevator Machine; Page 25	1.3.1 Elevator Machine The Elevator machine shall be suitable for a 415 volts 3-phase 50 Hz AC supply with a voltage variation of +/- 10% and shall be placed directly above the hoist way upon the machine room floor slab and steel beam furnished in place by the Contractor.	1.3.1 Elevator Machine The elevator machine shall be suitable for a 415 Volts, 3-phase, 50 Hz AC supply with a voltage variation of ±10% and shall be suitable for installation in the existing machine room arrangement, as per available site conditions by the bidder/OEM.

Sr.No.	Clause No.	Existing Clause	Revised Clause
		The machine shall have a high efficiency and low power consumption and shall be designed to withstand the peak currents in lift duties. Anti-vibration rubber pads of adequate thickness shall be used below the machine to reduce the noise and vibrations. The elevator machine shall be worm gearless reduction type and shall consist of a motor, an electromechanical brake, worm gear, sheave shaft, and sheave, all completely mounted on a common bed plate. The worm shall be provided with ball bearings to take the end thrust and roller bearings shall be provided for the sheave shaft to ensure alignment and long bearing life. The hard alloy cast iron or steel sheave shall have rope grooves to ensure proper traction and minimum rope wear. Adequate means of lubrication shall be provided for all bearings and worm gears. Means for manual operation of the lift car shall be made by providing a winding wheel suitably marked to indicate the direction of the movement to enable the lift car to be brought to the nearest landing. There shall be a warning display for switching off the electrical supply before the manual operations.	The elevator shall be provided with a high-efficiency Permanent Magnet Synchronous Motor (PMSM) gearless traction machine or equivalent proven high-efficiency gearless traction technology, suitable for the specified rated capacity, speed, travel, number of stops, duty and operating conditions of the elevator. The traction machine shall be specifically designed for elevator duty and shall operate through a VVVF drive to ensure smooth acceleration, deceleration, levelling and energy-efficient operation. The machine shall be capable of withstanding the starting, running and peak load conditions associated with the specified elevator duty. The complete traction machine shall comprise the motor, traction sheave, electromagnetic brake, encoder/position feedback arrangement and all other accessories required for safe and satisfactory operation. The traction sheave shall be suitably designed for the proposed suspension system and shall provide adequate traction with minimum wear of the suspension means. The machine and its mounting arrangement shall be designed to minimize noise and vibration. Suitable anti-vibration pads/isolation arrangements shall be provided wherever required in accordance with the approved OEM design. The traction machine, brake, traction sheave, encoder, suspension arrangement and associated components shall conform to the applicable BIS/IS standards, statutory requirements and approved OEM design. Suitable provisions for emergency/manual rescue operation shall be provided in accordance with the applicable standards and the OEM's approved system, enabling the lift car to be safely brought to the nearest landing during emergency conditions or power failure.

Sr.No.	Clause No.	Existing Clause	Revised Clause
6	SECTION– III SCOPE OF WORK; Page No. 22	Payment for the corresponding new lift installation shall be released only after the dismantled materials of the respective existing lift have been completely removed from the Institute premises and the new lift has been installed, tested, commissioned and accepted as per the Contract.	Payment for the respective new lift installation shall be released in accordance with the stage-wise Payment Terms specified in the Tender Document. However, the final 10% payment for the respective lift shall be released only after the dismantled materials of the corresponding existing lift have been completely removed from the Institute premises with the written approval of the Engineer-in-Charge, and the new lift has been successfully tested, commissioned, statutorily approved, accepted and handed over to the Institute.
7	SPECIAL CONDITIONS OF CONTRACT; Clause 1; Performance Guarantee; Page No. 88 & 89	The Performance BG shall be as follows: - **1. PBG for SITC Works:** The contractor shall submit a Performance Bank Guarantee equivalent to 5% of the accepted quoted amount for the SITC portion of the contract, within 15 days from the date of issue of the Letter of Acceptance. The PBG shall initially be valid for 12 months from the date of issue and shall be extended, wherever required, until fulfilment of the conditions for its release. **2. Release of SITC PBG:** The SITC PBG shall be released after successful installation, testing and commissioning, obtaining all statutory approvals, handing over of the lifts to the Institute, and submission and acceptance of the PBG for the Comprehensive Annual Maintenance Contract (CAMC). **3. PBG for CAMC Works:** Before commencement of CAMC and release of the SITC PBG, the contractor shall submit a separate PBG equivalent to 5% of the total accepted	The Performance BG shall be as follows: - **1. PBG for SITC Works:** The Contractor shall submit a Performance Bank Guarantee equivalent to 5% of the accepted quoted amount for the SITC portion of the Contract, within 15 days from the date of issue of the Letter of Acceptance. The SITC PBG shall initially be valid for 12 months from the date of issue and shall be extended from time to time, wherever required, so as to remain valid throughout the execution period and the entire 36-month Defect Liability Period (DLP) / comprehensive warranty and free comprehensive maintenance period, reckoned from the date of successful commissioning and handing over of the respective lifts. **2. Release of SITC PBG:** The SITC PBG shall be released only after satisfactory completion of the 36-month DLP / comprehensive warranty and free comprehensive maintenance period, subject to satisfactory performance of the lifts, rectification of all notified defects, fulfilment of all contractual obligations pertaining to the DLP / free

