

Project:

‘Selection of Contractor for execution of the Proposed Redevelopment of Executive Quarters at No.75, Musiri Subramaniam Salai (Formerly Oliver Road), Mylapore, Chennai - 04’

Tender Date	02.02.2026	Extended Last Date & time Of Tender Submission	03.03.2026 at 3.00 pm
Pre-bid Meeting Date & Time (Through WebEx)	11.02.2026 at 11.00 AM	Extended Date & time of opening of Technical Bids through e-tender portal	03.03.2026 at 3.30 pm
Pre-Bid Clarification Date	11.02.2026		

Pre-bid meeting Through online mode

Attended by:

(A) From Employer – M/s.Indian Bank:

- | | |
|-------------------------------|------------------------|
| 1) Shri S Mohanakumar | : AGM (Estate) |
| 2) Shri Bharathi Raja | : CM (Civil) |
| 3) Shri M.Bubesh Gupta | : CM (Estate) |
| 4) Shri Ravindra Pratap Singh | : Manager (Civil Eng.) |

(B) From Architect – M/s.Taamaesek Engineering Consortium:

- | | |
|-------------------|---------------------|
| 1) Shri Prasanna | : Project Architect |
| 2) Shri Karthik M | : QS |

(C) From PMC – M/s.Capital Engineering Consultancy Pvt. Ltd.:

- | | |
|----------------------|-----------------------------|
| 1) Shri T Manikandan | : Assistant Manager Project |
| 2) Shri R V Sathish | : Junior Project Manager |
| 3) Smt. Sharaniya | : Junior Project Manager |

(D) From Bidders (M/s.) :

1)	B&B Developers & Builders Pvt. Ltd., Vellore
2)	Creators Engineer, Chennai

Clarifications for the queries raised in the pre-bid meeting held via Video Conferencing (through WebEx) at Indian Bank Corporate Office:

S.No.	Tender Reference	As Per Tender	Bidder Queries	Reply/ Clarification by Bank
1	Page No. 4 of NIT (Volume 1), Point No. 3	Earnest Money deposit Rs. 11,00,000/- (To be remitted online)	We request Bank to allow the submission of EMD in the form of Bank Guarantee or Demand Draft & also provide the BG format.	Yes, The Bank may accept Bank Guarantee in lieu of EMD for an equivalent amount issued by any scheduled commercial bank other than Indian Bank, having validity of not less than One Year. The format for BG is enclosed as Annexure-1.
2	Page No. 4 of NIT (Volume 1), Point No. 4	Tender Processing Fee Non-refundable of Rs.1,000/- (online payment only)	Facility for making Tender Fee payment is not available in e-Tender portal (tenderwizard.com)	Bidders are required to submit Tender Fee through online payment and submit the proof (UTR) in the e-Tender portal (tenderwizard.com). The Bank account detail is given in Page No. 5 of NIT (Volume 1), Point No. 19.
3	1.5. Eligibility Criteria NIT (Volume 1), Point No. (vi)	1.5. Eligibility Criteria The tenderers should have a Solvency of value not less than Rs.5.50 crore, certified by their bankers for this work. Banker's certificates (as prescribed in Form T-1 B) addressed to Tender inviting authority in the current financial year, should be on letter head of the Bank, issued after 02.02.2026 . Form 'T-1B' Form of Banker's Certificate from a Scheduled Bank Solvency Certificate (Should be obtained for a period after 01.04.2025)	In the eligibility criteria, it is mentioned that the solvency certificate must be issued after 02.02.2026, whereas in Form 'T-1B' (Form of Banker's Certificate from A Scheduled Bank Solvency Certificate). It is stated that the certificate should be obtained for a period after 01.04.2025. Kindly confirm the applicable date.	The Solvency Certificate must be issued after 02.02.2026 and Form 'T-1B' must be obtained after 02.02.2026.

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4	Clause No.1.6.1 (ii) NIT (Volume 1) Page No. 14	The labour camp shall not be allowed to locate inside the proposed site	Bank may permit for labour camp at the site	
5	Clause No.37.4, Special Contract Conditions (SCC) Volume III, Page no. 26	<p>Contractor's Labour Camp</p> <p>The Contractor shall make arrangements at his own expense for labour camp/ accommodation for labour and staff to be employed for execution of the work and their conveyance to Site. Labour camp shall not be allowed to construct within the proposed site. No workers/ staff shall be allowed to stay within the Site except with the specific approval of the Engineer-in-charge/ PMC. Proper ID Cards shall be got approved/authorized by the contractor from the Engineer-in-charge/ PMC to authorise the Contractor's staff and workers to enter the Site.</p>	Kindly provide land for a labour camp near the site.	Labour camp is not permitted, as there is no space at the site or land nearby. Tender condition holds good.

