



RFP FOR COMPREHENSIVE ARCHITECTURAL & MULTIDISCIPLINARY CONSULTANCY
SERVICES: DESIGN & CONSTRUCTION OF G+2 ART, CULTURE, INNOVATION & CREATIVE
INCUBATION CENTRE AT IIM MUMBAI

Notice Inviting Tender No.: IIMM/ARCH-MUSIC ROOM/2026-27/11, dated 09/10/2026

Volume I

**Chief Administrative Officer
Indian Institute of Management Mumbai**

SECTION I – NOTICE INVITING RFP

1. Invitation

The Chief Administrative Officer, Indian Institute of Management Mumbai, invites online proposals from eligible and competent architectural consultancy firms / multidisciplinary consultancy firms / eligible architectural professionals for providing comprehensive architectural and multidisciplinary consultancy services for creation of a Music Room (Performance & Practice Space) at IIM Mumbai, Vihar Lake Road, Powai, Mumbai.

The selected Consultant shall provide professional services from site assessment and functional brief validation through concept design, detailed multidisciplinary design, statutory coordination, BOQ/cost estimation, construction tender documentation and final digital handover, as detailed in the Terms of Reference.

Name of Organization	Indian Institute of Management, Mumbai
Site Location	Request For Proposal (RFP) Comprehensive Architectural & Multidisciplinary Consultancy Services: Design & Construction Of G+2 Art, Culture, Innovation & Creative Incubation Centre At IIM Mumbai
Tender Type (Open/Limited/RFP/Auction/Single)	Request for Proposal
Tender Category (Services/Goods/Works)	Services
Estimated fees for this tender	On Percentage basis
Source of Fund (Institute/Project)	Institute
Date of Issue/Publishing	09.10.2026 16.00 Hrs. on below mentioned portals. 1) https://eprocure.gov.in/eprocure/app 2) https://iimmumbai.ac.in
Document Download/Sale Start Date	09.10.2026 16.00 Hrs.
Document Download/Sale End Date	19.10.2026 16.00 Hrs.
Date for Pre-Bid Conference	13.10.2026 15.00 Hrs.
Venue of Pre-Bid Conference	The Pre-Bid Meeting shall be conducted in hybrid mode. The offline meeting shall be held at the Mini Conference Room, 1st Floor, Administrative Block, Indian Institute of Management Mumbai, Vihar Lake Road, Powai, Mumbai – 400087. Bidders wishing to attend the meeting online may do so through the online meeting link, which shall be provided by the Institute.
Last Date and Time for Uploading of Bids	19.10.2026 up to 16.00 Hrs.

Date and Time of Opening of Technical Bids		20.10.2026 upto16.00 Hrs.
Consultancy Contract Period		12 months or till Actual Completion which ever is later.
Built Up Area (Approximate Area)		750.00 Sq.M
Date and time for Presentation		The date for presentation shall be informed later.
RFP Fee	5900/- (Incl. GST) (Nonrefundable)	The bank details of the Institute account are as below. Bank name - State Bank of India Account Name - IIM Mumbai Main Account Current Account No. - 10007680096 IFSC code - SBIN0009055 MICR No - 400002117 Branch Name -NITIE Vihar Lake Branch Code - 09055
EMD	Rs. 25,000/- Eligible MSE/MSME bidders shall be exempted from payment of Bid Security/EMD only, subject to the bidder being eligible for such exemption under the prevailing Government policy. No relaxation shall be provided in the prescribed minimum prior experience, annual turnover or other technical/eligibility qualification criteria on the basis of MSE/NSIC registration.	
No. of Covers		02
Performance Guarantee		3% of the tendered value by BG.
Security Deposit		NIL
Bid Validity days (180/120/90/75/60/30)		180 days
Site Visit		Mandatory
Price variation		NIL
Liquidity damages		Yes
Address for Communication		Chief Administrative officer 1 st floor, Admin Block, Indian Institute of Management, Mumbai, Vihar Lake Road, Powai, Mumbai 400087.
Contact No.		02228035200
Fax No.		-
Email Address		caooffice@iimmumbai.ac.in & osd.ips@iimmumbai.ac.in rohitpatil@iimmumbai.ac.in

Definitions: Unless the context otherwise requires, the following terms whenever used in this document shall have the meanings as defined below:

1. IIM MUMBAI' or 'Institute' means Indian Institute of Management Mumbai.
2. 'Employer' means Director, Indian Institute of management Mumbai
3. 'Consultant' means architectural consultant / firm, who is entrusted with the work of providing comprehensive architectural consultancy to IIM MUMBAI
4. 'Consultancy Contract' means the Contract signed by the Parties, to which these Conditions of Consultancy Contract are attached, together with all the documents of such signed Contract.
5. 'Party' means IIM MUMBAI or the Consultant(s) who are signatories to this contract, as the case may be, and 'Parties' means both of them.
6. 'Applicable Law' means the laws and any other instruments having the force of law in India, as they may be issued and in force from time to time.
7. 'Engineer-in-charge' means person appointed by IIM MUMBAI for coordinating with agencies connected with the project, interacting with consultants and administration of the Consultancy Contract.
8. 'Services' means the work to be performed by the Consultant pursuant to this Contract.
9. 'Personnel' means persons hired by the Consultant(s) or by any sub-consultant(s) as employees and assigned to the performance of the Services or any part thereof.
10. 'Site' means the whole of the property belonging to IIM MUMBAI on which the Services will need to be performed.
11. 'Month' shall mean an English calendar month.
12. 'Accepted Value' The total value of the work as finally accepted by the competent authority (IIM MUMBAI) at the time of award of construction contract work — i.e., the awarded contract price (usually exclusive of GST)
13. SOR/NON-SOR- Schedule of Rates or Non-Schedule of Rates as per applicable CPWD DSR

3. Procurement Portal and Communication

The RFP shall be hosted and processed through the Central Public Procurement Portal / e-Procurement platform adopted by IIM Mumbai. Bidders shall comply with the portal's instructions, digital-signature requirements, file-size limitations and submission protocol. No oral communication shall modify the RFP.

Official communication: Chief Administrative Officer, IIM Mumbai, Vihar Lake Road, Powai, Mumbai – 400087. Email: osd.ips@iimmumbai.ac.in, rohitpatil@iimmumbai.ac.in The portal shall prevail for formal tender communications.

SECTION II – BACKGROUND AND PROJECT REQUIREMENTS

4. Background

IIM Mumbai proposes to create a dedicated Music Room & Performance & Practice Space within its campus to support music practice, rehearsal, performance, cultural activities and related institutional events. The facility is required to be functional, acoustically appropriate, safe, accessible, durable, maintainable and architecturally compatible with the existing campus.

5. Indicative Functional Requirements

Component	Indicative Requirement
Performance Hall / Auditorium	Approx. 400–600 sqm; flexible seating for approx. 200–400 persons; stage, backstage/green room, technical and emergency provisions.
Practice & Rehearsal Rooms	Approx. 150–250 sqm; approximately 3–5 rooms, subject to functional planning and acoustic requirements.
Instrument Storage & Maintenance	Approx. 50 sqm; secure storage and suitable environmental controls based on instrument requirements.
Administrative / Office Space	Approx. 30–50 sqm for reception/office/records and support.
Outdoor Performance Space	Approx. 100–200 sqm, subject to site feasibility and Institute requirements.
Landscape / Circulation	Approx. 200–400 sqm, subject to site and statutory constraints.
Indicative Covered Built-up Area	Approx. 700–950 sqm.
Indicative Site Area	Approx. 1,000–1,550 sqm, subject to final site selection and verification.

The above areas are indicative only. The Consultant shall validate the functional brief, site potential, circulation, occupancy, all necessary allied services, acoustic requirements, fire/life-safety provisions and statutory constraints before finalizing the design.

6. Applicable Standards and Regulations

The comprehensive design shall comply with the latest applicable editions/amendments of:

- National Building Construction Standards, 2026 (SP 7:2026), Bureau of Indian Standards (BIS)
- Applicable MCGM/BMC development-control, building, planning and approval requirements.
- Applicable Maharashtra fire and life-safety requirements.
- Rights of Persons with Disabilities Act, 2016 and applicable accessibility standards.
- Relevant BIS/IS codes for structural, electrical, plumbing, HVAC, fire and allied services.
- Applicable acoustic standards and recognized good practices for room acoustics, sound isolation, noise and vibration control.
- Applicable energy-efficiency, sustainability and environmental requirements.
- IIM Mumbai's applicable campus planning, architectural, security and sustainability requirements.
- Labour Laws Contract & Abolition Labour Act and other applicable rules.

The Consultant shall identify all applicable approvals/NOCs, prepare the required submissions and coordinate with the concerned authorities. The final applicability of approvals and grant thereof shall remain subject to the requirements and decision of the competent statutory authorities.