Sr.No.	Clause No.	Existing Clause	Revised Clause
		quoted amount for the entire 72-month CAMC portion of the contract. This PBG shall remain valid throughout the 72-month CAMC period, reckoned from the date of commencement of CAMC, and shall be extended in case of any extension of the CAMC period. **4. Release of CAMC PBG:** The CAMC PBG shall be released after satisfactory completion of the 72-month CAMC contract, fulfilment of all contractual obligations, rectification of outstanding defects and adjustment of recoveries, if any, as certified by the Engineer-in Charge.	maintenance period, and submission and acceptance of the separate Performance Bank Guarantee for the paid Comprehensive Annual Maintenance Contract (CAMC) covering the 4th, 5th and 6th years. Accordingly, the SITC PBG shall continue to remain valid until commencement of the paid CAMC period and acceptance of the CAMC PBG by IIM Mumbai. SITC PBG can only be release after the bidder submit PBG for CAMC. **3. PBG for CAMC Works:** Before commencement of the paid CAMC period, the Contractor shall submit a separate Performance Bank Guarantee equivalent to 5% of the total accepted CAMC amount quoted for the 4th, 5th and 6th years under the BOQ. The CAMC PBG shall remain valid throughout the paid CAMC period covering the 4th, 5th and 6th years, and shall be extended suitably in case of any extension of the CAMC period. **4. Release of CAMC PBG:** The CAMC PBG shall be released after satisfactory completion of the 6th year of maintenance, fulfilment of all contractual maintenance obligations, rectification of all notified/outstanding defects and adjustment of recoveries, if any, as certified by the Engineer-in-Charge. *Note:Maintenance during the initial 36-month DLP / comprehensive warranty and free comprehensive maintenance period shall be included in the SITC scope and shall not attract separate payment. Paid CAMC shall commence only from the 4th year.*
8	CLAUSES OF CONTRACT;	The Security Deposit shall be released as follows:	The Security Deposit shall be released as follows:

Sr.No.	Clause No.	Existing Clause	Revised Clause
	Clause 1A; Release of Security Deposit for SITC works	1. 50% of the Security Deposit shall be released after successful completion of SITC, obtaining statutory approvals, handing over the lifts and expiry of the applicable Defect Liability/Warranty Period, subject to satisfactory performance and rectification of all notified defects.	1. 50% of the Security Deposit shall be released after successful completion of the SITC works, successful testing and commissioning, obtaining all required statutory approvals/licences and satisfactory handing over of the lifts to the Institute, subject to adjustment of recoveries, if any.
9	SECTION– V GENERAL CONDITIONS OF CONTRACT Clause 17: Contractor Liable for Damages, defects during defect liability Period; Page No. 71	"Twelve Months"	Thirty-six (36) months.
10	SECTION– IV TECHNICAL SPECIFICATION; Page No. 25	The work shall be executed as CPWD General specifications of the Electrical Works (Part III, Lifts and Elevators 2003) as per relevant IS and as per the direction of the Engineer-In-Charge.	The work shall be executed in accordance with the latest applicable CPWD General Specifications for Electrical Works relating to lifts/elevators, read together with the latest applicable IS 17900 series, other relevant BIS standards, statutory requirements, approved OEM design and directions of the Engineer-in-Charge. In case of any conflict, the latest applicable statutory and safety requirements shall prevail.
11	SECTION– VI SPECIAL CONDITIONS OF CONTRACT; Page No. 88; 2(iii)	Supply, Installation, Testing & Commissioning (SITC) of 380 kVA Diesel Generator (DG) Set with AMF Panel, Allied Civil, Electrical and Associated Works for Pragati Vihar & Anand Vihar Guest Houses at IIM Mumbai Campus	"Design, Supply, Installation, Testing & Commissioning of 04 Nos. Passenger Elevators in Replacement of Existing Elevators with Buy-Back Option at Swami Vivekananda Hall, IIM Mumbai Campus, including Dismantling and Removal of Existing Lift Assemblies, Repair/Modification of Existing Lift Wells and Allied Civil, Electrical & Finishing Works"
12	APPENDIX – I	Availability of Spares and Service Support:- Minimum 10 years from handover; bidder to confirm.	Availability of Spares and Service Support:- Minimum 15 years from handover; bidder to confirm.

