



**FOUNDATION FOR INNOVATION
AND TECHNOLOGY TRANSFER**

Tender Enquiry

No:FITT/Incubation/NCIIPC/01

**CREATION OF INCUBATION FACILITY AT
NEW DELHI**

Bids invited by

**Foundation For Innovation and Technology
Transfer New Delhi, India**

Part - A

Revision 1.0

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The information contained in this RFP or subsequently provided to Bidders, whether verbally or in documentary or any other form by or on behalf of FITT or any of its employees or advisers, is provided to Bidders on the terms and conditions set out in this RFP and such other terms and conditions subject to which such information is provided.

This RFP is issued by FITT. This RFP is not an agreement and is neither an offer nor invitation by FITT to the prospective Bidders or any other person. The purpose of this RFP is to provide interested parties with information that may be useful to them in the formulation of their bid pursuant to this RFP. This RFP includes statements, which reflect various assumptions and assessments arrived at by FITT. Such assumptions, assessments and statements do not purport to contain all the information that each applicant may require.

This RFP may not be appropriate for all persons, and it is not possible for FITT, its employees or advisers to consider the objectives, technical expertise and particular needs of each party who reads or uses this RFP.

The assumptions, assessments, statements and information contained in this RFP, may not be complete or adequate. Each Bidder should, therefore, conduct its own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments and information contained in this RFP and obtains independent advice from appropriate sources. Information provided in this RFP to the Bidders is on a wide range of matters, some of which depends upon interpretation of law.

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FITT reserves all the rights to cancel, terminate, change or modify this selection process and/or requirements of bidding stated in the RFP, at any time without assigning any reason or providing any notice and without accepting any liability for the same.

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FITT also accepts no liability of any nature whether resulting from negligence or otherwise however, caused arising from reliance of any Bidder upon the statements contained in this RFP.

The Bidder shall bear all its costs associated with or relating to the preparation and submission of its Proposal including but not limited to preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by FITT or any other costs incurred in connection with or relating to its proposal. All such costs and expenses will remain with the Bidder and FITT shall not be liable in any manner whatsoever for the same or for any other costs or other expenses incurred by a Bidder in preparation or submission of the bid proposal, regardless of the conduct or outcome of the selection process.

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Tender Notice

FITT, IIT Delhi invites Proposals in two bids system (i.e. Financial Bid and Technical Bid) from eligible and experienced contractors/consultants/agencies for the **Design, Construction, and Setup of an Incubation Centre with a built-up area of 8000 sq. ft(Approx) .** The Incubation Centre aims to foster innovation, entrepreneurship, and startup growth by providing infrastructure, and networking support. The proposals are to be submitted in the English language. Experienced & competent OEMs who fulfil the eligibility criteria are invited for a Pre-Bid meeting and will receive further details regarding the detailed scope of work, submission of bids, conditions of contract, etc.

The last date of submission will be _____. The Bid Security is 5% of bid value.

Tender Summary

FITT, IIT Delhi, Hauz Khas, New Delhi - 110016 invites Proposals in two bid system (i.e. Technical bid & Financial bid) from eligible and reputed firms for the following work.

Proposal inviting agency	FOUNDATION FOR INNOVATION AND TECHNOLOGY TRANSFER , INDIAN INSTITUTE OF TECHNOLOGY DELHI, NEW DELHI
Downloading RFP Document	RFP can be download from https://fitt-iitd.in
Scope of work	Turnkey design, construction, and setup of a new 8000 sq. ft. Incubation Centre in New Delhi. The contractor is responsible for all civil, structural, electrical, plumbing, fire safety, and air conditioning works as specified in the Bill of Quantities (BoQ). This includes all furnishing, utility connections, wiring, and the installation of a DG set and UPS. The contractor must hand over the facility fully furnished and ready for immediate use. A 12-month Defect Liability Period for maintenance and rectification of defects is also included.
Language	The Proposal should be filled up by the Bidder in English language only.

Taxes	Taxes: The Bidder must quote price in Indian Rupees only. The bid price to be offered by the Bidders must be exclusive of all taxes and tax % should be given separately. In case any item comes under multiple tax structures bidder is to quote for them separately		
Submission of Responses	Bidders must submit all required documents as asked in document		
The contact information	Project Head NCIIPC C/O Chief Operating Officer Foundation For Innovation and Technology Transfer (FITT) Indian institute of Technology IIT Delhi , Huaz Khas , New Delhi 110016 Email : nciipc@fitt-iitd.in		
Last date and time for submission of proposal	D+21 07 th Nov 2025		
Earnest Money Deposit - (EMD)	Rs.10 Lakhs in form of Bank Guarantee in the prescribed format in favour of FITT IIT DELHI from a nationalized / scheduled commercial bank in India.		
	Bank Details		
	1.	Bank Account No.	10773571968
	2.	Beneficiary Name	FOUNDATION FOR INNOVATION AND TECHNOLOGY TRANSFER
	3.	Address	IITDelhi, Main Building, Dean's Com Khas, New Delhi-110016
	4.	Bank & Branch Name	STATE BANK OF INDIA , IIT Delhi
	5.	Adress:	IIT DELHI, HAUZ KHAS, NEW DELHI - INDIA
	6.	MICR Code	110002156
	7.	Branch Code	1077
	8.	IFSC Code	SBIN0001077

Insurance	Contracted goods shall be insured by the Bidder in favour of the Purchaser on the terms and condition and insurance to the amount equal to 110% Workers insurance copy also has to be shared also
Performance Bank Guarantee (PBG)	A sum equal to 10%-of the bid value with respect to items + GST and applicable taxes. Performance Bank Guarantee should be valid up to 60 days beyond the date of successful completion of the Grand Challenge i.e. till 31 st Dec 2026
Time allowed for completion of work	180 Days(Excluding Stoppage of work due to Environmental Works)
Bid	Two Bid system with QCBS Presentation to be made by invited Bidders in Stage-I of Technical Bid as per laid down norms (Date and Venue to be intimated later, tentative between Venue would be at : Foundation For Innovation and Technology Transfer (FITT) Indian institute of Technology IIT Delhi , Huaz Khas , New Delhi 110016

Important Dates

Sl. No.	Activity	Timeline
1.	Release of RFP	D Day (17th Oct 2025)
2.	Site survey by Bidders (on request. Email to be sent by Interested parties by 21st Oct 2025 1500 Hrs at nciipc@fitt-iitd.in)	D+6/7 (23/24 Oct 2025)
3.	Last date of receipt of pre-bid queries submission	D+11(28th Oct 2025)
4	Pre-bid Meeting date	D+12(29th Oct 2025)
5.	Posting of response to queries and release of corrigendum, if any	D+14 (31st Oct 2025)
6	Last date for submission of Bids	D+21(07th Nov 2025 by 1700 Hrs)

7.	Date of opening of pre-qualification bids	Will be intimated
8.	Date of opening of Technical Bids and presentation	Will be intimated
9.	Date of opening of Commercial Bids	Will be intimated

All Bidders are hereby cautioned that Proposals containing any material deviation or reservation as described in respective Clauses of “Instructions to Bidders” shall be considered non responsive and summarily rejected. Total floor area is 8000 Sq. Ft. (approx.)