S.No.	Tender Reference	As Per Tender	Bidder Queries	Reply/ Clarification by Bank
6	Point No. 1.14, NIT (Volume I), Page No. 15	The bidder shall be responsible for arranging and maintaining at its own cost all materials, tools & plants, water, electricity, access, facilities for workers and all other services required for executing the work unless otherwise specifically provided for in the contract documents.		
7	Clause No.37.4, Volume III – (SCC)	<p>Water Supply & Power Supply</p> <p>The Contractor shall make his own arrangement for water supply at Site for drinking as well as construction purposes & Power Supply at his own cost. Non-availability of power supply and /or water from whatever source shall not entail any additional claims or extension of Contract period in this account.</p>	Kindly provide water and electricity at one point, free of charge.	The Tender condition holds good. It is in the Scope of Contractor.
8	Clause 10B (ii) – GCC (page no.86)	Mobilisation Advance - NOT APPLICABLE	<p>We kindly request a mobilisation advance of 10% of the contract value against a Bank Guarantee, without any interest.</p> <p>We also kindly request a material advance of 100% for cement, steel, electrical, plumbing and interior works materials against the Performa invoice.</p>	Considering the request, Bank may consider, if requested by the contractor in writing within one month of the order to commence the work subject to Maximum of 5% of Contract value, as Interest (7% Simple interest + GST) bearing mobilization advance will be paid against submission of Bank Guarantee (BG) for a period of 6 months or extended till such period until the advance is fully recovered.

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				BG shall be of 110% of the mobilization advance value. The same will be recovered equally from the first three RA bills. Utilization report of the expenditure made on this site has to be submitted by the contractor once in a fortnight.
9	Clause 7, GCC (Volume II) Page No.24.	<p>Clause 7 : Payment On Intermediate Certificate To Be Regarded As Advances.</p> <p>The interim or running account bills (RAB) shall be submitted by the contractor with the minimum value of Rs. 1.5 crores excluding GST for the work executed on the basis of such recorded measurements on the format of the CLIENT / PMC in triplicate on or before the date of every month fixed for the same by the Engineer-in-Charge.</p>	<p>The stipulated minimum value of Rs.1.50 Crore (excluding GST) for submission of Running Account Bill (RAB) appears to be on the higher side. We kindly request you to consider removing the minimum value cap and allowing submission of multiple running account bills (RAB) within a month, to facilitate smoother cash flow during execution.</p>	<p>Considering the request, Clause 7 : Payment On Intermediate Certificate To Be Regarded As Advances - GCC (Volume 2) Page no.24, can be read as "The interim or running account bills (RAB) shall be submitted by the contractor with the minimum value of Rs.1.00 Crore excluding GST for the work executed on the basis of such recorded measurements on the format of the CLIENT / PMC in triplicate on or before the date of every month fixed for the same by the Engineer-in-Charge."</p>
10	Technical Specifications (TS), Page No.199	Approved Makes for Elevator Schindler / KONE / OTIS	Kindly include Johnson Lifts make for the Elevator	The Tender condition holds good.
11	Volume V (BOQ)	UPVC Sliding Window (Make : Fenesta / NCL VEKA / Saint Gobain)	Kindly include Prominace make in the uPVC windows and Doors.	The Tender condition holds good.
12	Volume V (BOQ)	Existing Building Demolition Work	1) Does the value include the sale of scrap material?	Yes, rate to be included in 'Demolition Of Existing Building' in the BOQ.

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			2) Kindly share the existing building drawings.	The existing building drawing will be shared to L1 contractor. For bidding aspect, it is advised to visit the site.
			3) Whose scope includes the approval for building demolition and disposal of the debris at an authorised location?	Bank has obtained building demolition approval from Greater Chennai Corporation. Whereas, for disposal of debris is under the contractor's scope of work.
13	Volume V (BOQ)	-	Please provide detailed specification and drawings of railing, main gate, security cabin, landscape, etc	Please refer amended Tender Drawings and BOQ.
14	Volume V (BOQ)	Transformer + EB Charges	Whether transformer has to supplied and installed by the contractor.	The item from the BOQ has been withdrawn. Please refer amended BOQ. However, the contractor shall submit all required documents to TNEB on behalf of the Bank for obtaining electricity connection and the required transformer. The contractor must coordinate and liaise with TNEB officials for approval, supply, installation, testing, and commissioning of the transformer as per TNEB norms. All statutory charges / deposits, processing fees, and transformer costs shall be reimbursed upon submission of valid receipts, challans and documents issued in the name of

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				the Bank. The contractor shall ensure timely completion of all documentation, approvals, and installation activities, and hand over all related documents and TNEB approvals to the Bank.
15	Extension of time	Last date & time to submit the e- tender 24.02.2026	We Request you to Kindly extend the Tender upto 03.03.2026	Considering the request, the last date for submission of tender is extended to 03.03.2026 upto 03:00PM.

This Pre-Bid clarification shall be downloaded, signed, sealed and enclosed along with the Technical-Bid documents (Volume 1 to 4) and Drawings.