Sr.No.	Clause No.	Existing Clause	Revised Clause
	TECHNICAL SPECIFICATION OF PASSENGER ELEVATORS IN TABULAR FORM; Page No. 39		
13	APPENDIX – II Tender Technical Datasheet / Bidder's Guaranteed Particulars; Page No. 41	Availability of spares and service support:- Minimum 10 years from handover; bidder to confirm	Availability of Spares and Service Support:- Minimum 15 years from handover; bidder to confirm.
14	SECTION– V GENERAL CONDITIONS OF CONTRACT; Clause 1A: Recovery of Security Deposit; Page No. 54	The person(s) whose tender may be accepted (hereinafter called the contractor) shall permit Government at the time of making any payment to him for work done under the contract to deduct a sum at the rate of 2.5% of the gross amount of each running and final bill till the sum deducted will amount to security deposit of 2.5% of the tendered amount of the work.	The person(s) whose tender may be accepted (hereinafter called the contractor) shall permit Government at the time of making any payment to him for work done under the contract to deduct a sum at the rate of 5% of the gross amount of each running and final bill till the sum deducted will amount to security deposit of 5% of the tendered amount of the work.
15	2.0 PAYMENT TERMS; Page No. 95	CAMC bills shall be submitted quarterly in arrears during the fourth, fifth and sixth years, after satisfactory completion of each three-month maintenance period. The total accepted CAMC amount quoted in the BOQ for these 36 months of paid maintenance shall be paid in 12 equal quarterly instalments, each equivalent to 1/12 of that amount.	CAMC bills shall be submitted quarterly in arrears during the fourth, fifth and sixth years, after satisfactory completion of each three-month maintenance period. Each quarterly payment shall be equivalent to 25% of the accepted annual CAMC amount quoted in the BOQ for the respective year.
16	SECTION– IV TECHNICAL SPECIFICATION; Clause 2.6.3 – Page 29,	Terminal Buffers : Suitable spring buffers shall be used from existing Lift.	Terminal Buffers: New buffers shall be provided for both the car and counterweight, suitable for the specified lift speed, rated load, travel and available pit conditions. Reuse of buffers from the existing lifts shall not be permitted.

Sr.No.	Clause No.	Existing Clause	Revised Clause
			For the specified lift speed of 1.75 m/s, suitable oil-type buffers shall be provided in accordance with the applicable IS 17900 series / relevant BIS standards and the approved OEM design. The buffers shall be complete with all necessary supports, anchorage and accessories and shall be installed so as not to damage the existing pit waterproofing. Manufacturer's test certificates/details of buffer type, stroke and rated load shall be submitted for approval.
17	SPECIAL CONDITIONS OF CONTRACT; Clause 2(xvi) Date of Commencement of work	Date of Commencement of work: Within 7 days after date of award of Work	Date of Commencement of work: Within 15 days after date of award of Work
18	SPECIAL CONDITIONS OF CONTRACT; Clause 17; Page No. 94	Contractor liable for Damages, Defects during Defect Liability Period :- Applicable Added/Modified: two years from the date of successful completion of each component of the project in all respect along with submission of all required documents i.e. As Built Drawings, Inventory List, Guarantee/Warrantee Bonds, Certificates & Invoices of Equipment's, Lock & Key of each room and NOCs from various Departments.	Contractor liable for Damages, Defects during Defect Liability Period :- Applicable Added/Modified: Three years from the date of successful completion of each component of the project in all respect along with submission of all required documents i.e. As Built Drawings, Inventory List, Guarantee/Warrantee Bonds, Certificates & Invoices of Equipment's, Lock & Key of each room and NOCs from various Departments.
19	SECTION– IV TECHNICAL SPECIFICATION; Clause 1.9 – Hoistway Landing Doors;Page 27	For the hoistway doors at each landing, two power-operated SS304 Telescopic Door opening horizontal sliding doors shall be provided to give a clear opening as indicated in the technical parameters. These shall be duly painted to the shade approved by the institute and suitable to the site conditions.	The hoistway landing doors at each landing shall be fully automatic, power-operated, two-panel centre-opening horizontal sliding doors, complete with VVVF door operator and all necessary headers, sills, tracks, hangers, interlocks, frames and accessories.