The Scope of work shall be as per the design and drawings details provided which are to be mutually signed off between the bidder and the client post-allocation of the work. Payments will be processed based on the progress of the work as per the phases defined and agreed to. (Site may be inspected at any time with prior approvals with atleast 48 Hrs advance information). FITT reserves the right to accept or reject any or all Bids without assigning any reason. No Bidder shall have any cause of action or claim against FITT for rejecting their Bid.

All Civil, Plumbing & Electrical work including Utility connections (plumbing, electrical etc), furnishing, Wiring, NW wiring, DG, UPS etc will be part of the scope of work. The bidder has to hand over the area fully furnished and ready to use. Detailed drawings and layout of the site will be provided. PREPARATION OF BIDS Bidder should take into account all the communications, corrigendum, if any, communicated to them by :-

Project Head NCIIPC
C/O Chief Operating Officer
Foundation For Innovation and Technology Transfer (FITT)
Indian institute of Technology IIT Delhi ,
Huaz Khas , New Delhi 110016
nciipc@fitt-iitd.in

All communications, corrigendum would also be published on the FITT website SUBMISSION OF BIDS INFORMATION AND INSTRUCTIONS FOR BIDDERS FOR SUBMISSION Proposals under two bids system in the prescribed formats are invited, from limited number of Bidders having experience of providing Comprehensive construction, designing and furnishing services.

1. INTRODUCTION

FITT IIT Delhi invites proposals from reputed and experienced agencies for setting up an Incubation Centre spanning 8000 sq. ft (As per drawing). The objective of the Incubation Centre is to provide a state-of-the-art facility for startups, innovators, and entrepreneurs with access to office space, meeting rooms, IT infrastructure, etc.

This RFP outlines the scope of work, eligibility criteria, and contractual terms for the bidders.

2. SCOPE OF WORK AND DELIVERABLES FOR THE CONTRACTOR

2.1.Scope of Work

1. The scope of work covered in this RFP shall be as per the BOQ, specifications, Layout published herein. Execution will be on the instructions, orders issued to the Bidder/Contractor from FITT authorized person in Noida office time to time during the execution of work.
2. The Contract Period: The Contract period shall be reckoned from the seventh (7th) day of issue of Work Order. The completion of the contract shall be date of issue of completion certificate. The commencement date for Defect Liability Period is the completion of Contract period.
3. The Construction Period: The Construction Period shall be 150 days from the commencement date. The completion date shall be the date of completion of the works at the end of the construction period including any extensions granted and taking care of snag list.

2.2.The Defect Liability Period (Maintenance Period)

1. It shall be 12 calendar months starting from the date of issuance of the Completion Certificate. The Contractor shall promptly repair or rectify all Defects and deficiencies observed by NCIIPC Authorised Person during the Defects Liability Period within a period of 15 (fifteen) days from the date of notice issued by NCIIPC Authorised Person, in this behalf, or within such reasonable period as may be determined by the NCIIPC Authorised Person at the request of the Contractor. The scope of work during the Defects Liability Period includes regular maintenance of the constructed facility including painting/polish finishes and electrical fittings in good condition.
2. The costs of making good all these defects shall be borne solely by the Contractor and deemed to be included in the rates quoted by Contractor. If the contractor does not rectify the defect or make good the deficiency, the work should be redone or rectified through another agency, or departmentally by employing skilled labourers, at the contractor's cost. The amount shall be deducted from any monies due to the contractor or realization of any Bank guarantee.

3. PRE QUALIFICATION CRITERIA:

3.1. TECHNICAL & FINANCIAL ELIGIBILITY CRITERIA

S.No.	Criteria	Requirement/Details	Documents Required	Evaluation
1	Legal & Corporate Status	The bidder must be a legally registered entity in India (manufacturer or 100% subsidiary). All submitted experience and	• Certificate of Incorporation • PAN Card of the entity	

		financial documents must be in the name of the bidding entity itself.	• GST Registration Certificate	
2	Financial Stability	The bidder must have a minimum average annual turnover of ₹ 1 Crore or more in the last three audited financial years (FY 2021-22, 2022-23, 2023-24).	Audited Financial Statements OR Certificate from a Chartered Accountant for the last three financial years.	Pass / Fail
3	Business Experience	The bidder must have at least three years of operational experience in the PEB manufacturing or construction industry as of the bid submission date.	The Certificate of Incorporation will be used to verify the date of establishment.	Pass / Fail
4	Project Experience	The Bidder must have successfully executed / completed for similar I Including prefab structures) project(s) in last three years to any Central / State Govt Organization / PSU / Statutory / Autonomous Organisation / Public Listed company.	• One single order of 80% of the Project value ; or • 2 orders each of 50% of Project Value each; or (Copy of PO or completion certificate)	
4	No Blacklisting	The bidder should not have been blacklisted or debarred by any Central/State Government, PSU, or any other government body in India.	A self-declaration on the company's letterhead, signed by an authorized signatory.	Pass / Fail

3.2. DISQUALIFICATION

1. Even if a Bidder meets the above criteria, FITT may disqualify the Bidder if:
 - a) The Bidder has made misleading or false representations in the forms, statements and attachments submitted; or
 - b) The Bidder gets blacklisted, debarred, or restrained in the last 10 years by any Government Agency, or even after submitting this RFP and while the bids are under evaluation. Bidder shall have to provide the undertaking on INR 100 stamp paper to the above effect

- c) Submitted more than one Bid for the same work.
- d) The bidder does not deposit EMD
- e) If any discrepancy is noticed in the documents

4. METHOD OF EVALUATION

4.1. Evaluation and Selection Process

Evaluation of the bids will be done in two stages namely :-

1. Technical Evaluation (comprising Prequalification Check and Technical Presentation)
2. Financial evaluation based on Least Cost Selection (LCS) basis.

4.2. Two-Stage Evaluation Process

The selection of the vendor will be conducted through a comprehensive designed to assess both technical capability and financial competitiveness.

1. **Stage 1: Technical Evaluation (70% Weightage)** All bids that meet the mandatory pre-qualification criteria will undergo a detailed technical evaluation based on the parameters outlined in the Technical Scorecard. This stage will assess the bidder's relevant experience, project execution methodology, team profile, and overall capabilities. To be considered for the next stage, a bidder **must secure a minimum of 70 out of 100 marks** in the technical evaluation. Bidders who fail to achieve this qualifying score will be disqualified, and their financial bids will not be opened.
2. **Stage 2: Financial Evaluation (30% Weightage)** The financial bids of only the technically qualified bidders (those scoring 70 or more) will be opened. The financial proposals will be evaluated, and a score will be assigned. The lowest valid bid (L1) will receive the highest financial score, with other bids scored proportionately.

A final consolidated score will be calculated for each technically qualified bidder by combining their weighted scores: $\text{Final Score} = (0.70 * \text{Technical Score}) + (0.30 * \text{Financial Score})$. The contract will be awarded to the bidder who achieves the **highest combined score**, ensuring the most advantageous proposal in terms of both quality and cost.