SECTION III – ELIGIBILITY AND QUALIFICATION

S. No.	Basic requirement	Specific requirement	Documents required (As applicable)
1	Legal entity	The Bidder should have a license to practice architecture or render architectural or consulting services in India by Council of Architecture, India or the Government of India. The proprietor, the lead partner, or director of a firm must be registered with the COA The registration should be valid on the date of opening of Bid. The Bidder shall have experience of Architectural Consultancy work for a minimum of 7 years of existence in the desired field.	Registration certificate of Council of Architecture, India or Government of India as practice license.
2	Technical Capability/ Work Experience	The Applicant should have satisfactorily completed the similar Project (s)/ Work(s) of the value as given below during the last 7 (seven) years ending last day of the month previous to the month in which the EOI cum Eligibility Bid is invited. The works completed up to the previous day of the last date of submission of tenders shall also be considered. a) At least One Project/work of value not less than Rs. 4 Cr (without gst). or b) At least Two projects/works of value not less than Rs.3 Cr. (without gst). each or At least three projects/works, of value not less than Rs. 2 cr. (without gst). Cr. Each. Similar Works: Means comprehensive architectural and engineering consultancy services covering Civil, MEP and Interior Design works for a mixed-use educational institution or building of the Central Government, State Government, Central Government Public Sector Undertaking (CPSE), or Government Autonomous Body/ Corporate sector / reputed pvt builders.	Work order and Completion certificate should be certified by an officer not below the rank of Executive Engineer / Project Manager or equivalent indicating the details of 1) Agency for whom the assignment was executed 2) Value of actual completed assignment 3) Stipulated date of start, Stipulated and Actual date of completion 4) Performance of the consultancy assignment. In case a particular assignment has been jointly executed by the Bidder (as part of a consortium), it should further support the claim for the share in assignment for that particular job/ contract by producing the consortium agreement

		The similar works should have been executed in India. a) The Institute may choose to carry out physical inspection of works mentioned by the applicants in their application forms in addition to calling for confidential reports from the respective employer /client /department to ascertain their capability and quality of works.	indicating the scope of work of the Bidder in that specific job, its role, responsibility and share in the total assignment value.
3.	Financial Capability	The Bidder should have a minimum average annual turnover of Rs. 1.65 Cr. over the preceding three audited Financial Years ending 31.03.2026. (Expressively only in Architectural services) The bidder should not have incurred loss in not more than two (02) consecutive financial years in the preceding five (5) financial years ending 31.03.2026.	Consolidated turnover and profit & loss Certificate from practicing Chartered Accountant indicating UDIN
4	Net worth	4. Net Worth The bidder shall have a positive net worth in at least 3 (three) out of the last 5 (five) financial years, including the latest financial year for which audited financial statements are available. The bidder shall submit a Net Worth Certificate issued by a practicing Chartered Accountant, clearly indicating the net worth for each of the last 5 financial years. The certificate shall be duly signed and stamped by the Chartered Accountant and shall clearly mention the UDIN (Unique Document Identification Number).	Certificate from the practicing Chartered Accountant.
5.	GST and Pan	The firm should have valid GST and PAN registration on the date of submission.	Documents to be furnished by the bidder

- Joint Venture/Consortium shall not be permitted. The Lead Consultant may engage specialist sub-consultants for structural, MEP, acoustic, fire/life-safety, AV and other specialist services with prior written approval of IIM Mumbai. The Lead Consultant shall remain fully responsible for the performance, coordination and deliverables of all such sub-consultants.
8. Mandatory Qualification Criteria

The final turnover threshold and any assignment-value threshold for similar experience shall be filled only after approval of the estimated consultancy fee and review of competition/proportionality. The Institute shall not introduce an arbitrary or disproportionate threshold that unnecessarily restricts competition.

9. Documentary Evidence for Similar Experience

For each qualifying assignment, the bidder shall submit work order/agreement and completion certificate or client certificate indicating client, scope, value, start/completion date and bidder's role. Experience of personnel obtained while employed by another firm shall not be counted as the bidder firm's experience unless the bidder itself was the contracting consultant.

10. Preferential Procurement Policies

Eligible MSE bidders shall be exempted from payment of Bid Security/EMD only, subject to the bidder being eligible for such exemption under the prevailing Government policy. No relaxation shall be provided in the prescribed minimum prior experience, annual turnover or other technical/eligibility qualification criteria on the basis of MSE/NSIC registration.

SECTION IV – INSTRUCTIONS TO BIDDERS

11. Two-Cover System

Cover	Contents
Cover-I – Technical Proposal	Eligibility documents, experience, financial-capability documents, technical proposal, methodology, work programme, key-personnel CVs, declarations, BSD and other prescribed documents. No price information.
Cover-II – Financial Proposal	Only the prescribed financial proposal / BOQ or financial schedule. No technical narrative or additional conditions.

Disclosure of price, fee, rate or other material commercial information in the Technical Proposal may render the proposal non-responsive.

12. Bid Validity

The proposal shall remain valid for 180 days from the last date for submission. The bidder shall not withdraw or materially modify the proposal during the validity period except as permitted under the RFP and applicable procurement provisions.

13. Bid Security / Bid Securing Declaration

For consultancy services, the Institute proposes to use a Bid Securing Declaration (BSD) in lieu of EMD, subject to approval of the Competent Authority. The BSD shall be in the prescribed format and shall provide for consequences in accordance with applicable procurement provisions in cases such as withdrawal/modification of bid during validity, failure to sign the contract after award or failure to furnish Performance Security within the prescribed period.

If the Competent Authority decides to prescribe EMD instead, the exact amount, acceptable forms, validity, exemptions, forfeiture and refund provisions shall be inserted before publication. An RFP shall not be issued with an unspecified EMD.

14. Performance Security

The successful Consultant shall furnish Performance Security equal to 3% of the accepted consultancy fee within the period specified in the Letter of Award / Agreement. The acceptable form and validity shall be as prescribed by the applicable GFR/DoE provisions and IIM Mumbai's approved format. The security shall remain valid for the contractual period and required claim period.

15. Clarifications, Pre-bid and Corrigenda

Bidders may seek clarifications through the prescribed portal within the stated period. IIM Mumbai may issue written clarifications/corrigenda. Only written clarifications/addenda issued by the Institute through the authorized procurement channel shall modify or clarify the RFP. Bidders shall monitor the portal for amendments.

16. Site Visit

Site visit is recommended so that bidders may understand access, existing development, utilities, surroundings, interfaces and site constraints. If made mandatory by the Competent Authority, IIM Mumbai shall specify the date/window and provide an institutional attendance/certificate mechanism.

Mandatory geo-tagged photographs shall not be used as a substitute for institutional site-visit certification.

17. Submission Requirements

- All forms shall be completed in the prescribed format.
- Each page of the proposal and supporting documents shall be digitally signed/authorized as required by the e-procurement system.
- Corrections, overwriting or alterations shall be clearly authenticated.
- Where a field is not applicable, the bidder shall state 'Not Applicable' or 'Nil', as appropriate.
- Failure to submit a mandatory document may result in rejection where the omission is material and cannot be clarified under applicable procurement rules.

SECTION V – SCOPE OF CONSULTANCY

18. General Scope

The Consultant shall provide comprehensive multidisciplinary consultancy services covering site assessment, functional brief, concept design, detailed architectural and engineering design, statutory coordination, cost estimation, BOQ and complete tender documentation.

The scope shall include:

- Site reconnaissance and verification of available survey/measurement data and existing utilities.
- Functional brief validation and stakeholder consultation.
- Architectural concept, detailed design and working drawings.
- Structural, HVAC, electrical, plumbing and fire/life-safety design.
- Specialist acoustic design and performance criteria.
- AV, stage, event-lighting and data coordination, as applicable.
- Accessibility, universal design, sustainability and maintainability.
- Detailed estimate, BOQ, specifications and tender documentation.
- Statutory drawings, submissions and coordination for applicable approvals/NOCs.
- Design review, incorporation of approved comments and final documentation.
- Digital and hard-copy handover of complete design documentation.

19. Phase 1 – Site Assessment, Brief and Concept Design

Deliverable	Minimum Requirement	Indicative Time
Site / Existing Conditions Report	Site reconnaissance; available measurements/survey data; utilities; access; constraints; photographs; statutory-planning observations.	1 weeks
Functional Brief	Room-wise area statement; occupancy; user flows; acoustic zoning; stage/backstage; support requirements.	2 weeks
Concept Design	Site plan; floor plans; elevations/sections; circulation; accessibility; acoustic concept; preliminary MEP/fire strategy; concept report.	Up to 3 weeks
Preliminary Cost & Sustainability Note	Preliminary project cost estimate; major cost drivers; sustainability and maintainability considerations.	With concept submission

The Consultant shall obtain approval of the functional brief and concept design from IIM Mumbai before proceeding to detailed design.

20. Phase 2 – Detailed Design & Engineering

The Consultant shall prepare coordinated multidisciplinary detailed designs, drawings, calculations and specifications, including:

- Architectural GA drawings, detailed plans, sections, elevations, schedules, finishes and critical details.
- Structural design, calculations, drawings and applicable seismic provisions.
- HVAC design including ventilation, equipment selection, acoustic treatment and vibration isolation.
- Electrical design including load calculations, SLD, power distribution, lighting, emergency power and earthing.
- Plumbing and allied building-services design.
- Fire and life-safety design including detection, alarm, fire-fighting, exits and evacuation provisions.
- Acoustic design including room acoustics, sound isolation, reverberation, noise and vibration control and acoustic treatment.
- AV, stage and data coordination, where included in the approved brief.
- Accessibility and universal-design provisions.
- Detailed estimate and BOQ.

All disciplines shall be properly coordinated prior to submission.

21. Phase 3 – Statutory Coordination and Tender Documentation

The Consultant shall:

- Prepare drawings, forms and technical submissions required for applicable statutory approvals.
- Coordinate with MCGM/BMC, fire authority and other concerned authorities, as applicable.
- Attend authority meetings and respond to technical observations within its scope.
- Assist IIM Mumbai in obtaining applicable approvals/NOCs.
- Prepare complete construction tender documentation comprising drawings, specifications, BOQ, estimate, technical conditions and schedules.
- Submit editable CAD/DWG/native files, PDFs, calculations and schedules in the prescribed formats.

