



**(Re-Tender)**

**Design, Manufacture, Supply, Installation, Testing, Commissioning and Maintenance of 13 Passenger Lift including Dismantling & buy back of Existing Lift for Finance Tower, Ernakulam**

**for**

**Kerala Financial Corporation**

**Tender Ref. No. KFC/Admin/E-Tender/05/2024-25**

**Last date for submission of proposals: 09.03.2025 up to 04:00 PM**

This tender document will be available for downloading at  
<https://www.etenders.kerala.gov.in>

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## **1. Notice Inviting E- Tender**

Kerala Financial Corporation invites competitive e-tenders/ e-bids for providing Design, Supply, Installation, Testing and Commissioning of Duplex passenger lifts (Capacity-13 Passenger), G+6, Electrical Lift including Dismantling & buy back of Existing Lift for Finance Tower, Ernakulam. This tender is an e-Tender and is being published online. The documents may be downloaded from the website <https://www.etenders.kerala.gov.in>.

Application for this Tender supported by prescribed annexure shall be submitted through the e-procurement portal of the Government of Kerala. The bid applications will be received till 04.00 PM on 09.03.2025 . The bidder must submit their application complete in all respects as per instructions contained in the tender document on or before the closing date and time. The bidders are advised to keep visiting the website <https://www.etenders.kerala.gov.in> from time to time (till the deadline for bid submission) for any updates in respect of the Tender document notice, if any. Failure to do so shall not absolve the applicant of his liabilities to submit the RFP document complete in all respects including updates thereof, if any. An incomplete application is liable for rejection. Applications received through modes of communication other than the prescribed mode shall be treated as invalid and rejected.

The Kerala Financial Corporation reserves the right to verify the particulars furnished by the bidder independently. If any information furnished by the bidder is found incorrect at a later stage, he shall be debarred from tendering and taking up of any work in the KFC.

The Managing Director, KFC reserves the right to reject any or all prospective application without assigning any reason and to restrict the list of pre-qualified firms to any number deemed suitable.

**Managing Director**

**Kerala Financial Corporation**

Thiruvananthapuram

17.02.2025

## **2. INTRODUCTION**

Kerala Financial Corporation (hereinafter referred to as KFC), a State Financial Corporation established under Section 3 of the SFC Act 1951, invites tender for Design, Manufacture, Supply, Installation, Testing, Commissioning and Maintenance of 13 Passenger Lift including Dismantling & Buy back of Existing Lift for Finance Tower, Ernakulam

## **3. Job Description**

The Brief Scope of work involves the following.

1. Dismantling of existing lift at site and removal of the dismantled lift materials in all manner (Buy back) and making necessary arrangements for accommodating new lift
2. Design, Manufacture and installation of a passenger Lift (Capacity – 13 Passenger) along with all accessories/ components at Finance Tower, Kerala Financial Corporation, Ernakulam
3. Delivery of lifts equipment to site at Finance Tower, Kerala Financial Corporation, Ernakulam including packing, handling, transporting, clearing, loading/unloading at ports in India and unloading at site in Ernakulam.
4. Erection, testing and commissioning of lifts equipment, obtaining operating approval/ license from lifts inspectorate/ Competent Authorities and handing over the lifts to KFC.
5. Providing 01-year warranty period from the date of handing over of the lifts installation to the KFC.
6. Providing all-inclusive service including all spares, etc. during warranty period of lifts and subsequent comprehensive Annual Maintenance Contract for the committed period of 05 years.
7. All engineering, equipment, labour, and permits required to satisfactorily complete lift installation required by this specification.
8. Any other work, related to but not mentioned above, required for completion of the job

The tenderer should indicate in his tender the complete description of the working of the system/ sub systems and their power requirements of the lift with all relevant brochures/ literature etc. in addition to those called for in the Technical Specifications

The Tenderer shall carefully check the specifications and shall satisfy himself that the equipment offered is suitable as per the enclosed Technical Specifications and shall take full responsibility for the efficient operation of the equipment offered. Tenderer shall supply all tools, plants, labour and consumables etc. as required for installation, testing and commissioning of the lifts.