5. Technical Evaluation Criteria and Presentation Outline

5.1. Technical Evaluation Criteria

- a) The technical evaluation has a 70% weightage in the final consolidated score. Bidders must secure a minimum of 70 out of 100 marks in the technical evaluation to be considered for the financial stage. The evaluation is composed of a Prequalification Check and a Technical Presentation. The technical evaluation will assess the bidder's:
 - i) Relevant Experience
 - ii) Project Execution Methodology.

- iii) Team Profile
- iv) Overall Capabilities.
- b) The mandatory Pre-qualification Criteria include:
 - i) Legal & Corporate Status: Legally registered entity in India (manufacturer or 100% subsidiary) with documents in the name of the bidding entity (Certificate of Incorporation, PAN, GST).
 - ii) Financial Stability: Minimum average annual turnover of ₹ 1 Crore or more in the last three audited financial years (FY 2021-22, 2022-23, 2023-24).
 - iii) Business Experience: At least three years of operational experience in the PEB manufacturing or construction industry.
 - iv) Project Experience: Successful execution/completion of similar project(s) (including prefab structures) in the last three years to a Government/PSU/Statutory/Public Listed company, meeting one of the value criteria:
 - v) One single order of 80% of the Project value; OR Two orders each of 50% of the Project Value.
 - vi) No Blacklisting: Self-declaration of not being blacklisted or debarred.

5.2. Technical Presentation Outline

- a) As the RFP reserves the right to seek a presentation from invited bidders as part of the evaluation and specifies a stage in the Technical Evaluation for a presentation, the following outline would ensure the bidder provides quality inputs

Section	Focus Area	Quality Inputs to Highlight
1. Company Credentials	Legal Status and Stability	Compliance with all pre-qualification criteria. Financial growth trend over the last 3 years.
2. Relevant Experience	Project Capability and Scale	Detailed overview of 3-5 most relevant projects (especially those meeting the 80% or 2x50% criteria). Highlight complexity, client testimonials, and adherence to timelines.
3. Project Execution Methodology	Planning and Quality Assurance	A detailed Gantt chart or schedule, demonstrating how the 5 Milestones (5 Months) will be met. Focus on quality checks for Civil, Electrical, and Furnishing works (BoQ adherence, material inspection).
4. Technical Team & Structure	Human Resources	Organogram of the proposed project team (Project Manager, Site Engineers, Specialists).

		Highlighting the experience and availability of technical staff at the site.
5. Technical Compliance	Material and Equipment	Detailed compliance matrix for the 30 kVA UPS (Annexure D) and 125 kVA DG set specifications. Presentation of samples or catalogues for the approved makes (Annexure F) for key items like tiles, switches, and VRV/AC.
6. Safety and Site Management	Risk Mitigation	Proposed site layout, storage strategy, and an explicit commitment to workers' safety and insurance compliance. A plan for managing site security, debris, and movement of men/materials.

6. GENERAL TERMS AND CONDITIONS

1. **Selection Criteria** The Contractor for this engagement would be selected through a competitive bid process, the details of which are provided below. The FITT reserves to itself the authority to reject any or all the tenders received without assigning any reason. The acceptance of a tender shall be effective w.e.f. the date on which the letter of intent of acceptance of the tender is put in the communication by the FITT.
2. **Mobilization of Men, Materials and Machinery:** All expenses towards mobilization at site and de-mobilization including bringing in equipment, work force, materials, dismantling the equipment, clearing the site etc. shall be deemed to be included in price quoted and no separate payment on account of such expenses shall be entertained. It shall be responsibility of the contractor to obtain the approval for any revision and / or modification desired by him from FITT before implementation. Also, such revision and/or modifications if accepted/approved by the FITT shall be carried at no extra cost to FITT. All materials, once bought by the contractor within the project area, will not be allowed to be removed from the premises without the written permission of the FITT.
3. **Labour Stay at Site:** The bidder to cater for labourers not being allowed to stay at site and quote the cost as an additional cost in the Appendix of costing (refer Para XXXXX
4. **The rates quoted by the tender shall be firm and fixed for the entire period of completion** and till handing over of the work. No revision to rates or any escalation shall be allowed on account of any increase in price of materials, labour, POL and overheads etc or any other statutory increase during the entire contract period. This is excluding increase/decrease of taxes if changed by any Govt notification. Taxes would be on actuals.
5. No claim on account of any price variation/Escalation on whatsoever ground shall be entertained at any stage of works. All rate as per BOQ quoted by contractor shall be

firm and fixed for entire contract period as well as extended period for completion of the works. No escalation price variation clause shall be applicable on this contract.

6. **Employment of Personnel:** The contractor shall employ only Indian Nationals as his representatives, servants and workmen after verifying their antecedents and loyalty. He shall ensure that no person of doubtful antecedents and any other nationality in any way is associated with the works. ***Contractor will need to submit an undertaking to this effect before start of works.***
7. FITT shall have full power and without giving any reason to the contractor, to immediately remove any representative, agent, servant and workmen or employee on account of misconduct negligence or incompetence or whose continued employment may in their opinion be undesirable. The contractor shall not be allowed any compensation on this account.
8. **Technical Staff for Work:** The contractor shall employ at his own cost the adequate number of technical and other staff during the execution of this work depending upon the requirement of work. The contractor shall not be entitled for any extra payment in this regard. The technical staff should be available at site, whenever required by FITT for discussion and to take instructions. (TEMP Structure/Stores)
9. **Work on Sundays, Holidays and during Night:** For carrying out work on Sunday and holidays or during night, the contractor will approach the FITT Authorised Person or his representative at least two days in advance and obtain his permission. The contractor shall have no claim on his account whatsoever. If work demand, the contractor shall make arrangement to carry out the work on Sundays, Holidays and in two, three shifts with the approval of FITT Authorised Person at no extra cost to FITT.
10. **Rates to be Firm:** The rates quoted by the tenderer shall be firm and fixed for the entire period of completion and till handing over of the work.
11. No Idle Charges towards Labour or P&M etc.: No idle charges or compensation shall be paid for idling of the contractor's labour, staff or P&M etc. on any ground or due to any reason whatsoever. FITT will not entertain any claim in the respect.
12. **Work Execution to be executed in accordance with Specifications, Layout, Orders etc:** The contractor shall execute the whole and every part of the work in the most substantial and workman like manner both as regard materials and otherwise in every respect in strict accordance with the specification. The contractor shall also conform exactly, fully and faithfully to the design, Layout and instructions issued in respect to the work assigned by the FITT Authorised Person. The contractor shall comply with the provisions of the contract and execute the works with care and diligence and maintain the works and provide all labour and materials, tool and plants including for measurement and supervision of all works, structural plans and other things of temporary or permanent nature required for such execution and maintenance in so far as the necessity for providing these is specified or is reasonable inferred from the contract. The contractors shall take full responsibility for adequacy, suitability and safety of all the works.

13. **Site-Visit:** The bidder may visit the site with prior approval of FITT. The request to be submitted to FITT representative on e-mail Id : nciipc@fitt-iitd.in at least 48 Hrs in advance.
14. **Presentation:** As a part of Evaluation of proposals submitted by the applicants, FITT reserves the right to seek further information or a presentation from the Organizations for evaluation purposes. FITT may call for such information/presentation at a short notice.

7. Schedule of Rates:

The quantities shown against the various items of work are only approximate quantities which may vary as per the actual requirement / measurement at site.