Statutory approvals and decisions shall remain subject to the competent authorities.

22. Acoustic Consultancy – Mandatory Specialist Scope

The Consultant shall engage a qualified Acoustic Specialist to develop the acoustic design based on the intended use of each space, covering room acoustics and reverberation, sound insulation, external and internal noise control, HVAC/equipment noise and vibration, structure-borne vibration, acoustic treatment and performance of doors, partitions, glazing, ceilings, walls and floors, including testing and performance verification wherever applicable.23. Key Personnel

Position	Minimum Requirement
Lead Architect / Project Director	CoA registered; minimum 10 years professional experience; overall design and coordination responsibility.

Project Architect	CoA registered; minimum 7 years relevant architectural experience.
Structural Engineer	Degree in Civil/Structural Engineering; minimum 7 years relevant building-design experience.
MEP Engineer / Coordinator	Relevant engineering qualification; minimum 7 years multidisciplinary building-services experience.
Acoustic Consultant	Relevant qualification/experience with at least 2 acoustically critical, performance, auditorium, theatre, music or comparable projects.
Electrical / Fire / AV Specialists	Qualifications and experience commensurate with the approved scope.

CVs and availability undertakings shall be submitted. Replacement of key personnel after award shall require prior written approval and replacement personnel shall be of equal or better qualification and relevant experience.

24. BIM / Digital Deliverables

Where BIM is required or proposed, the RFP/Agreement shall specify the model format, level of development, naming convention, coordination requirements and exchange protocol. No undefined obligation such as 'BIM if available' shall be imposed.

25. Quality Assurance and Design Review

- The Consultant shall operate an internal design-review and interdisciplinary coordination process.
- All key deliverables shall be checked before submission to IIM Mumbai.
- IIM Mumbai may conduct peer review of architectural, structural, acoustic or other technical submissions where considered necessary.
- Comments relating to agreed scope or correction of Consultant deficiencies shall be incorporated without additional fee.
- IIM Mumbai may require replacement of a key professional for demonstrably unsatisfactory performance, subject to contractual procedure; replacement shall be by personnel of equal or better credentials.

26. Deliverables Matrix

Stage	Principal Deliverables
Site / Brief	Site assessment; area statement; site constraints; utility/interface plan; statutory applicability matrix.
Concept	Site plan; concept plans/sections/elevations; massing/3D views; functional zoning; acoustic concept; preliminary MEP/fire strategy; preliminary estimate; design report.
Detailed Design	GA drawings; detailed plans/sections/elevations; schedules; finishes; details; structural; MEP; fire; acoustic; AV/stage coordination drawings and calculations.
Approval	Authority-specific drawing sets, applications, responses and approval/NOC records within Consultant scope.
Tender	Complete tender drawings; BOQ; specifications; estimate; technical conditions; schedules; tender-query support during procurement.

Final Handover	PDF set of CAD/DWG/native files of as built drawings, calculations; schedules; authority documents; design reports; final estimate; document index; hard copies as specified.
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CVs and availability undertakings shall be submitted. Replacement of key personnel shall require prior written approval of IIM Mumbai and shall be with personnel of equal or better qualification and relevant experience.

24. BIM / Digital Deliverables

Where BIM is specified by IIM Mumbai, the Consultant shall comply with the prescribed model format, Level of Development, naming convention, coordination requirements and data-exchange protocol.

25. Quality Assurance and Design Review

- The Consultant shall undertake internal design review and interdisciplinary coordination before submission.
- IIM Mumbai may conduct or arrange peer review of any technical submission.
- Comments relating to the agreed scope or Consultant deficiencies shall be incorporated **without additional fee**.
- IIM Mumbai may require replacement of key personnel for demonstrably unsatisfactory performance, subject to the contract.

26. Deliverables Matrix

Stage	Principal Deliverables
Site / Brief	Site assessment, area statement, constraints, utility/interface plan and statutory applicability matrix.
Concept	Site plan, concept plans/sections/elevations, massing/3D views, functional zoning, acoustic concept, preliminary MEP/fire strategy, preliminary estimate and design report.
Detailed Design	GA and detailed drawings, schedules, finishes, structural, MEP, fire, acoustic and AV/stage drawings and calculations.
Approval	Authority-specific drawings, applications, responses and approval/NOC documents within the Consultant's scope.
Tender	Complete tender drawings, BOQ, specifications, estimate, technical conditions, schedules and tender-query support.
Final Handover	PDF and editable CAD/DWG/native files, calculations, schedules, authority documents, design reports, final estimate and document index.

27. Document Review and Acceptance

IIM Mumbai shall review submissions in accordance with the approved programme. The Consultant shall incorporate comments relating to the agreed scope or its deficiencies **without additional fee**.

A submission shall be deemed accepted only upon **written confirmation by the designated authority of IIM Mumbai**. Silence shall not constitute acceptance.

28. Design Responsibility

The Consultant shall be responsible for the **accuracy, completeness, professional adequacy and interdisciplinary coordination** of all designs, drawings, calculations, specifications and documents prepared under the scope.

Errors, omissions, inconsistencies and coordination deficiencies attributable to the Consultant shall be rectified promptly **without additional consultancy fee**. Statutory decisions and approvals shall remain with the competent authorities.

29. Evaluation Process

The proposals shall be evaluated in two stages. First, the Technical Proposal shall be examined for eligibility, responsiveness and technical merit. Thereafter, the Financial Proposal of only those bidders who meet all mandatory eligibility requirements and secure the minimum qualifying technical score shall be evaluated.

30. Responsiveness / Pass-Fail Evaluation

At the initial stage, the proposal shall be checked for compliance with the basic requirements of the RFP. The following shall be verified:

- Submission of the proposal through the prescribed e-procurement portal within the stipulated time.
- Valid digital signature / authentication.
- Valid Council of Architecture (CoA) registration and other applicable statutory registrations.
- Fulfilment of all mandatory qualification and experience requirements with supporting documents.
- Submission of Bid Security / EMD or valid exemption document, as applicable.
- Submission of all mandatory forms, declarations and undertakings.
- Absence of any material price information in the Technical Proposal.
- Absence of disqualifying debarment, conflict of interest or other material non-compliance.
- Substantial compliance with the Terms of Reference and Scope of Services.

Proposals failing to meet any mandatory requirement or containing material non-compliance may be rejected in accordance with the applicable procurement rules.

31. Technical Evaluation – 100 Marks

EVALUATION OF TECHNICAL BID: The bids received will first be assessed on the eligibility criteria and those not meeting the same will be considered as non-responsive, and shall be summarily rejected.

PRESENTATION BY TECHNICALLY QUALIFIED BIDDERS: The bidders meeting eligibility criteria shall next be asked to submit & make a presentation about their proposals before a selection committee constituted by IIMM.

Note:

1. *Only those bidders, who fulfills minimum eligibility criteria shall be qualified for technical presentation.*
2. *The presentation round is meant merely for qualitative assessment of the bidders' professional competence and their acumen for the project. Actual plans and design to be implemented may*

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or may not be the same depending upon the deliberations held with IIMM during development of the actual working plans and design.

3. The presentation shall also include a rough cost of execution with component wise break-up for assessment of the presented concept on Economy aspects.
4. No expenses whatsoever involved in preparation and presentation of Design concept, shall be made to the participating consultants.

Evaluation criteria for technical proposal

S. N.	Description	Marking Criteria Marks																												
(A)	Technical evaluation																													
	The Bidder shall have Experience in Construction of at least one similar work in educational institute of National Importance like IIT/ IIM/ AIIMS in India for any Central Govt. /State Govt. / any PSU/ Government Autonomous Body/ big corporate sector/Reputed Builder ending previous day of last date of submission of tender In last 7 years.	15	Minimum 1 Project: 5 Marks Additional 5 Marks for each additional project with total maximum 15 marks.																											
(B)	Understanding of Site, complexities, Topography, Understanding of Assignment, Case study of similar projects completed by the bidder. Use of latest furniture design interior & use of area shall be the	85	To be evaluated based on the Presentation to be given by the bidders to the committee.																											
	<table><tr><td>S.N</td><td>Parameter</td><td>Marks</td></tr><tr><td>1</td><td>Understanding of the project, local conditions and constraints</td><td>15</td></tr><tr><td>2</td><td>Aesthetics & User friendliness</td><td>20</td></tr><tr><td>3</td><td>Economy and Durability features</td><td>10</td></tr><tr><td>4</td><td>Latest trends/ Innovative aspects</td><td>15</td></tr><tr><td>5</td><td>sustainability features/environment friendly</td><td>15</td></tr><tr><td>6</td><td>Integrated Design, Feasibility & Futuristic vision</td><td>10</td></tr><tr><td colspan="2">Sub Total</td><td>85</td></tr><tr><td colspan="2"></td><td></td></tr></table>	S.N	Parameter	Marks	1	Understanding of the project, local conditions and constraints	15	2	Aesthetics & User friendliness	20	3	Economy and Durability features	10	4	Latest trends/ Innovative aspects	15	5	sustainability features/environment friendly	15	6	Integrated Design, Feasibility & Futuristic vision	10	Sub Total		85					
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Sub Total		85																												
	main criteria for marking.																													
(F)	Total Technical Marks	100																												

Note: The bidders scoring minimum of 75 Technical marks out of 100 marks as above shall only be considered for the opening of their financial bid.