Sr.No.	Clause No.	Existing Clause	Revised Clause
			The landing doors shall be of Stainless Steel Grade SS 304, brushed / hairline finish, and shall provide a minimum clear opening of 900 mm (W) × 2100 mm (H). The door arrangement shall be compatible with the available lift shaft, landing opening and approved OEM design. The bidder shall verify the existing shaft and landing dimensions at site prior to manufacture and shall submit the proposed door arrangement in the General Arrangement Drawing for approval by IIM Mumbai. The complete door system shall comply with the applicable IS 17900 series, fire-rating requirements, statutory lift regulations and approved OEM design.
20	SECTION– VI SPECIAL CONDITIONS OF CONTRACT Clause 2; Compensation for Delay	Timely completion of the work is very much/strictly essential due to time constraints 0.50% of the total project cost per day. (Maximum up to 10% of the Project Cost)	Timely completion of the work is very much/strictly essential due to time constraints 0.50% of the total project cost per week. (Maximum up to 10% of the Project Cost)
21	NOTICE INVITING e-TENDER (NIT)	Last date & time of Procurement/ download of tender Document:- 16.10.2026 up to 15.00 Hrs. Last date & time for online submission of Technical & Financial Bid:- 16.10.2026 up to 15.00 Hrs. Online Opening of Technical Bid:- 16.10.2026 up to 15.30 Hrs.	Last date & time of Procurement/ download of tender Document:- 26.10.2026 up to 15.00 Hrs. Last date & time for online submission of Technical & Financial Bid:- 26.10.2026 up to 15.00 Hrs. Online Opening of Technical Bid:- 26.10.2026 up to 15.30 Hrs.

ADDENDUM-1

Sr.No.	Clause	Additional Technical Requirements and Tender Conditions
1	CMC / CAMC terminology	For the purpose of this Tender, maintenance during the initial 36-month Defect Liability Period (DLP) shall be referred to as "Comprehensive Warranty / Free Comprehensive Maintenance" and shall be included in the SITC scope without separate payment. The paid maintenance applicable during the 4th, 5th and 6th years shall be referred to as the "Comprehensive Annual Maintenance Contract (CAMC)". Wherever the terms CMC, Comprehensive Maintenance Contract or Post-DLP Comprehensive AMC appear in the Tender Document, they shall be construed accordingly.
2	New Clause DEDUCTIONS ON ACCOUNT OF NON-SATISFACTORY WORK During CAMC:	a. Damage to IIM Mumbai assets or equipment, etc., if caused by the agency staff, the acquisition cost of assets will be levied as a penalty, as decided by IIM Mumbai. The amount of losses/damages will be recovered from either the bills/security deposit of the agency. b. Misbehavior like quarreling, abusing, etc., between the staff employed by the agency, causing disturbance in the premises: Rs. 5000/- per occasion and replacement of such personnel immediately. c. In the IIM Mumbai Campus, smoking & chewing tobacco, etc., is prohibited. Workers who are habitual of these items are deputed on campus; if any are found violating this rule, they will be asked to leave the premises and should be replaced immediately. d. In case of any abnormal delay on the part of the agency beyond the specified time, penalties shall be imposed and recovered from the monthly bills as under:- **Minor & Major Breakdown:-** Penalty of Rs. 1000/- per hour per elevator shall be imposed if a complaint remains unresolved by more than 3 days subject to a maximum of 10% of total contract value during the entire contract period (Agency is required to maintain 24 X 07 minimum mandatory spare parts, consumables, tools and manpower in the campus as per scope of work) e. If specified quality work is not maintained on account of non-satisfactory work performance, a proportionate deduction for that non-satisfactory work will be made from the bill of the contractor by the competent authority of IIM Mumbai. No correspondence shall be entertained from the contractor if deductions are made due to non-satisfactory work. If the non–satisfactory work is continued even after the notice given to the agency then IIM Mumbai reserves the right to terminate the Order and encash the Performance BG and to forfeit any amount payable to the contractor. f. The decision of IIM Mumbai will be final with regard to the levying of a penalty.