7.1. Materials and Samples:

1. **Make and Brand** The materials / products used on the work shall be of approved make/brands out of list of approved makes given in the tender document. The contractor shall submit samples/ specimens of approved makes of materials / products to the FITT Authorised Person for prior approval. In exceptional circumstances FITT Authorised Person may allow alternate equivalent makes / brands of products / materials at his sole discretion. **The final choice of brand/ make shall remain with the FITT Authorised Person**, whose decision in the matter shall be final and binding and nothing extra on this account shall be payable to the contractor.
2. **Warranty:** The manufacturer warranty of all the items should be transferred to FITT as a part of the handover of the site.
3. **Care of Works:** From the commencement to the completion of the works handing over to the FITT and contractor shall take full responsibility for the care thereof and all temporary works and in case any damage loss or injury shall happen to the works or to any part thereof or to any temporary works due to lack of precaution / negligence on part of contractor, the same shall be made good at his own cost.

7.2. Prohibition on Subletting:

1. **Sub Contracting** :The contractor shall not sublet or assign the whole of the works except where otherwise provided, by the contract and even then only with the prior consent of FITT and such consent if given shall not relieve the contractor from any liability or obligation under the contract and he shall be responsible for the acts, defaults or neglects of any subcontractor, his agent, servants or workman as if they were the acts, the defaults or neglects of the contractor, his agent servants or workman provided always that the provision of labour on piece work basis shall not be deemed to be a subletting under this clause.
2. **Compensation for Delay and Remedies:** If the contractor fails to maintain the required progress in terms of relevant clause of contract, to complete the work and clear the site on or before the Completion date or extended date of completion, he shall, without

prejudice to any other right or remedy available under the law to the Govt. on account of such breach, pay as agreed compensation the amount calculated at the rate stipulated below or such amount as the FITT Authorised Person (whose decision in writing shall be final and binding) may decide on the amount of tendered value of the work for every complete day /week (as applicable) that the progress work remains incomplete. (Penalty 1% of every 15 Days)

3. **Defects Liability Period:** The contractor shall be responsible for the rectification of defects in the works for a period of **12 calendar months** from the date of taking over of the works by the Owner / Client. Any defects discovered and brought to the notice of the contractor shall be attended to and rectified, by the contractor at his own cost and expense. In case the contractor fails to carry out these rectifications, the same may without prejudice to any other right or remedy available, be got rectified by FITT at the cost and expense of the contractor.
4. **Contractor Liable For Damage Done and For Imperfections:** If the Contractor or his work people or servants shall break, deface, injure or destroy any part of a building in which they may be working or any building, road, fence, enclosure, or cultivated ground, contiguous to the premises on which the work or any part of it is being executed, or if any damage shall happen to the work.
If any imperfection becomes apparent while the work is in progress, , or the contractor shall within a period specified by FITT after a Certificate, final or otherwise of its completion (given by the FITT Authorised Person or Tendering Authority), ***shall cause the same to be made good by other workmen and deduct the expense (of which the certificate of the FITT Authorised Person or Tendering Authority shall be final) from any sums may be then, or at any time, thereafter that may become due to the Contractor, or form his performance security, or the proceeds of sale thereof, or of a sufficient portion thereof.***

7.3. Withdrawal of Work from the Contractor:

1. If no activity is commenced within 21 days of award of contract of tender then work order can be cancelled and no refund of PBG will be done.
2. If the Tendering Authority shall at any time and for any reasons, whatever, including inability to maintain pro rata progress, think any portion of the work should not be executed or should be withdrawn from the contractor, they may by notice in writing to that effect, require the Contractor not to execute the portion of the work specified in the notice, or may withdraw from the Contractor the portion of work, so specified, and the Contractor shall not be entitled to any compensation, by reason of such portion of work having been withdrawn from him.
3. The FITT Authorised Person or Tendering Authority may supplement the work by engaging another agency to execute such portion of the work at the cost of the original contractor without prejudice to his rights. He shall also be competent to levy penalty for delay in progress. The recovery of excess cost shall be made good from next available running bill or any other claim and shall not be deferred.

4. *Protect Works*: The contractor shall arrange to protect, at his own cost, in an adequate manner all stone work and other works, requiring protection and to maintain such protection, as long as work is in progress. He shall remove and replace this protection as required by the FITT Authorised Person or Tendering Authority, from time to time, any damage to the work, so protected no matter how it may be caused. Shall be made good by the Contractor free of cost. All template, forms, moulds, centring, false ceiling works and models, which in the opinion of the FITT Authorised Person or Tendering Authority, are necessary for the proper and workman like execution of the work, shall be provided by the Contractor free of cost.
5. *Safety of Workers*: Ensuring safety of workers at time of construction shall be the responsibility of the bidder. FITT has no obligation or responsibility towards any individual in any such case or situations. The bidder must have and maintain valid and keep in force insurance policies, accidents, public liability, professional indemnity, worker's compensation required by law. The bidder shall provide personal protective equipment like helmet, face shield, gloves, safety shoes, etc., of standard make acceptable, to all the employees at their cost. The workers/labours working at site should be insured by bidder.

7.4. Force Majeure:

1. Any delay in or failure of the performance of either party hereto shall not constitute default hereunder to give rise to any claims for damages, if any to the Extent such delay or failure of performance is caused by occurrences such as acts of God or the public enemy, expropriation, compliance with any order or request of Government authorities, acts of war, rebellions, sabotage fire, floods, illegal strikes, or riots (otherwise than among the contractors employees). Only extension of time shall be considered for Force Majeure conditions as accepted by QCI. No adjustment in contract price shall be allowed for reasons of force majeure. Force Majeure shall not include:
 - a) any event which is caused by the negligence or intentional action of a Party or by or of such Party's agents or employees, nor
 - b) any event which a diligent Party could reasonably have been expected both to take into account at the time of the signing of the Contract and avoid or overcome with utmost persistent effort in the carrying out of its obligations hereunder.
 - c) Insufficiency of funds or manpower or inability to make any payment required for execution of services under this Contract.

7.5. Award of Contract

The contract will be awarded to the Contractor whose proposal conforms to the terms of the RFP and is, in the opinion of FITT, the most advantageous and represents the best value of the assignment, price and other factors considered. FITT reserves the right to negotiate with the most competitive Contractor if required.

7.6. Performance Bank Guarantee:

1. The Purchaser will require the selected Bidder to provide a Performance Bank Guarantee, within 15 days from the Notification of award, for a value equivalent **to 5 % of the bid value.**
2. The Performance Bank Guarantee shall contain a claim period of three months from the last date of validity. The selected Bidder shall be responsible for extending the validity date and claim period of the Performance Bank Guarantee as and when it is due on account of non-completion of the delivery and Warranty period.
3. In case the selected Bidder fails to submit performance Bank guarantee within the time stipulated, the Purchaser at its discretion may cancel the order placed on the selected Bidder without giving any notice. Purchaser shall invoke the performance guarantee in case the selected Bidder fails to discharge their contractual obligations during the period or Purchaser incurs any loss due to Bidder's negligence in carrying out the project implementation as per the agreed terms & conditions.