The selection of the bidder shall be based on **Quality and Cost Based Selection (QCBS)** method with the following weightage:

- Technical Proposal (T) – 70%
- Financial Proposal (F) – 30%

A) Financial Evaluation

- The lowest financial quote (L1) shall be given a financial score of 100%.
- Financial scores of other bidders shall be calculated using the formula:
$$\text{Financial Score (F)} = \left(\frac{\text{Lowest Bid}}{\text{Bid under consideration}} \right) \times 100$$

Financial Score (F) = (Bid under consideration / Lowest Bid) × 100

Commented [VS3]:

B) Final Combined Score

The final score shall be calculated as:

$$\text{Final Score} = (T \times 0.70) + (F \times 0.30)$$

$$\text{Final Score} = (T \times 0.70) + (F \times 0.30)$$

Where:

T = Technical Score F = Financial Score

The bidder securing the **highest combined score** shall be declared the successful bidder. After closing of Technical & Financial Bid process, Indian Institute of Management award the contract to the bidder whose tender has been determined to be substantially responsive, complete and in accordance with the tender document, and whose total evaluation price for the undertaking the project as detailed in the scope of work is the lowest (L1). If the financial bids of lowest two bidders are equal, then the tender will be treated as cancelled and shall be re-tendered as per the IIM MUMBAI rules. In case of tie in the marking between H1 Bidders, the bidders whose architectural drawing is better as per IIM Mumbai shall be awarded the work,

IIM Mumbai shall issue the Letter of Award to the successful bidder and further the Agreement shall be signed between the IIM Mumbai and the successful bidder.

However, IIM Mumbai reserves the right to reject the Lowest bidder or to cancel the Tender, without assigning any reason(s) whatsoever.

34. Tie-Breaking

In the event of two or more bidders obtaining the same Final Combined Score, the bidder having the higher Technical Score shall be ranked higher.

If the Technical Scores are also equal, the bidder having the higher score under Criterion 1 – Relevant Experience of the Firm shall be ranked higher.

If the tie still persists, the Institute shall apply a transparent tie-breaking mechanism approved by the Competent Authority, without changing the evaluation criteria after opening of the proposals.

35. Consultancy Fee

The financial proposal shall be a lump-sum professional consultancy fee for the defined scope, excluding GST. The bidder shall quote the total fee and the component-wise breakup in Volume II. The fee shall include professional manpower, normal coordination/meetings, normal travel within Mumbai for the assignment, documentation and other costs necessary to perform the defined scope, except statutory fees/vetting fees etc.

36. Statutory Fees / Reimbursable

Statutory scrutiny fees, development charges, authority deposits and other government/authority charges, where payable, shall be borne/reimbursed by IIM Mumbai at actuals against documentary

proof unless specifically included in the accepted consultancy fee. The final RFP shall clearly identify the treatment of each category.

37. Payment Milestones

Milestone	Deliverable / Trigger	% of Fee
M1	Accepted site/brief validation and concept design package	20%
M2	Accepted detailed architectural and multidisciplinary design package	30%
M3	Accepted final BOQ, cost estimate and tender drawings/specifications	20%
M4	Accepted statutory submission/response package and completion of Consultant's approval-coordination deliverables	15%
M5	Complete construction tender package and final digital/hard-copy handover	15%
Total		100%

Payment shall be released against accepted deliverables and a valid invoice, after applicable statutory deductions. GST shall be paid at the applicable rate against a valid tax invoice. Payment shall not be made contingent upon a statutory authority taking a decision beyond the Consultant's control; however, the Consultant shall complete all submission and coordination obligations assigned to it.

a. Financial terms

i) Fee for the Project

The fee for consultants appointed to undertake projects for the Institute will be based on a percentage of the project cost. **The project fee will be determined based on the Actual Completion Cost.**

Additional terms & conditions are as follows:

1. The fee shall include all charges i.e. all taxes including duties, levies, out of pocket expenses, professional fee. Gst shall be paid extra as per actual.
2. The fee is inclusive of fees payable by the consultant to any other sub-consultant and associated consultant, nothing extra shall be payable by the Institute.
3. The Consultant will have to make all arrangements for the staff at their own cost.
4. The consultant shall acquaint itself with all the legislation, courts and standards prescribed from time to time.
5. The cost of the project shall be calculated on the actual cost of structural/civil, landscaping, sanitary and electrical fittings and fixtures including Lifts and DG sets, mechanical equipment etc. On all the items on which consultants rendered professional services.

38. No Additional Payment

No additional payment shall be made for ordinary design development, coordination, meetings, corrections, re-submissions or authority comments arising from deficiencies/omissions attributable to the Consultant. Any material change in scope initiated by IIM Mumbai beyond the agreed Terms of Reference shall be dealt with only through a written variation approved by the Competent Authority.

39. Price Variation

No price escalation shall be payable for the lump-sum consultancy assignment unless expressly provided in the Agreement. Any compensation arising from an extension for reasons solely attributable to IIM Mumbai shall be considered only through a written amendment approved by the Competent Authority.

SECTION – VI TERMS AND CONDITIONS

1 Terms and Conditions

1. Information and Guidelines for Bidders

All information requested on the enclosed forms should be furnished against the relevant columns in the forms. If for any reason, information is furnished on a separate sheet, this fact should be mentioned in the relevant column. Even if no information is to be provided in a column, a 'nil' or 'no such case' entry should be made in that column. If any particulars/query are not applicable in case of the bidder, it should be stated as 'Not applicable'. The bidders are cautioned that not giving complete information called for, in the application forms or not giving it in clear terms or making any change in the prescribed forms (or) deliberately suppressing information may result in the bid being summarily rejected.

1. *The bidder (s) must sign each page of the application including all the supporting documents submitted.*
2. Overwriting should be avoided. Correction, if any, should be made by neatly crossing out, initialing, dating, and rewriting. The pages of the Eligibility criteria documents are to be numbered. Additional sheets, if any added by the bidder, should also be numbered by him. They should be submitted as a package with a signed letter of transmittal.
3. References, information, and certificates from the respective clients certifying suitability, technical knowledge or capability of the bidder should be signed by an officer not below the rank of Executive Engineer or equivalent.
4. The bidder may provide any additional information, which he/she thinks is necessary to establish his/her capabilities to successfully complete the envisaged work. He/she is, however, advised not to furnish superfluous information. No information shall be entertained after submission of the eligibility criteria document unless it is called for by the Institute.

2.5.14 Instructions for Submission and Authorization Requirements for Tender Applications

1. If the bidder is a proprietary firm, the application shall be signed by the proprietor above his full type of written name and the full name of his firm with its current address.
2. If the bidder is a limited company or a corporation or private limited, the bid shall be signed by a duly authorized person holding power of attorney for signing the application and a certified copy of such power of attorney shall also be furnished. The bidder should also furnish a copy of the Memorandum of Articles of Association duly attested by a Public Notary.
3. If the bidder is a partnership firm and not all tender documents are signed by all partners, a Power of attorney authorizing the individual who has signed the tender must be uploaded with the tender documents.
4. Tender, not duly signed as mentioned above or by an unauthorized signatory shall be treated as non-responsive and shall be summarily rejected.
5. If any information furnished by the applicant is found incorrect at a later stage, he shall be liable to be debarred from tendering/taking up of works in IIM Mumbai. The department reserves the right to verify the particulars furnished by the applicant independently.

2.5.15 Final Decision-Making Authority

The Institute reserves the right to accept or reject any bid and to annul the process and reject all bids at any time without assigning any reason or incurring any liability to the bidders.

2.5.16 Provisional Particulars

Details of work given are provisional. They are liable to change and must be considered only as advance information to assist the bidder(s).

2.5.17 Site Visit

Bidders are advised to visit the site of work at their own expense to examine the site and its surroundings. This will help them gather all necessary information for a thorough assessment of the assignment.–They shall submit geo tagging along with the bid documents compulsorily as a proof of their visit, failing which their bid may be rejected.

Eligibility and Award Criteria

Eligibility criteria, including the required undertakings, price bid details, and the awarding process, are outlined in Section IV. Only bidders who fulfill these requirements are eligible to apply. Please note that joint ventures will not be considered.

2.6 Quality Assurance

1. **Quality Standards:** The appointed Architectural Consultant shall provide comprehensive integrated architectural and engineering consultancy services in accordance with the highest industry standards and practices. The Consultant must adhere to all relevant national and international standards, guidelines, and codes of practice applicable to the scope of work.
2. **Project Deliverables:** The Consultant is responsible for ensuring that all project deliverables, including but not limited to designs, reports, specifications, and documentation, meet the agreed-upon requirements, quality standards, and deadlines as specified in the project scope and contract.
3. **Review and Approval:**
 - a. **Design Reviews:** The Consultant shall conduct regular design reviews and design quality checks throughout the project lifecycle. These reviews must include internal assessments and evaluations to ensure compliance with project requirements and quality standards.
 - b. **Client Approval:** All key deliverables and milestones must be submitted to the Institute for review and approval. The Consultant shall address any feedback or revisions required by the Institute promptly and comprehensively. Institute reserves the right to go for **PEER review of all architectural drawings** and designs.
4. **Training and Competency:** The Consultancy shall ensure that all personnel assigned to the IIM Mumbai project are adequately trained and possess the necessary skills, qualifications, and experience to perform their roles effectively. This includes professionals like Architects, Structural Engineers, MEP Engineers etc. The CVs of all assigned personnel must be shared with the Institute for review and approval. Additionally, the Institute reserves the right to ask for replacement of any expert in the event of unsatisfactory performance. In such cases, the Consultant must appoint or replace the expert within seven (7) days of receiving communication from the Institute.
5. **Continuous Improvement:** The Consultant is encouraged to continuously improve their quality management practices and processes. The Consultant shall regularly review and update their QMS to incorporate lessons learned and best practices.