Responsibility for obtaining all statutory approvals and liaising with competent authority related to the work lies with the CONTRACTOR. The contractor shall obtain and pay for necessary inspection fees levied by the Government and/or any other authorities and obtain necessary permits as required and also conduct such tests as are called for by the regulation of the authorities without any extra cost to the Employer. The inspection fee will be reimbursed by KFC on submission of the original receipt issued by the competent authority.

The Bidder shall carry out and complete the said work in every respect in accordance with this tender document and with the directions of and to the satisfaction of KFC. The consultant with approval of KFC or the authorized person of KFC may issue further drawings and/or written/verbal instructions, detailed directions and explanations which hereafter collectively referred to as 'Instructions' in regard to:

- A. The removal from the site of any defective material brought thereon by the contractor and the substitution of any other material thereof.
- B. The demolition removal and / or re-execution of any work executed by the contractor/s.
- C. The dismissal from the work of any persons employed there upon.
- D. The opening up for inspection of any work covered up.
- E. The rectification and making good of any defects under clauses hereinafter mentioned and those arising during the maintenance period (Defect Liability Period).

The bidder shall forthwith comply with and duly execute any work comprised in such authorized person of KFC's or his consultant's instructions, provided always that verbal instructions, directions and explanations given to the bidder or his representative upon the works by the authorized person of KFC's or his consultant's shall, if involving a variation, be confirmed in writing to the contractor/s within five working days. No works, for which rates are not specifically mentioned in the priced schedule of quantities, shall be taken up without written permission of KFC. KFC as provided in clause "variation" shall fix rates of items not mentioned in the priced schedule of quantities. Regarding all factory made products for which ISI marked products are available, only products bearing ISI marking shall be used in the work.

#### **4. Eligibility Criteria**

1. The intending bidder must have minimum 05 years of experience in carrying out similar nature of works viz. "Design, Supply, Installation, Testing and Commissioning of Passenger Lifts at residential/ office buildings/ commercial premises.
2. The intending bidder must have executed successfully "Design, supply, Installation, Testing and commissioning of Passenger lifts at residential/ office buildings/ commercial premises/ Institutes during last five years ending on or before July 31, 2024 as either of under:
  - a. Three works each costing not less than the amount equal to 40% of the quoted amount.
  - b. Two works each costing not less than the amount equal to 50% of the quoted amount.
  - c. One work costing not less than the amount equal to 80% of the quoted amount.
3. Similar work shall mean works of Supply, installation, testing and commissioning of lifts in 7 storied (or more) building.
4. The manufacturer should have an average annual financial turnover of Rs. 100.00 Crore of supply and installation of lift work during the last three years ending 31st March, 2024. Documentary evidence of audited financial statements and IT returns for the last 3 years must be submitted to support the claimed turnover.
5. The bidder should have at least one ongoing contract of SITC of Passenger lifts as on the last date of submission of tender.
6. The bidder should be a profit-making company for the last 3 financial years. Copies of audited balance sheets and profit & loss statements for the last 3 financial years, duly attested by a Chartered Accountant, must be provided as evidence of profitability.
7. The bidder should have a valid Goods and Services Tax (GST) registration. Copies of the GST registration certificate must be attached as proof of registration.
8. Should have established proper service setup in Cochin, Kerala. (Provide Documentary Evidence)
9. Agencies/Bidders that are blacklisted or debarred by the Government, any Public Sector Undertakings (PSUs), or Government undertakings will not be eligible for tendering. If an agency conceals such facts and is subsequently discovered, it shall result in the immediate termination of the agency's services, with or without notice, at any stage of the contract, if executed. The agency shall also be liable for any legal consequences arising from such concealment and termination.
10. The bidder should submit the tender through the e-tendering portal as per the guidelines provided by the Government of Kerala. The bidder must digitally sign all the required documents and tender pages as a token of acceptance of the terms and conditions. The digital signature certificate (DSC) used for signing the documents should be issued by a certified authority recognized by the Controller of Certifying Authorities (CCA), Government of India.

Submission of the tender online shall be considered as the bidder's acceptance of all the terms and conditions mentioned in the tender document.