7.7. Ethics

1. FITT expects all operators, shortlisted bidder(s) to show highest ethical standards during the course of the assignment especially during on-groundwork. If any complaints/information regarding any incident of malpractices (bribery, seeking monetary or non-monetary favor/gifts) is brought to the notice, the shortlisted bidder(s) shall take the necessary action (to the extent of expulsion/removal) as per its organization rules and laws applicable at that time. FITT is absolved of any liability/claim arising out of any such above situations.

7.8. Insurance:

The Goods supplied under the Contract shall be fully insured for a value of 110 % against loss by theft, destruction or damage incidental to manufacture or acquisition, transportation, storage, fire, flood, under exposure to weather and delivery at the designated project locations, in accordance with the applicable terms. The insurance charges will be borne by the supplier and FITT will not be required to pay such charges if incurred.

Work of Insurance should cover the contractors wrong construction or bad workmanship etc(A copy of the insurance will be shared with FITT)

7.9. Plant, Machinery & Job facility Area:

1. The contractor will have to make his own arrangement for storage of materials, plants, equipment's, machineries to be used in the execution of this work well in time after award of the contract, at his own cost.
2. The land for facilitating the works shall be arranged by FITT and maintained and re-instated after the implementation as per Environment mitigation norms by the contractor.

3. The contractor shall allow the FITT Authorized persons or any person authorized by the local authorities to access the site or any place where work in connection with the contract is being carried out or intended to be carried out or to any place where materials or plant are being manufactured / fabricated/ assembled for the works.

7.10. Liquidated Damages: 1% for 15 Days of delay compounding to double for delays beyond 45 days

1. The work must be completed as stipulated in the acceptance of the tender should be deemed to be the essence of the contract and delivery must be completed no later than the dates specified therein. Extension will not be given except in exceptional circumstances. However, if the work is completed after expiry of the contracted completion period without prior concurrence of FITT, such delivery will not deprive the purchaser of his right to recover liquidated damages.

7.11. Confidentiality:

1. The bidder(s) must not divulge any confidential information and ensure that reasonable steps are taken to provide for the safe custody of any and confidential information in its possession and to prevent unauthorized access thereto or use thereof. The shortlisted bidder(s) must not, without the prior written consent of FITT, disclose any confidential information of FITT or any government department or relating to any ministry or any other party. In giving written consent to the disclosure of confidential information, FITT may impose such conditions as it thinks fit, and the bidder must comply with these conditions. Confidentiality clause shall survive for a period of one year after the termination of contract or contract expiry period.

7.12. Payment Milestones:

1. **Advance Payment:**
 - a) **10% of the Total Job Value**, against submission of a **Performance Bank Guarantee (PBG)** of equivalent amount, within **7 days** of issuing the confirmed Work Order.
 - b) The advance will be adjusted proportionately in subsequent running bills.
2. **Running Account (RA) Bills:**
 - a) Payments shall be made **based on joint measurement of work executed at site**, as per approved drawings and the Bill of Quantities (BoQ).
 - b) Measurement shall be recorded jointly by the Contractor and the Engineer-in-Charge / Project Manager and verified by FITT before certification.
3. **Milestones:** Refer Annexure 'B'
4. **Retention Amount:** **5% of each Bill** shall be retained as Performance Security, which may be replaced by a **Performance Bank Guarantee** valid for the **Defect Liability Period (DLP)** of 12 months from completion.
5. The retention/PBG shall be released after satisfactory completion of DLP and clearance of all defects on completion of the defect liability periods

6. *Penalty*: Penalty may be imposed on non-performance/ violation of any of the terms and conditions mentioned in this work order. The quantum of such penalty shall be as decided by the committee of officials (constituted by FITT). The following shall be the treatment in case of damages and delays:
 - a) Any damage to the building or to any equipment which might result during the repair shall be repaired by the Contractor.
 - b) Penalty : If the job is not completed within the stipulated time penalty amount @ 0.5% (of the contract value) per week will be applicable on the contractor, provided such delay is not attributable to FITT.

7.13. *General Terms and Conditions*

1. FITT reserves the right to accept or reject any bid, to annul the entire bid process or reject all bids at any time prior to award of contract, without thereby incurring any liability to the affected Contractor(s) or any obligation to inform the affected Contractor(s) the grounds for such decision. FITT also reserves the right to negotiate with the successful Contractor if necessary.
2. The contract will be awarded to the Contractor whose proposal conforms to this RFP and is, in the opinion of FITT, the most advantageous and represents the best value to the assignment, price and other factors considered.
3. No part of this document including the Annexure can be reproduced in any form or by any means, disclosed or distributed to any person without prior written consent of FITT, except to the extent required for submitting the bid and no more.
4. The information contained in this document is only disclosed for the purposes of enabling potential Contractors to submit a proposal to FITT. This document should not therefore be used for any other purpose. This document contains proprietary information furnished for evaluation purposes only; except with the written permission of the FITT, such information may not be published, disclosed, or used for any other purpose.
5. The bidding firms acknowledge and agree that this document and all portions thereof, including, but not limited to, any copyright, trade secret and other intellectual property rights relating thereto, are and at all times shall remain the sole property of FITT. The title and full ownership rights in the information contained herein and all portions thereof are reserved to and at all times shall remain with FITT. Contractors must agree to take utmost care in protecting the proprietary and confidential nature of the information contained herein.
6. FITT, by issuance of this RFP does not necessarily indicate or imply that the project will be commenced. The Contractor will absolve FITT of all responsibilities if the project does not start within a stipulated timeframe. FITT reserves the right to withdraw this assignment any time without prior consultation or intimation to the Contractors.
7. The interested Contractors shall furnish an affirmative statement as to the existence of, absence of, or potential for conflict of interest on the part of the Contractor or any prospective subcontractor due to prior, current, or proposed contracts, engagements, or affiliations with FITT. Additionally, such disclosure shall address any and all potential elements (time frame for service delivery, resource, financial or other) that would

adversely impact the ability of the Contractor to complete the requirements as given in the RFP.

8. The Contractor shall not make any alteration / changes in the bid after the closing time and date. Unsolicited correspondence from the Contractor will not be entertained.
9. If at any stage of the tendering process or during the currency of the agreement any suppression/misrepresentation of such information is brought to the knowledge of FITT, FITT shall have right to reject the bid or terminate the agreement, as the case may be, without any compensation to the Contractor.
10. The Contractor shall be deemed to have complied with all clauses in this RFP. Evaluation shall be carried out on the available information in the bid.
11. The firms / agencies submitting their proposals would be responsible for all of its expenses, costs and risks incurred towards preparation and submission of their proposals, attending any pre-proposal meeting and visiting the site or any other location in connection therewith. FITT shall, in no case, be responsible or liable for any such costs whatsoever, regardless of the outcome of the process.
12. The proposals submitted by the firms/agencies shall remain valid for a period of two month after the closing date (deadline) for submission of proposals prescribed in this document.
13. During evaluation, FITT may, at its discretion, ask the respondents for clarifications on their proposals. The firms/agencies are required to respond within the time frame prescribed by FITT.
14. At any time prior to deadline for submission of proposals, FITT may for any reason, modify the RFP document. The prospective respondents having received the RFP document shall be notified of the amendments through email and such amendments shall be binding on them.
15. FITT may at its sole discretion and at any time during the evaluation of proposal, disqualify any respondent, if the firm:
 - a) Submitted the proposal after the response deadline
 - b) Made misleading or false representations in the forms, statements and attachments submitted in proof of the eligibility requirements
 - c) Exhibited a record of poor performance such as abandoning works, not properly completing the contractual obligations, inordinately delaying completion or financial failures, etc. in any project in the preceding three years
 - d) Submitted a proposal that is not accompanied by required documentation or is nonresponsive, failed to provide clarifications related thereto, when sought
 - e) Submitted more than one proposal
 - f) Was declared ineligible by the Government of India/State/UT Government for corrupt and fraudulent practices.
 - g) Disclaimer: FITT shall not be responsible for any late receipt of applications for any reasons whatsoever. The applications received late will not be considered. FITT reserves the right