2.7 Modification of RFP

1. **Right to Modify:** "IIM Mumbai" reserves the right to modify, amend, or withdraw this Request for Proposal (RFP) at any time. Such modifications or amendments may include, but are not limited to, changes in the scope of work, requirements, deadlines, or other relevant terms and conditions.
2. **Notification of Changes:**
 - a. **Issuance of Amendments:** Any modifications, amendments, or clarifications to the RFP will be issued in writing as an addendum to the original RFP. These addendums will be posted on the official IIM Mumbai procurement website or communicated directly to all bidders who participated in the tender/ pre-bid meeting.

- b. Acknowledgment:** Bidders are required to acknowledge receipt of all addenda by including the acknowledgment with their proposal submission.

3. Impact on Submission Deadline:

- a. Extended Deadlines:** If a modification or amendment significantly impacts on the RFP, the Institute may extend the submission deadline to allow bidders adequate time to address the changes. The new deadline will be communicated to all bidders through an official addendum.
- b. No Obligation:** IIM Mumbai is not obligated to provide individual notification to bidders regarding changes made after the initial RFP release. Bidders are responsible for regularly checking the official procurement website or their registered contact information for any updates or changes.

4. Bidder's Responsibility:

- a. Review of Amendments:** It is the responsibility of each bidder to review the RFP and any issued addenda carefully. Bidders must ensure that their proposals comply with the latest requirements as specified in the RFP and any modifications.
- b. Impact on Proposal:** Bidders may need to adjust their proposals in response to modifications or amendments. The Institute will not be responsible for any costs incurred by bidders due to changes in the RFP.

2.8 Professional Code and Ethics

1. Adherence to Professional Standards:

- a. Compliance:** The Consultant (Architect or Architectural firm) shall adhere to all applicable professional standards, regulations, and ethical guidelines relevant to the provision of Architectural and Engineering consultancy services.
- b. Industry Codes:** The Consultant must comply with the codes of conduct established by recognized industry bodies such as the Council of Architecture (COA), the Indian Institute of Architects (IIA), and any other relevant professional association.

2. Ethical Conduct:

- a. Integrity and Honesty:** The Consultant shall conduct their services with the highest degree of integrity, honesty, and transparency. They must avoid conflicts of interest and disclose any potential conflicts to the Institute immediately.
- b. Fair Practices:** The Consultant shall engage in fair and equitable practices, ensuring that their conduct does not involve bribery, corruption, or any form of unethical behavior.

3. Professional Responsibility:

- a. Duty of Care:** The Consultant shall perform their duties with due diligence, skill, and care, ensuring that their work is of the highest quality and meets the agreed-upon specifications and standards.
- b. Confidentiality:** The Consultant must maintain the confidentiality of all sensitive information received from the Institute and ensure that such information is not used for any unauthorized purpose.

4. Accountability:

- a. Responsibility:** The Consultant shall be accountable for their actions and decisions and shall take responsibility for any errors, omissions, or deficiencies in their work.
- b. Reporting:** The Consultant is required to report any issues, discrepancies, or potential conflicts that could impact the project or violate the code of ethics to the Institute promptly.

5. Compliance with Laws:

- a. Legal Requirements:** The Consultant must comply with all applicable laws, regulations, and legal requirements relevant to the performance of their services, including labor laws,

environmental regulations, and safety standards.

b. Permits and Approvals: The Consultant is responsible for obtaining any necessary permits, licenses, or approvals required for the work.

6. Disciplinary Actions:

a. Breach of Ethics: Any breach of the professional code of ethics or failure to comply with the terms of this clause may result in disciplinary actions by IIM Mumbai, including but not limited to, contract termination, penalties, or legal action.

b. Review and Resolution: IIM Mumbai reserves the right to review and resolve ethical issues or disputes that arise during the course of the project, including engaging in discussions or investigations to determine appropriate actions.

7. Training and Awareness:

a. Ethics Training: The Consultant shall ensure that all personnel involved in the project are trained in and adhere to the ethical standards and codes of conduct specified in this clause.

b. Continuous Improvement: The Consultant is encouraged to engage in ongoing professional development and training to remain updated on best practices and ethical standards in the industry.

2.9 Bidder's Obligation and Integrity Pact Bidder's Obligation

- Compliance with Requirements:
 - Submit Complete Documentation: Ensure all required documents, including technical and financial proposals, are complete and submitted in the prescribed format.
 - Adherence to Specifications: Comply with the technical specifications, scope of work, and other requirements outlined in the bid documents.
- Accuracy and Honesty:
 - Provide Accurate Information: Ensure that all information provided is accurate, truthful, and up to date.
 - Avoid Misrepresentation: Refrain from making any false statements or misrepresentations about your capabilities or the project.
- Integrity and Fair Play:
 - No Bribery or Corruption: Abstain from offering, giving, or receiving bribes, kickbacks, or other forms of corruption.
 - Avoid Conflicts of Interest: Disclose any potential conflicts of interest and take steps to mitigate them.
- Compliance with Laws and Regulations:
 - Follow Legal Requirements: Adhere to all applicable laws, regulations, and standards related to the project, including environmental, labor, and safety regulations.
- Ethical Conduct:
 - Maintain Professionalism: Conduct all activities related to the bid and project with the highest level of professionalism and integrity.
 - Address Issues Promptly: Report any unethical behavior or issues that arise during the bidding process or project execution.

Integrity Pact

Key elements of the Integrity Pact include:

- Commitment to Integrity:
 - No Corruption: Both parties agree to refrain from engaging in any corrupt practices, including bribery, kickbacks, or favoritism.
 - Fair Competition: Ensure that the bidding process is conducted fairly and transparently, with equal opportunities for all bidders.
- Declaration of Transparency:
 - Disclosure of Relationships: Bidders must declare any personal, financial, or professional relationships with individuals or entities involved in the procurement process.

- Transparency in Transactions: Ensure that all transactions and communications are transparent and documented.
- Monitoring and Enforcement:
 - Independent Monitoring: An independent authority or committee may be appointed by the Institute to monitor the implementation of the Integrity Pact and ensure compliance.
 - Reporting Mechanism: Establish a mechanism for reporting violations or breaches of the Integrity Pact, with clear procedures for investigation and resolution.
- Sanctions for Violations:
 - Consequences for Breach: Define the consequences for violating the Integrity Pact, which may include disqualification from the bidding process, termination of contracts, or legal action.
 - Remedies for Losses: Specify remedies for any losses incurred as a result of violations, including compensation or restitution.
- Duration and Scope:
 - Duration of Pact: The Integrity Pact typically remains in effect throughout the bidding process and the duration of the contract.
 - Scope of Application: Apply the Integrity Pact to all aspects of the project, including contract negotiations, execution, and any amendments.

2.10 Maintenance of record.

The Consultant is required to maintain all records, documentation, and data related to the project for a period of ten (10) years following the expiration or termination of the agreement. This obligation includes all project-related files, drawings, communications, and other relevant materials.

In the event that IIM Mumbai requests access to these records within this ten-year period, the Consultant must provide the requested information promptly, regardless of whether the original agreement has expired. The responsibility to maintain and provide these records is critical for ensuring continuity, addressing potential future inquiries, and supporting any post-project evaluations or audits.

2.11 Milestones of Designed Works

The major milestones and deliverables for the project are outlined in this document and should be adhered to. These milestones will also determine the release of fee installments.

2.12 Duration of Agreement

1. The Duration of this agreement is intended to be initially for a period of 12 Months or completion of project whichever is later. It may be extended, if mutually agreed upon.
2. Extension of time during which a party shall, pursuant to this contract complete any action and/or tasks shall be extended for a period equal to the time during which such party was unable to perform such action as a result of Force Majeure or for reasons not attributable to such Party. Also, an extension of time will be given if the execution of the work continues beyond the stipulated date(s) of completion.
3. The award of work to empaneled Architectural consultants will be subjected to receipt of sanction from the Government of India.

2.13 Termination of Agreement

The performance of all the empaneled Architectural consultants shall be reviewed by the Institute periodically and the consultants with unsatisfactory performance and also those who do not respond to three consecutive enquiries without any valid reason shall be removed from the panel without notice and no correspondence will be entertained in this regard.

This Agreement may be terminated at any time by either party by giving a written notice of one month. Even after the termination, the Architectural consultant shall remain liable and shall be responsible for the service provided by them in respect of the work executed before the termination of the Architects' appointment.

In the event of the termination of the agreement by the Institute, the Architectural Consultant shall **not** be entitled to **any compensation or damages** by reason of such termination but **only to the fees for the milestones of services actually achieved** (Based on actual submissions) up to the date of notice. In case of termination by the Institute for non-performance by the Architectural Consultant or the Agency terminating on his own, the Performance Guarantee along with the Security deposit will be encashed and forfeited.

The agency will be evaluated by an internal committee of IIM Mumbai. Part or Full work may be withdrawn if the performance of Architectural Consultants is found to be unsatisfactory by giving one-month notice.

1.3 Penalty

In the event of delay of submission or submission of non-standard designs, the following penalties will be imposed.

- A. **Penalty for Delay of submission:** A minimum penalty of 1% will be imposed for delays. For delays exceeding 30 days, an additional penalty in proportion to 0.5% per week will be charged on a weekly basis. However, in no case would the total penalty exceed 5% of the total consultancy fee payable for delay in submissions. Further the Institute reserves the right to terminate the agreement for delay of more than 10 weeks in addition to penalty.
- B. **Penalty for Non-Standard Design:** A penalty of 10% of the Rectification cost per fault will be imposed. However, in no case would the total penalty exceed 5% of the total consultancy fee payable. This penalty applies in cases where the designs fail to meet the standards required for approval by the local bodies, or other relevant authorities.