Sr.No.	Clause	Additional Technical Requirements and Tender Conditions
3	New Clause: CAMC Exclusion	The Contractor / OEM shall provide a Defect Liability Period (DLP) / comprehensive warranty of 36 months from the date of successful commissioning, statutory licensing and handing over of each lift. The included comprehensive maintenance obligation shall continue for 72 months from such date and shall include preventive maintenance, breakdown maintenance, labour, lubricants, consumables and replacement of defective parts due to normal use. The following shall be excluded from the comprehensive maintenance obligations under the Contract: maintenance, repair or replacement necessitated due to acts of God, abuse or misuse of the installations, vandalism, fire, water ingress, excessive humidity, war, terrorist acts, strikes, civil commotion, over-voltage or fluctuations in the electrical power supply. Replacement of the following components/items shall also be outside the scope of this Contract: a) Elevator car enclosure. b) Decorative items, including mirrors and handrails. The 36-month DLP shall form part of and run concurrently with the 72-month comprehensive maintenance period. No extra payment shall be admissible for obligations included within the Contractor's scope under these periods.
4	New Clause: Special Conditions of the contract	Enclosed

ANNEXURE – A

DECLARATION OF SPARES/ SERVICES SUPPORT: Manufacturer's Authorization

Date:_____

To,

_____

WHEREAS

We _____ (OEM Name and Address), who are official manufacturers of _____ (Lift Component Description), having factories at _____, do hereby authorize _____(Bidder Name) to submit a Bid the purpose of which is to provide the following goods, manufactured by us _____ (Lift Component Description). We hereby authorize M/s ---------- (Bidder Name) for Design, Supply, Installation, Testing & Commissioning of 04 Nos. Passenger Elevators in Replacement of Existing Elevators with Buy-Back Option at Swami Vivekananda Hall, IIM Mumbai Campus, including Dismantling and Removal of Existing Lift Assemblies, Repair/Modification of Existing Lift Wells and Allied Civil, Electrical & Finishing Works. We hereby confirm our full guarantee & warranty, including support of spares & services for a minimum period of 15 to 20 years from operational acceptance.

Seal & Signature with Date

SPECIAL CONDITIONS OF CONTRACT

1. The entire work shall be carried out under the supervision and directions of the Engineer-in-Charge / authorized representative of IIM Mumbai.

2. The overall completion period for the SITC works shall be 06 months from the date of commencement / Letter of Acceptance, including monsoon period, complete in all respects including dismantling of existing lifts, installation, testing, commissioning, statutory approvals/licensing and handing over of all 04 elevators.

3. The Contractor / OEM shall, at his own cost, prepare and submit all necessary design calculations, General Arrangement Drawings (GAD), GFC drawings, shop drawings, lift shaft and pit details, machine-room layouts, traction machine/support details, car and counterweight arrangement, landing-door details, electrical Single Line Diagrams, controller/VVVF drive schematics, cable routing/layout drawings, earthing drawings, ARD/emergency rescue arrangement, communication/intercom details, fabrication drawings and as-built drawings required for complete installation of the elevators.

4. Wherever specifically required by the Engineer-in-Charge, design calculations / structural details relating to machine beams, support members, brackets, anchorage or other critical structural modifications shall be vetted by IIT Bombay / VJTI / any Government-recognized institute/agency at the Contractor's own cost before execution. All drawings shall conform to the Tender Specifications, approved OEM design, existing site conditions, applicable BIS/IS standards, statutory requirements and directions of the Engineer-in-Charge.

5. All costs towards preparation, submission, revision, coordination, vetting and approval of drawings/design calculations shall be deemed included in the quoted rates and no extra payment shall be admissible on this account.

6. The Contractor shall not sublet, assign or transfer the whole or any substantial part of the work without prior written approval of IIM Mumbai. However, specialized works forming part of the contract may be carried out through approved specialized agencies / OEM-authorized agencies, subject to prior approval of the Engineer-in-Charge. The principal Contractor shall remain fully responsible for satisfactory execution of the complete work and fulfilment of all contractual obligations.