- i) To reject any/all applications without assigning any reasons thereof.
- ii) To relax or waive any of the conditions stipulated in this document as deemed necessary in the best interest of the FITT without assigning any reasons thereof.
- iii) To include any other item in the Scope of work at any time after consultation with applicants or otherwise
- iv) To adopt method deemed fit to evaluate the proposals
- v) To select multiple Contractors for the project for allocation of work in different areas if it meets the essential criteria for qualification.

7.14. *Submission of Proposals:*

The technical (Pre-Qualification) and commercial proposal with the relevant information / documents / acceptance of all terms and conditions as described in this RFP document will be submitted online portal as mentioned below “Annexures A to Annexure G

7.15. *Bid Submission of Proposals*

The bidder is required to submit their proposal in two separate, sealed envelopes, clearly marked as specified below.

7.15.1. *Technical Envelope*

This envelope should contain all documents related to the bidder's eligibility, technical capability, and acceptance of terms, but must NOT contain any pricing information. The envelope should be clearly marked: **"TECHNICAL BID for Construction & Furnishing of Incubation Center"** It must contain the following documents:

Document Category	Specific Documents Required
Vendor Information	Complete Vendor Registration & Information Form (Annexure A).
Legal & Financial	Copy of Certificate of Incorporation/Company Registration. Copy of the organization's PAN Card. Copy of GST Registration Certificate. Audited Financial Statements or a CA Certificate for the last three financial years (FY 2021-22, 2022-23, 2023-24) to prove financial turnover.
Experience & Compliance	Copies of Work Orders and client-issued Completion Certificates for similar projects as required by the eligibility criteria. A mandatory affidavit/undertaking on INR 100 stamp paper to the effect that the bidder has not been blacklisted, as

	mentioned in the Disqualification section , to be included in the Technical Envelope
Technical Compliance	A signed copy of the Bid Submission Form (Part 2: Technical Compliance & Undertakings) confirming acceptance of UPS specifications (Annexure D), approved material makes (Annexure F), and project timelines (Annexure B). Technical literature/brochures for the proposed 30 kVA UPS and 125 KVA DG set highlighting compliance with tender specifications. A brief project execution plan or methodology outlining the approach to meet the project milestones.
Hard Copy Submission	The bidder needs to submit the duly signed tender documents in hard copy and a soft copy of all documents in the technical envelope via email to nciipc@fitt-iitd.in .
Undertaking	Undertaking for Employment of Indian Nationals only should also be attached
Undertaking on Acceptance of all General Terms & Conditions	Undertaking on Acceptance of all General Terms & Conditions

7.15.2. Financial Envelope

This envelope should only contain documents related to the commercial aspect of the bid. It must not contain any technical specifications or conditional statements. The envelope should be clearly marked: **"FINANCIAL BID for Construction & Furnishing of Incubation Center"** It must contain the following documents:

Document Category	Specific Documents Required
Quantities & Prices	Detailed Bill of Quantities (BoQ) with rated filled for all from • Annexure B (Civil), • Annexure C (Electrical, etc.), • Annexure D (UPS), • Annexure E (Furnishing), with rates and amounts filled in for each item.

Commercial Summary	Commercial Bid / Price Schedule (Annexure G - Part 1) filled with the lump-sum quoted amounts for all sections (Civil, Electrical, UPS, and Furnishing) and the final Grand Total Bid Value (excluding and including GST).
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7.15.3. Submission Method

- a) **Hard Copies:** The sealed technical and financial envelopes must be submitted to the FITT office at IIT Delhi.
- b) **Soft Copy:** A soft copy of all documents in the **technical envelope** must be emailed to nciipc@fitt-iitd.in.
- c) **Online:** The bid must also be submitted through the e-tender portal mentioned in the RFP.

7.16. Online e-Tender details: e-tender portal: -

Below contact details if any clarification regarding tender submission or technical support:

Project Head NCIIPC
 C/O Chief Operating Officer
 Foundation For Innovation and Technology Transfer (FITT)
 Indian institute of Technology IIT Delhi ,
 Huaz Khas , New Delhi 110016
 Email : nciipc@fitt-iitd.in

The Bidders will have to submit the duly signed tender documents in hard copy at the above address .

In addition bidder needs to submit a soft copy of all documents in the technical envelope at the email id nciipc@fitt-iitd.in

ANNEXURE

Annexure A

Technical Evaluation criteria for evaluation of the agency

SECTION A

Sr No	Particulars	Details
A	COMPANY PROFILE:	
1	Name of the Organization (As appearing on PAN Card)	
	Type of Organization (Pvt. Ltd./LLP/Partnership etc.):	
2	Registered Office Address And Correspondence Address	
3	Address for Billing Office & Address	
4	Year of Establishment	
5	Type of Organization (Partnership / Proprietorship / Private Limited / Limited /Any other)	
6	Turnover for Last 3 Financial Years Year 1 : FY 2022_2023 : Year 2 : FY 2023_2024 : Year 3 : FY 2024_2025 :	
7	Name of Contact Person *	
	Contact No. *	
	Mobile No.	
	E mail ID *	
8	Name of Contact Person (Finance & Accounts) *	
	Contact no.	
	Mobile no.	
	E mail ID *	
9	PAN India Presence? If yes Please provide branches / office Location details (Please attached separate sheet for more than 5 Locations)	
10	List of Top three Present Major Clients (Govt/Private) where order value is in excess of 1.5 Cr)	1. _____ 2. _____ 3. _____
11	Registered with any SBI group Companies? If yes Please provide the details	
B	STATUTORY DETAILS:	
1	GST Details Whether Registered Assessed (Yes or No)	

	If Yes: - GSTIN Number # *	
2	MSME (Whether Registered under MSME (Yes or No) *	
	If Yes: - MSME Registration No. and validity date # *	
3	Permanent Income Tax No. (PAN) #	
4	PF Registration details (Establishment ID and other details)	
5	ESIC Registration details (Employee Code No. and other details)	

Relevant Experience Details

Sr. No.	Client Name	Location	Area (Sq. ft.)	Value

SECTION B : Statutory & Compliance Details

Particulars	Details
Permanent Account Number (PAN):*	
GST Registration	
MSME Registration (If held)	
Udyam Registration No. & Validity Date:*(If Held)	
Provident Fund (PF) Registration No.:	
Employee State Insurance (ESIC) Reg. No.:	