The Institute reserves the right to recover liquidated damages and compensation from the agency's gross valuation and may also take measures including debarment from future projects with the Institute.

Additionally, if construction delays occur and the contractors dispute liquidated damages due to not receiving detailed architectural or structural drawings, the architects will be responsible for covering the amount of the liquidated damages disputed by the contractors. Additionally, if work completed as per the architects' drawings needs alteration or demolition due to mistakes by the architects or their consultants, the architects must cover the associated costs, unless the contractors agree to forgo these costs.

If the consultant fails to perform their duties diligently, causing delays or non-cooperation, they will be liable for the damage incurred by the Institute. This is without prejudice to the Institute's right to terminate the agreement and pay any fees required at the time of termination, at the Institute's discretion.

1.4 Transfer of Interest

So long as the Agreement subsists, the Agency shall not assign, sublet, or transfer their interest in this Agreement, without the written consent of the Institute.

1.5 Obligations of IIMM

Assistance and Exemptions The IIMM shall:

- i. Provide the Consultant, Sub-consultant and Personnel with work permits, pertinent data and such other documents as shall be necessary to enable the Consultant, Sub-consultant or Personnel to perform the Services;
- ii. issue to officials, agents and representatives of IIMM all such instructions as may be necessary or appropriate for the prompt and effective implementation of the Services;
- iii. give decisions on all matters laid before IIMM by the Consultant in such a reasonable time as not to delay the work of the Consultant.

1.6 Taxes and Duties

The Consultant shall pay all taxes (other than GST), duties, fees and other impositions as may be levied under the applicable law, the amount of which is deemed to have been included in the fees. GST shall be paid by IIMM to the consultant at actuals and as may be applicable under the contract.

1.7 Confidentiality

The Consultant, and the Personnel or either of them shall not disclose any information and data furnished to him by to any third party nor shall disclose any drawings, reports, specification, manuals and other information developed and prepared for IIMM by the Consultant and his Sub-Consultants and the Personnel or either of them, without prior written approval of IIMM.

1.8 Ownership of Material

The ownership of all submitted materials of all bidders at whichever stage shall lie with the Institute. The Executing Agency shall not use any information or document without the written permission of the Institute.

All Intellectual Property Rights of the schemes and proposals submitted in fulfillment of the scope of services shall rest with the client and no claim whatsoever shall be admissible on the Institute in respect of any proprietary rights or copyrights of the same on the part of the Consultant. The Consultant shall indemnify the client from any claims including but not limited to third party claims relating to violation of any copyright or Intellectual Property Rights, in the discharge of this design agreement. But the Consultant shall reserve the right to be acknowledged as an Author of the schemes and proposals.

1.9 Dispute Resolution

- a) Any dispute between the Parties as to matters arising pursuant to this Contract which cannot be settled amicably within thirty (30) days after receipt of a notice by one Party, the request for such amicable settlement may be submitted by either Party for settlement in accordance with the following provisions:
- b) Any dispute or difference at any time arising between the IIMM and the Consultant as to the construction, meaning or effect of the Contract or as to any clause, matter or thing herein contained or as to the rights and liabilities of the parties hereto shall be referred to a Sole Arbitrator to be appointed by the Chairman, Board of Governors, IIMM, who shall decide the case in accordance with the contract provisions and subject to the provisions of the Indian Arbitration & Reconciliation Act, 1996 or any statutory modifications or re-enactment thereto or thereof for the time.

4.1.1 Financial Information: Bidder should furnish the following financial information:

- Annual financial statement for the last Five years in Form 'A' and
- Solvency certificate in Form 'B' or UDIN generated certificate by Chartered accountant

4.1.2 Experience on Similar Works: Bidder should furnish the following:

- List of eligible similar nature of works successfully completed during last seven years in Form 'C' and ongoing works (Form C-1)
- Particulars of completed works and performance of the bidder duly authenticated/certified by an officer not below the rank of Executive Engineer/ Project - Manager or equivalent, should be furnished separately for each work completed in Form-D.

4.1.3 Organization Information: Bidders must submit their organizational details using Form 'E', along with a brief CV and a summary of the key personnel's experience using Form 'E1' for evaluation. The bidder should also demonstrate having sufficient Technical and Administrative staff for the effective execution of the contract. Within 15 days of receiving the work award, the bidder must provide a detailed list of these employees, specifying their roles and involvement in the project.

4.1.4 Undertaking: An undertaking shall be provided by the firm/consultancy on a Rs. 100 stamp paper, written as follows:

I/We, [Name(s)], hereby certify that the information provided is accurate and true to the best of my/our knowledge. I/We acknowledge that if any information is found to be incorrect at any stage, I/We shall be subject to a three-year suspension from the institute, disqualification, and forfeiture of the Earnest Money Deposit (EMD) and/or Performance Guarantee (PG). Additionally, such findings may lead to further disciplinary action.

4.1.5 Price Bid:

- a) The bidders should download the BOQ.xls from CPP Portal and fill in the blank spaces provided for mentioning the name of bidder and rates. Bidders need not modify any other text or background shown in the BOQ template or replace it with any other copy of the same BOQ in xls format. The Central Public Procurement Portal (<https://eprocure.gov.in/e-procure/app>) will accept the BOQ template only and hence the rate should not be quoted in any other place except BOQ template.
- b) If any column is not applicable, keep the sheet as it is or quote '0'. The BOQ is in excel sheet and only numerical values will be used for calculations.
- c) The percentage fee quoted by the bidder is inclusive of taxes and charges but excluding GST. GST shall be reimbursed extra on submission of proof of payment.
- d) This agreement may be extended by IIM Mumbai maximum until the completion of works. In case the work is not completed by the executing agency within the stipulated period.
- e) The price bid also includes the cost of all the works as detailed in the Terms of reference and the additional activities as necessary for completing the job.
- f) The price bid shall also include the cost of all visits to be made by Consultants / Architects to the Institute, the site of work and other places in relation to the work. The cost of office expenses, stationery, travelling, attending meetings and related expenses shall also be deemed to be included in the price bid. The quoted fee will be for providing service of all works, relating to the project till actual completion of the whole project including statutory approvals.

4.1.6 Letter of Transmittal: The Bidder should submit the letter of transmittal (Annexure-2) attached with the document.

a. Award criteria

- i. The successful bidders will be informed of the acceptance of their bids and shall be required to furnish a "Performance Guarantee". Necessary instruction with regard to amount, time of depositing performance guarantee will be specified in the letter of offer.

- ii. The competent authority on behalf of the Board of Governors does not bind itself to accept the lowest or any other tender and reserves to itself the authority to reject any or all the tenders received without the assignment of any reason. All tenders in which any of the prescribed condition is not fulfilled or any condition including that of conditional rebate is put forth by the tenderer shall be summarily rejected.
- iii. Any effort on the part of the bidder or his agent to exercise influence or to pressurize the employer would result in rejection of his bid. Canvassing of any kind is prohibited.

b. Signing of Agreement:

The Architectural consultants empaneled, will be required to sign the Contract agreement on stamp paper within 15 days of the issue of the award letter. The award letter shall be issued only after submission of the Performance Guarantee as per format of the Institute. The RFP documents along with price bid shall be deemed to form parts of the Contract.

c. Earnest Money and Security Deposit

- The bid can only be submitted after uploading the mandatory scanned documents such as MSME/MSE certificate, Demand Draft or Pay order or Banker's Cheque or Deposit at call Receipt or Fixed Deposit Receipts and towards cost of EMD in favor of The client to be deposited with <http://eprocure.gov.in/eprocure/app> / NEFT facility.
- The physical EMD of the scanned copy of EMD uploaded shall be deposited by the successful bidders not later than 48 hours of last date of bid submission failing which the bid shall be rejected.
- Copy of certificate of work experience and other documents as specified in the RFP shall be scanned and up-loaded to the e-Tendering website within the period of bid submission. However, certified / original copy of all the scanned and up- loaded documents as specified in RFP shall have to be submitted by the lowest bidder only along with physical EMD of the scanned copy of EMD uploaded within a week physically in the office of e-tendering authority and it shall be sole responsibility of lowest bidder.
- EMD shall be released after the award of Appointment letter and performance guarantee submitted by the lowest bidder in the form of Bank Guarantee or F.D.R from a Nationalized/Schedule Bank.
- Security deposit of 5.0% will be retained from each running bill and it will be released after one year (DLP Period) from the completion of work, as recorded by the executing agency/ PMC or the Institute. The release of the deposit is contingent upon the satisfactory verification of the As-built drawings, Occupancy certificate, and submission of all necessary statutory approvals from relevant authorities, including but not limited to the Occupancy certificate, Fire clearance, CTO, and CTE, and other documents related to the project, whichever is later.

d. Performance Bank Guarantee:

- The Successful bidder within 15 days of award of work shall submit the Performance Guarantee of 5% of the Total Awarded Value before signing of the Agreement. The Performance Security can be submitted in the form of Bank Guarantee/ Fixed Deposit from Nationalized/ Scheduled commercial Bank valid not less than 2 months later than the duration of the work.
- The Performance bank guarantee shall be released after getting satisfactory project completion certificate and all the necessary statutory approvals from relevant authorities, including but not

limited to the Occupancy certificate, Fire clearance, CTO, and CTE etc. as applicable from PMC/ Executing agencies.