EMD Bank Guarantee format

(Bank Guarantee in lieu of earnest money on non-judicial stamp paper of appropriate value)

Ref:
Bank Guarantee No.
Dated:

To:

Dear Sir,

1. WHEREAS Indian Bank, having its Corporate Office at 254-260, Avvai Shanmugam Salai, Royapettah, Chennai-14, has invited tender for "Selection of Contractor for the Proposed Redevelopment of Executive Quarters at No.75, Musiri Subramaniam Salai (Formerly Oliver Road), Mylapore, Chennai – 600 004" (name of Service) as are set out in the e-tender with ref. NO. **CO:EST:TNR:RPS:009:2025-26** dated **02/02/2026**.
2. It is one of the terms of said tender that the Bidder shall furnish a Bank Guarantee for a sum of **Rs.11,00,000/- (Rupees Eleven Lakh Only)** as Earnest Money Deposit.
3. M/s. _____ (hereinafter called as Bidder, who are our constituents intends to submit their Bid for the said work and have requested us to furnish guarantee in respect of the said sum of **Rs.11,00,000/- (Rupees Eleven Lakh Only)**
4. NOW THIS GUARANTEE WITNESSETH THAT

We (Name of Bank), a company incorporated under the Companies Act, 1956 and also a banking company within the meaning of Section 5(c) of the Banking Regulation Act 1949, having its registered office at _____ and one of the branches at _____ (hereinafter referred to as the "BANK") do hereby agree with and undertake to the Indian Bank, that in the event of the Indian Bank coming to the conclusion that the Bidder has not performed their obligations under the said conditions of the RFP or have committed a breach thereof, which conclusion shall be binding on us as well as the said Bidder, we shall on demand by the Indian Bank, pay without demur to the Indian Bank, a sum of **Rs.11,00,000/- (Rupees Eleven Lakh Only)** that may be demanded by Indian Bank. Our guarantee shall be treated as equivalent to the Earnest Money Deposit for the due performance of the obligations of the Bidder under the said conditions, provided, however, that our liability against such sum shall not exceed the sum of **Rs.11,00,000/- (Rupees Eleven Lakh Only)** and claims if any should reach to us on or before One year from **02/02/2026**.



5. We also agree to undertake to and confirm that the sum not exceeding **Rs.11,00,000/- (Rupees Eleven Lakh only)** as aforesaid shall be paid by us without any demur or protest, merely on demand received during the validity period of the Bank Guarantee from the Indian Bank on receipt of a notice in writing stating the amount is due to them and we shall not ask for any further proof or evidence and the notice from the Indian Bank shall be conclusive and binding on us and shall not be questioned by us in any respect or manner whatsoever. We undertake to pay the amount claimed by the Indian Bank, without protest or demur or without reference to Bidder and notwithstanding any contestation or existence of any dispute whatsoever between Bidder and Indian Bank, pay Indian Bank forthwith from the date of receipt of the notice as aforesaid. We confirm that our obligation to the Indian Bank under this guarantee shall be independent of the agreement or agreements or other understandings between the Indian Bank and the Bidder. This guarantee shall not be revoked by us during its currency without prior consent in writing of the Indian Bank.
6. We hereby further agree that:
- Any forbearance or commission on the part of the Indian Bank in enforcing the conditions of the said agreement or in compliance with any of the terms and conditions stipulated in the said Bid and/or hereunder or granting of any time or showing of any indulgence by the Indian Bank to the Bidder or any other matter in connection therewith shall not discharge us in any way our obligation under this guarantee. This guarantee shall be discharged only by the performance of the Bidder of their obligations and in the event of their failure to do so, by payment by us of the sum not exceeding **Rs.11,00,000/- (Rupees Eleven Lakh Only)**.
 - Our liability under these presents shall not exceed the sum of **Rs.11,00,000/- (Rupees Eleven Lakh Only)**.
 - Our liability under this agreement shall not be affected by any infirmity or irregularity on the part of our said constituents in tendering for the said work or their obligations there under or by dissolution or change in the constitution of our said constituents.
 - This guarantee shall remain in force upto **One Year** from **02/02/2026** as contained herein. If any further extension of this guarantee is required, the same may be extended at our sole discretion to such required period on receiving instruction from M/s. _____ whose behalf this guarantee is issued
 - Our liability under this presents will terminate unless these presents are renewed as provided herein upto **One Year** from **02/02/2026** or on the day when our said constituents comply with their obligations, as to which a certificate in writing by the Indian Bank alone is the conclusive proof, whichever date is earlier.



- f) Unless a claim or suit or action is filed against us on or before **One Year** from **02/02/2026**, all the rights of the Indian Bank against us under this guarantee shall be forfeited and we shall be released and discharged from all our obligations and liabilities hereunder.
- g) This guarantee shall be governed by Indian Laws and the Courts in Chennai India alone shall have the jurisdiction to try & entertain any dispute arising out of this guarantee.

7. Notwithstanding anything contained hereinabove:

- a) Our liability under this Bank Guarantee shall not exceed **Rs.11,00,000/- (Rupees Eleven Lakh Only)**.
- b) This Bank Guarantee shall be valid upto **One Year** from **02/02/2026**.
- c) We are liable to pay the guaranteed amount or any part thereof under this Bank Guarantee only and only if you serve upon us a written claim or demand on or before **One Year** from **02/02/2026** at _____. All your rights as well as our liability under this bank guarantee shall stand extinguished unless a written claim or demand is made under this guarantee not later than **One Year** from **02/02/2026**.

Yours faithfully,

Bankers (EXECUTANT)

Witness:-

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2.

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