Declaration

I/We hereby declare that the information furnished above is true and correct to the best of my/our knowledge and belief. I/We understand that if any of the information is found to be incorrect, our registration may be cancelled. I/We also authorize you to verify the details provided from any source

Name of Authorized Signatory:

Designation:

Signature:

Prepared and submitted by: FITT

Date:

Place:

Checklist of Documents to be Attached Please tick (✓) the documents you are submitting.☐ Copy of Certificate of Incorporation / Registration☐ Copy of PAN Card of the organization☐ Copy of GST Registration Certificate☐ Copy of MSME / Udyam Registration Certificate (if applicable)☐ Audited Financial Statements or CA Certificate for the last 3 financial years☐ Copies of Work Orders / Completion Certificates for top 3 clients listed above☐ A cancelled cheque for verification of bank details☐ Copy of PF & ESIC Registration Certificates (if applicable)

Annexure B

Bill of Quantities Civil and Structural Works

Summary of the details are given below. For detailed inputs please refer: [Attached Excel File for details](#)

Sl. No.	DSR-2023	DESCRIPTION	Amount
A	2.0	EARTH WORK	852266.42
B	4.0	CONCRETE WORK	816405.36
C	5.0	REINFORCED CEMENT CONCRETE	2997489.65
D	6.0	MASONRY WORK	900201.60
E	8.0	CLADDINGWORK	970630.26
F	9.0	WOOD AND P.V.C. WORK	1278215.23
G	10.0	STEELWORK	5582695.50
H	11.0	FLOORING	1247777.49
I	12.0	ROOFING	1808896.19
J	13.0	FINISHING	1572796.60
K	21.0	ALUMINIUM WORK	1088252.75
L	22.0	WATER PROOFING	20709.94
M	25.0	STRUCTURAL GLAZING ALUMINIUM COMPOSITE PANEL WORKS	1273435.91
N		MR ITEMS	2846351.04
		GRAND TOTAL	23256123.93

Timelines for work(Milestones)

1 st Milestone	Earthwork and levelling Foundation Work Laying footing (PCC, RCC) Plinth beams Backfilling around foundations	1 Month
2 nd Milestone	Superstructure Construction Columns, beams, Brick walls	1 Month
3 rd Milestone	External wall finishing Internal partition Glazing Electrical & plumbing	1 Month
4 th Milestone	Celling, Flooring, Conduiting	1 Month
5 th Milestone	Furniture placement ,Painting Signages	1 Month

Annexure C

Bill of Quantities Electrical, Plumbing, Fire & AC Est.

Summary of the details are given below. For detailed inputs please refer [Attached Excel Sheet](#) & [Load Sheet](#)

Name of the work : (Area @ 7850 sqft)			
S.No.	Description of Item	DETAIL	Amount(Rs)
1	ELECTRICAL, LV,VRV,FIRE-ALARM, PUBLIC ADDRESS BOQ.	DSR-2022	68,87,776.00
2	PLUMBING _WORKS (DSR)	DSR-2023	8,18,033.00
3	PLUMBING _WORKS (Non-DSR)	Non-DSR	1,30,829.00
4	DATA & CCTV	Market Rate	
	TOTAL		78,36,638.00

SLD DETAIL - INCUBATION CENTER

(**LOADS ARE TENTATIVE)

		AREA	DESCRIPTION	DB - WAY	INCOMER (Four Pole)	LOAD (KW)		CABLE (AL. AR.)
						Connected	Demand	
MAIN LT PANEL with DG SYNC.	01 BUILDING DISTRIBUTION PANEL [ELECTRICAL & UPS]	MAIN BUILDING CABLE 4Cx120 Sqmm AL. AR.	LEFT	RAW : Light & Power DB	12 way	63	13500	10800 4C x 16 sqmm.
			RIGHT	RAW : Light & Power DB	12 way	63	16000	12800 4C x 16 sqmm.
			LEFT	UPS - SYSTEM	12 way	63	11760	9408 4C x 16 sqmm.
			RIGHT	UPS - SYSTEM	12 way	63	11760	9408 4C x 16 sqmm.
			HVAC DB	Power DB			42000	35700 4C x 35 sqmm.
			Guard RM.	Light & Power DB / Landscape	6 way	40	5000	4000 4C x 10 sqmm.
			RAW : LIGHT & POWER DB					
			LEFT SIDE DB					
			Computer's	100 watt each	52	5200		
			Lights	15 watt each	120	1800		
			Utility Power	500 watt each	13	6500		
			TOTAL			13500		
			RIGHT SIDE DB					
			Computer's	100 watt each	52	5200		
			Lights	15 watt each	120	1800		
			Utility Power	500 watt each	18	9000		
			TOTAL			16000		
			UPS : LIGHT & POWER DB					
			LEFT SIDE DB					
			Computer's	200 watt each	52	10400		
			Lights	15 watt each	24	360		
			Utility Power		2	1000		
			TOTAL			11760		
			RIGHT SIDE DB					
			Computer's	200 watt each	52	10400		
			Lights	15 watt each	24	360		
			Utility Power		2	1000		
			TOTAL			11760		
			SPARE					
			SPARE					
			TOTAL				100020	82116
			Transformer 1 Nos					110 KVA
			D.G. 1 Nos					125 KVA

NOTE : MAIN LT PANEL with APFC & DG SYNC.

NOTE: DG 125 KVA and MAIN LT PANEL WITH APFC are part of the electrical

Annexure D

Name of the work : UPS - 30 kVA (Back-up 1 Hour minimum) ([More details](#))

SI No.	Description of Item	Compliance Yes/No
1	A 30 kVA UPS typically provides three-phase input and output, unity or near-unity power factor, double-conversion online topology, high efficiency, and reliable battery backup with SMF or VRLA batteries. General Features Topology: True online double-conversion, IGBT-based PWM inverter. Output Power: 30 kVA / 27–30 kW at unity (1.0) or 0.9 power factor depending on model. Input Voltage Range: Three-phase 300–450 V AC; some models allow 208–480 V selection. Output Voltage: 380–415 V AC, 3-phase with neutral; $\pm 1\%$ regulation on steady load. Output Frequency: 50 Hz or 60 Hz, ± 0.1–0.5% free-running; synchronized to mains. Lower Factor: Load acceptance from 0.5 lagging to 0.9 leading without de-rating. Crest Factor: Typically 3:1, suitable for non-linear loads. Efficiency: 90–95% online mode; higher in Eco operation, some models up to 99%	
	Input Specifications: Input Power Factor: ≥ 0.99 at full load. Input Frequency Range: 45–65 Hz, auto-sensing's (Input): $< 5\%$ typically for linear loads. Maximum Input Current: 55–105 A depending on input voltage	
	Output Specifications: Voltage Distortion (THD): $< 2\%$ for linear load, $< 7\%$ for non-linear load Overload Capability: 10 minutes at 125% load 60 seconds at 150% load Short-term peaks up to 200% for seconds. Transfer Time: No break; typically < 4 ms during transfer to bypass	
	Battery and Runtime Battery Type: SMF/VRLA sealed lead-acid, 12 V per cell. Battery Configuration: Internal or external battery cabinets; capacity depends on backup requirement. Typical Backup Time: 5–60 minutes, extendable with additional battery strings. Recharge: 6–10 hours to 90% capacity, with temperature-compensated charger.	
	Mechanical and Environmental- Form Factor: Tower or floor-standing; optional battery cabinets. Dimensions: Example: 600 x 850 x 1600 mm (UPS cabinet, 1 battery string). Weight: 513–750 kg depending on battery strings and model. Operating Temperature: 0–40°C; optimal battery life at 20–25°C. Relative Humidity: 0–95% non-condensing. Altitude: Up to 1500m without derating; derating required above 1500m. Noise Level: 40–63 dBA at 1 meter. Protection: IP20, restricted access, or IP20 with dust filter depending on model	
	Communication and Control- Display: Graphical LCD with status LEDs. Communication Ports: RS-232, USB, relay contacts; optional SNMP, Modbus cards for network monitoring. Alarms & Diagnostics: Audible alarms, load and battery status, self-test at startup	
	Certifications and Compliance -Standards: IEC 62040-1, IEC 62040-2, IEC 62040-3, UL 1778, EN 62040. EMC: Compliant with relevant immunity and emissions	