- It must be clearly noted that the work shall be considered completed only after all necessary statutory approvals have been obtained from relevant authorities including Occupancy certificate, Fire clearance, CTO, and CTE etc., as applicable.

Instructions for Online Bid Submission

As per the directives of the Department of Expenditure, this RFP/tender document has been published on the Central Public Procurement Portal (URL:<http://eprocure.gov.in/eprocure/app>). The bidders are required to submit soft copies of their bids electronically on the CPP Portal, using valid Digital Signature Certificates. The instructions given below are meant to assist the bidders in registering on the CPP Portal, prepare their bids in accordance with the requirements and submitting their bids online on the CPP Portal.

More information useful for submitting online bids on the CPP Portal may be obtained at: <http://eprocure.gov.in/eprocure/app>.

e. Registration

- 1) Bidders are required to enroll on the e-Procurement module of the Central Public Procurement Portal (URL:<http://eprocure.gov.in/eprocure/app>) by clicking on the link "Click here to Enroll". Enrolment on the CPP Portal is free of charge.
- 2) As part of the enrolment process, the bidders will be required to choose a unique username and assign a password for their accounts.
- 3) Bidders are advised to register their valid email address and mobile numbers as part of the registration process. These would be used for any communication from the CPP Portal.
- 4) Upon enrolment, the bidders will be required to register their valid Digital Signature Certificate (Class II or Class III Certificates with signing key usage) issued by any Certifying Authority recognized by CCA India (e.g. Sify / TCS / nCode / eMudhra etc.), with their profile.
- 5) Only one valid DSC should be registered by a bidder. Please note that the bidders are responsible to ensure that they do not lend their DSCs to others which may lead to misuse.
- 6) Bidder then logs in to the site through the secured log-in by entering their user ID / password and the password of the DSC / eToken.

f. Searching for Tender Documents

- 1) There are various search options built in the CPP Portal, to facilitate bidders to search active tenders by several parameters. These parameters could include Tender ID, organization name, location, date, value, etc. There is also an option of advanced search for tenders, wherein the bidders may combine a number of search parameters such as organization name, form of contract, location, date, other keywords etc. to search for a tender published on the CPP Portal.
- 2) Once the bidders have selected the tenders they are interested in, they may download the required documents / tender schedules. These tenders can be moved to the respective 'My Tenders' folder. This would enable the CPP Portal to intimate the bidders through SMS / e-mail in case there is any corrigendum issued to the tender document.
- 3) The bidder should make a note of the unique Tender ID assigned to each tender, in case they want to obtain any clarification / help from the Helpdesk.

g. Preparation of Bids

- 1) Bidders should take into account any corrigendum published on the RFP/tender document before submitting their bids.
- 2) Please go through the tender/RFP advertisement and the tender/RFP document carefully to understand the documents required to be submitted as part of the bid. Please note the number of covers in which the bid documents have to be submitted, the number of documents - including the names and content of each of the documents that need to be submitted. Any deviations from these may lead to rejection of the bid.

- 3) Bidders, in advance, should get ready the bid documents to be submitted as indicated in the tender/RFP document / schedule and generally, they can be in PDF / XLS / RAR / DWF formats. Bid documents may be scanned with 100 dpi with black and white option.
- 4) To avoid the time and effort required in uploading the same set of standard documents which are required to be submitted as a part of every bid, a provision of uploading such standard documents (e.g. PAN card copy, annual reports, auditor certificates etc.) has been provided to the bidders. Bidders can use the "My Space" area available to them to upload such documents. These documents may be directly submitted from the "My Space" area while submitting a bid and need not be uploaded again and again. This will lead to a reduction in the time required for the bid submission process.

h. Submission of Bids

- 1) Bidders should log into the site well in advance for bid submission so that he/she uploads the bid in time i.e. on or before the bid submission time. Bidders will be responsible for any delay due to other issues.
- 2) The bidder has to digitally sign and upload the required bid documents one by one as indicated in the tender document.
- 3) Bidder has to select the payment option as "on-line" to pay the tender fee / EMD as applicable and enter details of the instrument. Whenever EMD / RFP fee is sought, bidders need to pay the RFP fee and EMD separately on-line through RTGS (Refer to Schedule, Page No.8).
- 4) A standard BoQ format has been provided with the bid document to be filled by all the bidders. Bidders are requested to note that they should necessarily submit their financial bids in the format provided and no other format is acceptable. Bidders are required to download the BoQ file, open it and complete the white colored (unprotected) cells with their respective financial quotes and other details (such as name of the bidder). No other cells should be changed. Once the details have been completed, the bidder should save it and submit it online, without changing the filename. If the BoQ file is found to be modified by the bidder, the bid will be rejected.
Or

In some cases, Financial Bids can be submitted in PDF format as well (in lieu of BOQ).

- 5) The server time (which is displayed on the bidders' dashboard) will be considered as the standard time for referencing the deadlines for submission of the bids by the bidders, opening of bids etc. The bidders should follow this time during bid submission.
- 6) All the documents being submitted by the bidders would be encrypted using PKI encryption techniques to ensure the secrecy of the data. The data entered cannot be viewed by unauthorized persons until the time of bid opening. The confidentiality of the bids is maintained using the secured Socket Layer 128-bit encryption technology. Data storage encryption of sensitive fields is done.
- 7) The uploaded RFP documents become readable only after the RFP opening by the authorized bid openers.
- 8) Upon the successful and timely submission of bids, the portal will give a successful bid submission message & a bid summary will be displayed with the bid no. and the date & time of submission of the bid with all other relevant details.
- 9) Kindly add a scanned PDF of all relevant documents in a single PDF file of the compliance sheet.

i. Assistance to Bidders

- 1) Any queries relating to the RFP document and the terms and conditions contained therein should be addressed to the RFP Inviting Authority or the relevant contact person indicated in the

RFP.

- 2) Any queries relating to the process of online bid submission or queries relating to CPP Portal in general may be directed to the 24x7 CPP Portal Helpdesk. The contact number for the helpdesk is 1800 233 7315.

i. General Instructions to the Bidders

- 1) The RFP will be received online through the portal <http://eprocure.gov.in/eprocure/app> . In the Technical Bids, the bidders are required to upload all the documents in .pdf format.
- 2) Possession of a Valid Class II/III Digital Signature Certificate (DSC) in the form of smart card/e-token in the company's name is a prerequisite for registration and participating in the bid submission activities through <https://eprocure.gov.in/eprocure/app>. Digital Signature Certificates can be obtained from the authorized certifying agencies, details of which are available in the web site <https://eprocure.gov.in/eprocure/app> under the link "Information about DSC".
- 3) Bidders are advised to follow the instructions provided in the 'Instructions to the Bidders for the e- submission of the bids online through the Central Public Procurement Portal for e- Procurement at <https://eprocure.gov.in/eprocure/app>.

ONLINE BID SUBMISSION DETAILS

The Online bids (complete in all respects) must be uploaded online in **two parts** as explained below:

Part – 1 (Technical Bid) (Following documents to be provided as single PDF file)			
Sl.No	Documents	Content	File Type
1.	Technical Bid	Scan Copy Demand Draft/Pay order or Banker`s/MSE/MSME/NSIC Certificate	.PDF
		Cheque /Deposit at Call Receipt/FDR of any Scheduled Bank against EMD.	
2.		Self-attested certificate of work experience and area details of projects executed.	.PDF
3.		Certificate of Registration of GST and acknowledgement of the filled return of GST.	.PDF
4		Copy of PAN, GST, ITR of last 3 years	.PDF
5		Undertaking as per on the firm's letter head.	.PDF
		"The physical EMD shall be deposited by me / us with the Authority inviting the RFP, in case I / we become the lowest bidder, within a week of the opening of financial bid, otherwise, department may reject the bid and also take action to debar me / us from bidding in any form in IIM Mumbai (Odisha)."	
6		Annexures and Forms (duly filled & signed by the bidders)	PDF
7		Any other documents specified in RFP required for Eligibility Criteria / Technical evaluation	PDF
8		ESI/ EPF if applicable	PDF
9		Undertaking of debarring	PDF
Part – 2 (Financial Bid)			
Sl.No	Document	Content	File Type
1.	Financial Bid	Price bid should be submitted in BOQ format.	.Xls

All above documents shall be as per RFP Notice

SECTION – VII FORMS AND ANNEXURES

FORM ‘A’ FINANCIAL INFORMATION

Name of the firm / Bidder.....:

Financial Analysis-Details to be furnished duly supported by figures in balance sheet / profit & loss account for the last five financial years duly certified and audited by the Chartered Accountants, as submitted by the applicant to the Income Tax Department (Copies to be attached).

S.No.(Fig in Lakh s Rs.)	Particulars	Financial Years				
		2021-22	2022-23	2023-24	2024-25	2025-26
	Gross Turnover on consultancy works.					

2 Financial arrangements for carrying out the proposed work.

Signature of Chartered Accountant with Seal

SEAL & SIGNATURE OF BIDDER(S)

FORM 'B'

FORM OF SOLVENCY

BANKERS' CERTIFICATE FROM A SCHEDULED BANK

This is to certify that to the best of our knowledge and information that M/s./Shri.....
..... having marginally noted address, a customer of our bank are
/ is respectable and can be treated as good for any engagement up to a limit of
Rs..... (Rupees... only).

This certificate is issued without any guarantee or responsibility on the bank or any of the officers.