7. The work shall be executed at Swami Vivekananda Hall (SVH), IIM Mumbai Campus, Vihar Lake Road, Powai, Mumbai. The exact lift-wise / wing-wise sequence and area of work shall be communicated / handed over by the Engineer-in-Charge during execution.

8. The complete lift installation shall conform to the latest applicable CPWD General Specifications relating to lifts/elevators, IS 17900 series, relevant BIS Standards, National Building Code, Maharashtra Lifts, Escalators and Moving Walks Act/Rules, CEA safety requirements, applicable fire-safety requirements and other statutory provisions, along with the approved OEM design and directions of the Engineer-in-Charge.

9. The Contractor shall make his own arrangements for water and electricity required for execution of the work without any additional cost. If the same is supplied by the Institute the cost of supply of water and electricity will be deducted from the contractor's running bill (water charge will be 1% of the cost of water consuming items and electricity at the

rate of Rs.13.50 per unit of consumption) The contractor must submit separate applications for getting the above facilities from IIM MUMBAI.

10. All major materials and equipment such as traction machine, controller, VVVF drive, car and landing doors, door operator, ARD, governor, safety gear, buffers, suspension ropes/belts, guide rails, travelling cables, COP/LOP, intercom, electrical cables, earthing materials, brackets, supports and other accessories shall be procured only from approved / reputed manufacturers and shall conform to the Tender Specifications, approved makes and applicable BIS/IS requirements.

11. The Contractor shall make his own arrangements for proper storage, protection and security of all materials and equipment brought to site. Materials shall be stored in a safe, dry, covered and secure area so as to prevent damage, deterioration, theft or misuse.

12. No surplus, rejected, unused or dismantled material shall be taken out of the IIM Mumbai campus without prior written permission of the Engineer-in-Charge. Removal of dismantled materials covered under the Buy-Back arrangement shall be permitted only in accordance with the relevant Tender / Buy-Back provisions.

13. Items involving hidden / concealed measurements shall be executed only after obtaining specific approval from the Engineer-in-Charge / authorized representative of IIM Mumbai. Before covering such work, the Contractor shall submit detailed measurements, photographs and location details for verification. If the Contractor proceeds without such verification, the decision of the Engineer-in-Charge regarding admissible measurements and payment shall be final and binding.

14. No work shall ordinarily be carried out on Institute holidays, Saturdays/Sundays or beyond permitted working hours without prior approval of IIM Mumbai. However, considering that the hostel shall remain occupied and the work is required to be completed within the stipulated period, the Contractor shall execute the works in two shifts, wherever required, after obtaining necessary permission from the Engineer-in-Charge. No extension of time shall be admissible merely on account of working-hour restrictions which were reasonably foreseeable at the time of bidding.

15. All works shall be carried out in accordance with the Tender Specifications, approved drawings, relevant BIS/IS/CPWD specifications and instructions issued by the Engineer-in-Charge from time to time.

16. The tender shall remain valid for a period of 180 days from the date of opening of the Technical Bid. If the bidder withdraws or modifies the bid during the validity period, or if the successful bidder fails to commence the work within the stipulated period after issuance of the Letter of Acceptance / Work Order, action shall be taken in accordance with the EMD / Performance Guarantee / other applicable provisions of the Tender Document.

17. All electrical works connected with the elevator installation shall be carried out by qualified and duly licensed electrical personnel / electrical contractor, wherever statutorily required. All lift installation, testing, commissioning and maintenance activities shall be carried out under the supervision of competent personnel of the Lift OEM / authorized agency possessing valid licences / registrations required under the applicable lift regulations in Maharashtra.

18. Lift-wise Phased Execution: -

Only 02 lifts shall be handed over to the Contractor at any one time for dismantling and replacement. The remaining lifts shall remain operational. Subsequent lifts shall be handed over only after successful installation, testing, statutory approval and handing over of the earlier lifts.

19. Additional Civil Works / Extra Items: -
    Any civil work not specifically included in the BOQ, Technical Specifications, Scope of Work or drawings, but subsequently found necessary and specifically approved in writing by the Engineer-in-Charge, shall be treated as an extra item. Such items shall be paid as per the applicable CPWD Civil DSR with applicable cost index. For items not available in CPWD Civil DSR, rates shall be derived on prevailing market rates with proper rate analysis and approval of IIM Mumbai.