	standards. Safety: Built-in overload, overvoltage, undervoltage, and short-circuit protections	
I)	30 kVA - 1 SET	1.00

Annexure E

Bill of Quantities Furnishing

Summary of the details are given below. For detailed inputs please refer Attached Excel File :
for Details [Attached File](#)

<u>Sl. No</u>	<u>Technical specification</u>	<u>Quantity</u>
1	PRODUCT - LINEAR TYPE WORKSTATION	96
2	PRODUCT - PLB STORAGE	38
3	CONFERENCE/METTING	2
4	PRODUCT – CABIN TABLE	1
5	High Back CHAIRS -CHAIR FOR MD CABIN	1
6	CHAIR FOR ALL WORKING AREA	96
7	CHAIR FOR MEETING AREA	20
8	CHAIR OPTIONS	13
9	RECEPTION TABLE WITH OPTIONS	1
10	CAFÉ CHAIR	24
11	CAFÉ TABLES	6
12	SIDE TABLES	8
13	SOFA- 3 SEATER AND 2 SEATER (Leatherette/ Fabric)	2+6

Annexure F

Make list

Details are given below. For detailed inputs please refer Attached Excel File [Attached File](#)

INCUBATION CENTER	
Material	Brands/Make
Tiles	Kajaria/Somany Ceramics Ltd/Orient Bell Ltd
Carpet	Jupiter carpet/Marwar Carpets/Carpet Land India
Gypsum	Saint-Gobain Gyproc/Knauf (India)/Asiatic Gypsum
POP	Birla White/UltraTech POP/Shree Cement
Exterior texture paint(super fine)	Asian paints/Berger Paints/Indigo Paints
Interior Paint	plastic paint Asian/dulex/Berger Paints India Ltd
Plywood	Greenply/Kajaria Ply/Century Plyboards (CenturyPly)
Laminate	Greenply/Royale Touche/Finilex Laminates
Veneer	Greenlam /Century/Duro
Glass partition	Fenesta/Dhabriya Polywood/Encraft
UPVC	Fenesta/Weather shield(Asian paints)/Aluplast
Sink	Franke/Prayag India/Carysil
Wires	Havells/Finolex Cables/Polycab India
Switches and sockets	Havells/Finolex Cables/Polycab India
Ceiling light	Havells/Finolex Cables/Polycab India
Ceiling fans	Havells/Finolex Cables/Polycab India
VRV	Daikin/Voltas/Blue Star
Cables	Havells/Finolex Cables/Polycab India
Wall lights	Havells/Finolex Cables/Polycab India
MCB	Havells/Finolex Cables/Polycab India
CAT-6	Havells/Finolex Cables/Polycab India
Ceiling light	Havells/Finolex Cables/Polycab India
Faucets	Jaquar/Hindware/Kerovit
Sanitary ware (toilets & basins)	Jaquar/Hindware/Kerovit
flush plates	Jaquar/Hindware/Kerovit
CP fittings	Jaquar/Hindware/Kerovit
fitting hardware	Ozone/Hettich/Godrej
switch/mcb	Havells/Legrand/Anchor
TV	Samsung/Sony/LG
Partition doors (Bathrooms)	Hpl (merino)/VK Clean Rooms/Cubicle World
Plumbing pipes	Superme/Astral Ltd./Finolex
Water tank	Superme/Plasto/Astral
Furniture	Featherlite/herman miller/Steelcase
Granite	laticrete/Wallnut/Conpacmix
DG (125 KVA)	Kirloskar/ELMOT/Hicon
UPS	V-Guard/Microtek/Eaton

Annexure G

Commercial Bid / Price Schedule

Bidders are required to quote a lump sum amount for each section as detailed in the tender annexures. The amounts should be inclusive of all labour, materials, transportation, and overheads, but exclusive of GST.

Part 1 Commercial Bid / Price Schedule

Sr. No.	Description of Work	Reference Annexure	Bidder's Quoted Amount (₹)
A	Annexure B	Civil and Structural Works	
B	Annexure C	Electrical, Plumbing, Fire & AC Works	
C	Annexure D	Supply & Installation of 30 kVA UPS	
D	Annexure E	Furnishing Works	
E		Cost of Labour not staying at Site	
Sub-Total (A + B + C + D)			₹
GST @ [Insert applicable rate] %			₹
Grand Total Bid Value			₹

Grand Total Bid Value (In Words):

*Part 2: Technical Compliance & Undertakings***Compliance with UPS Specifications (Annexure D)**

The bidder must confirm that the offered 30 kVA UPS complies with all technical specifications mentioned in the tender document.

Description of Item	Compliance (Yes/No)
30 KVA UPS with a minimum backup of 1 Hour, meeting all technical parameters including but not limited to True online double-conversion, IGBT-based PWM inverter, specified voltage ranges, efficiency ratings, and communication ports.	

Part 3 : Adherence to Approved Makes (Annexure F)

We hereby confirm that all materials and equipment used for this project will be from the list of approved brands/makes specified in Annexure F. This includes items such as Tiles, Paints, Wires, Switches, VRF systems, Sanitary ware, Furniture, DG (125 KVA), and UPS. Any deviation will be made only after prior written approval from FITT.

[] We Agree

Part 4 : Acceptance of Project Timelines (Milestones)

We have reviewed the project completion schedule and agree to adhere to the following milestones, completing the entire scope of work within the stipulated 5-month period.

- **1st Milestone (1 Month):** Earthwork, Foundation, Plinth beams, and Backfilling.
- **2nd Milestone (1 Month):** Superstructure Construction (Columns, beams, Brick walls).
- **3rd Milestone (1 Month):** External finishing, Internal partitions, Glazing, Electrical & Plumbing rough-ins.
- **4th Milestone (1 Month):** Ceiling, Flooring, and Conduiting.
- **5th Milestone (1 Month):** Furniture placement, Painting, and Signages.

[] We Agree

Prepared and submitted by: FITT

Part 4: Declaration

I/We, the undersigned, hereby declare that the information furnished in this bid submission form is true and correct to the best of my/our knowledge. We have read and understood all the terms, conditions, and specifications of the tender document and agree to abide by them.

Name of Authorized Signatory: _____

Designation: _____

Signature: _____

Date: _____

(Company Seal)