Seal & Signature for the Bank

NOTE:

- a. Bankers certificate should be on the letter head of the Bank, addressed to Registrar Indian Institute of Management Angul, Odisha.

In the case of a partnership firm, the certificate should include names of all partners as recorded with the Bank.

FORM C

Details of eligible similar nature of works completed during the Last seven years ending previous day of last date of submission of bid.

	1	S. No.
	2	Name of work /project and location
	3	Owner or sponsoring organization
	4	Cost of Project in Crores of rupees
	5	Cost of consultancy work in crores of rupees
	6	Date of commencement as per Consultancy Work
	7	Built up area of project including Type/ Category pf project (Residential/ Academic/ Hostel)
	8	Stipulated date of completion of consultancy work
	9	Actual date of completion of consultancy work
	10	Name and address/telephone No. of officer to whom reference may be made

Seal & Signature of Bidder(s)

FORM ' C-1'
PROJECTS UNDER EXECUTION

1	S. No.
2	Name of work / project and location
3	Owner or sponsoring organization
4	Cost of work / Project in Crores of Rupees
5	Cost of consultancy work
6	Date of commencement of consultancy work as per contract
7	Built up area of project including Type/ Category of project (Residential/ Academic/ Hostel)
8	Stipulated date of completion of consultancy work
9	Percentage of fees received
10	Name and Address (Postal Address & E-mail) / telephone number/Mobile number of officer to whom reference may be made
11	Remarks

SIGNATURE OF BIDDER(S) WITH STAMP& SEAL

FORM 'D'

PERFORMANCE REPORT OF WORKS REFERRED TO IN FORM- 'C'

S.no.	Description	
1	Name of work/project & location	
2	Project Cost.	
3	Name of Executive Agency for Consultancy work	
4	Total fees for Consultancy work as per agreement.	
5	Date of start of Consultancy work	
6	Stipulated Date of completion of Consultancy work	
7	Actual Date of completion of Consultancy work (For completed work)	
8	Total Consultancy fees paid as on date	
9	Performance Report considering technical proficiency, Quality of inspection and General Behavior	Outstanding/Very Good/ Good/Satisfactory/poor
10	Contact details of officials to confirm the executed work details	
11	Built up area	
12	Type of building	
13	Mode of execution by executing Agency	EPC/ Item rate/ Percentage rate/ Lump sum

Dated:

**Stamp with Signature of
Executive Engineer or Equivalent officer**

Note: The Completion certificate should have all the above information which is to be considered for evaluation process, otherwise bidder has to submit performance report as per the above format duly signed and stamped by Client.

FORM 'E' STRUCTURE & ORGANIZATION

1.	Name & Address of the bidder	
2.	Telephone No. / Email id /Mobile No./Fax No.	
3.	Legal status of the bidder (Attach copies of original document defining the legal status).	
	a)	An Individual
	b)	A proprietary firm
	c)	A firm in partnership
	d)	A limited company or Corporation
4.	Particulars of registration with various Government bodies (attach attested photo - copy).	
	ORGANIZATION/PLACE OF REGISTRATION	REGISTRATION No.
	1.	
	2.	
5.	Names and Titles of Directors & Officers with designation to be concerned with this work.	
6.	Designation of individuals authorized to act for the organization.	
7.	Has the bidder or any constituent partner in the case of partnership firm limited company or Corporation ever abandoned the awarded work before its completion? If so, give the name of the project and reasons for abandonment.	
8.	Has the bidder, or any? blacklisted/debarred in the last 3 years. convicted by the court of law. If so, give details.	
9.	In which field of building construction, the bidder has specialization and interest?	
10.	Any other information considered necessary but not included above.	

Signature of bidder(s) with seal & stamp

Form E-1

Format for furnishing CV of Key personnel proposed to be engaged in the Consultancy.

S. N	Name of Personnel	Positio n Held (at Presen t)	Field Specializati o n	Educational Qualification			Professio n al experien ce in years *	Remark s
				Post- Gradua te	Graduate	Diploma		

* Attested copy of Degree/Diploma certificate of each person is to be uploaded by the bidder for evaluation.

(Authorized Signatory)

Annexure 1
<< Organization Letter Head >>
DECLARATION

I / We, h e r e b y declare that all the information and data furnished by our organization with regard to this RFP document are true and complete to the best of my/ our knowledge. I / we have gone through the specification, conditions and stipulations in detail and agree to comply with the requirements and intent of specification.

1	Name & Address of the bidder	
2	Phone	
3	E-mail	
4	Contact person name	
5	Mobile number	
6	GST number	
7	PAN number	
8	UTR no. with date [for payment of EMD] or DD No. with date	
	BANK DETAILS	
9	Bank name	
10	Branch address	
11	Branch telephone no.	
12	MICR Code of the bank	
13	IFSC code	
14	Bank Account no.	
15	Type of account	

We further declare that our organization has not been blacklisted / delisted or put on holiday by any Institutional agency / Govt. Department / Public Sector Undertaking in the last three years and all the information furnished in this proposal is true.

[Signature of the bidder]

Annexure-2
LETTER OF TRANSMITTAL

From: - To,

Chief Administrative Officer,

Indian Institute of Management, Mumbai

Vihar Lake Road, Powai, Mumbai 400087

Subject: RFP FOR COMPREHENSIVE ARCHITECTURAL & MULTIDISCIPLINARY CONSULTANCY SERVICES: DESIGN & CONSTRUCTION OF G+2 ART, CULTURE, INNOVATION & CREATIVE INCUBATION CENTRE AT IIM MUMBAI

Sir,

Having examined the details given in the bid document for the above work, I/we hereby submit the relevant information.

- i. I/We hereby certify that all the statements made and information supplied in the enclosed Forms FORM-A, B/UDIN generated certificate, C, C1, D, E and E1 accompanying statements are true and correct.
- ii. I/we have furnished all information and details necessary for eligibility and have no further pertinent information to supply.
- iii. I/we submit the requisite certified solvency and authorize Registrar Indian Institute of Management, Angul to approach the Bank issuing the solvency certificate to confirm the correctness thereof. I/We also authorize the Registrar Indian Institute of Management, Angul to approach individuals, employers, firms, and corporations to verify our competence, work experience, and general reputation.
- iv. I/we also declare that our firm is not subjected to any disciplinary action by any central government agency/institute or Hon'ble court or debarred from practice during the last 3 years.
- v. I/we submit the following certificates in support of our suitability, technical knowledge and capability for having successfully completed the following works:

Name of work	Certificate from

Certificate

It is certified that the information given in the enclosed eligibility bid is correct. It is also certified that I/We shall be liable to be debarred, disqualified/ cancellation of enlistment in case any information furnished by me/us is found to be incorrect.

Enclosures:

Date of submission

Seal & Signature(s) of bidder(s)

Annexure 4

INTEGRITY PACT

To be signed by the bidder and same signatory competent/ authorized to sign the relevant contract on behalf of IIMM.

INTEGRITY AGREEMENT

This Integrity Agreement is made at _____ on this _____ day of _____, 2025

BETWEEN

Director IIMM represented through CAO (Hereinafter referred as the Principal/ Owner, which expression shall unless repugnant to the meaning or context hereof include its successors and permitted assigns)

AND

_____ (Herein referred to as the Bidder/ Architect and which expression shall unless repugnant to the meaning or context hereof includes its successor and permitted assigns)

Preamble

WHEREAS the Principal / Owner has floated the Tender (NIT No) (hereinafter referred to as "Tender/Bid") and intends to award, under laid down organizational procedure, contract for

_____ (Name of work) hereinafter referred to as the "Contract".

AND WHEREAS the Principal/Owner values full compliance with all relevant laws of the land, rules, regulations, economic use of resources and of fairness/transparency in its relation with its Bidder(s) and Contractor(s).

AND WHEREAS to meet the purpose aforesaid both the parties have agreed to enter into this Integrity Agreement (hereinafter referred to as "Integrity Pact" or "Pact"), the terms and conditions of which shall also be read as integral part and parcel of the Tender/Bid documents and Contract between the parties.

NOW, THEREFORE, in consideration of mutual covenants contained in this Pact, the parties hereby agree as follows and this Pact witnesses as under:

**For and on Behalf Of
Indian Institute Of Management Mumbai**

**For and On Behalf Of
Consultant**



RFP FOR COMPREHENSIVE ARCHITECTURAL & MULTIDISCIPLINARY CONSULTANCY
SERVICES: DESIGN & CONSTRUCTION OF G+2 ART, CULTURE, INNOVATION & CREATIVE
INCUBATION CENTRE AT IIM MUMBAI

**Notice Inviting Tender No.: IIMM/ARCH-MUSIC ROOM/2026-27/11, dated
09/10/2026**

Volume II

**Chief Administrative Officer
Indian Institute of Management Mumbai**

FINANCIAL BID

SCHEDULE OF PRICE PROPOSAL

Name Work: Appointment of Architectural consultant/ Architectural firms for providing COMPREHENSIVE ARCHITECTURAL & MULTIDISCIPLINARY CONSULTANCY SERVICES FOR CREATION OF MUSIC ROOM (PERFORMANCE & PRACTICE SPACE)

S No.	Description	Qty/unit.	(In figures) AMOUNT Excl. GST	Amount Excl. GST
1.	Providing Comprehensive Architectural & Multidisciplinary Consultancy Services: Design & Construction of G+2 Art, Culture, Innovation & Creative Incubation Centre At IIM Mumbai (GST shall be paid extra)	Percentage	 % on budgetary project cost of Rs. 5.50 Cr. i.e. (In words)	

Signature of Authorized Representative with seal