## 5. Terms and conditions

1. The bidder will have to submit an interest-free, refundable earnest money deposit (EMD) of Rs. **Rs. 50,000/- (Rupees Forty Five Thousand Only)** as part of its bid towards bid security.
2. Only the parties complying with the terms under the eligibility criteria, technical parameters, and submitting the EMD (section 7.4) shall be considered qualified for participating in the Price Bid.
3. In the event of a breach of any terms and conditions of this tender document furnished by the bidder, which would become part of the contract, the EMD would be forfeited.
4. The bidder shall execute, comply with, and maintain the work in accordance with the contract to the complete satisfaction of KFC.
5. The decision of KFC in matters arising out of this contract shall be final and binding in regard to all matters relating to the contract.
6. All cases/proceedings relating to any dispute or claim arising out of or in connection with this contract shall be subject to the jurisdiction of the appropriate court in Thiruvananthapuram.
7. KFC shall have the right to issue an addendum to the tendered documents to clarify, amend, modify, supplement, or delete any of the conditions, clauses, or items stated therein. Each addendum shall form a part of the original invitation to tender.
8. All tenders in which any of the prescribed conditions are not fulfilled or are incomplete in any respect are liable to be rejected.
9. Tenders received after the expiry of the time notified for receiving tenders will not be considered under any circumstances whatsoever.
10. KFC reserves the right to accept or reject any tender without assigning any reason thereof. No claim or complaint in this regard will be entertained by KFC.
11. Any delay in completion or failure to execute the works as per agreed specifications and quality standards would entitle KFC to invoke the penalty clause or even cancel the whole/part of the order. In the event of cancellation of the order, KFC shall not be liable to pay any amount, including the cost incurred by the bidder to execute the job. The bidder shall not be entitled to recover from KFC any amount by way of damages, loss, or otherwise for such cancellation of the order. However, KFC shall be entitled to recover the loss it may incur on account of non-completion, partial completion, or delayed completion of the work.



12. No advance shall be paid for the work/purchase order placed.
13. Payment will be made upon satisfactory completion of the work stages as per section 5(57) and submission of invoices along with necessary supporting documents.
14. No escalation in the cost of materials or services will be permitted for any reason.
15. Conditional quotations will not be accepted and will be summarily rejected.
16. The selected bidder would be required to provide a certificate stating that all the work has been carried out as per the specifications and that the overall quality and performance of the executed work are as per the KFC's requirements. KFC authorities will verify the same as part of the satisfactory completion process.
17. KFC, through its authorized representatives or consultants, reserves the right to alter the scope, specifications, and nature of the work or to have portions of the same carried out without prejudice to this contract. Any such changes shall be communicated to the bidder in writing, and the bidder shall be bound to perform the work in accordance with the revised scope, specifications, or nature of the work. If the changes result in an increase or decrease in the cost or time required for the execution of the contract, an equitable adjustment shall be made, and the contract shall be modified accordingly. The bidder must assert its right to an adjustment under this clause within 5 working days from the date of receipt of the change order.
18. All payments by KFC under this contract will be made only at its head office in Thiruvananthapuram (Refer Clause 57).
19. The bidder will attend to all defects noticed during the defect liability period at their own cost. If the bidder fails to attend to the defects within a reasonable time, these defects will be rectified by KFC, and the expenditure incurred will be recovered from the security deposit or any other money due to the bidder. If the expenditure incurred is beyond security deposit and dues, the bidder will bind to pay the balance amount to KFC else legal action may be taken.
20. The bidder shall make adequate arrangements for the watch and ward of their materials and shall ensure the safety, prevent breakage, and guard against any theft of materials, whether fixed or unfixed by them or other subcontractors.
21. The work executed must be approved by the Consultant/authorized person of KFC. The contractor shall rectify any poor workmanship pointed out at any stage and remove all rejected materials from the site immediately.

22. The contractor shall not assign, in whole or in part, his obligations to perform under the contract, to any other party or persons, except with KFC's prior written consent. The permission, if any, of KFC has to be taken before award of the contract. The contractor shall notify KFC in writing of all subcontracts awarded under the contract if not already specified in his bid. Such notification, in his original bid or later, shall not relieve the contractor from any liability or obligation under the contract.

23. The bidder shall be responsible for the application of labour laws, compensation for injury and accidents to personnel, whether employed by them or their subcontractors. The bidder must obtain a labour license from the Assistant Labour Commissioner under the Contract Labour Act before the commencement of work.

24. The bidder will take necessary precautions to carry out the work without causing any damage to fixed or loose furniture, structures, or decorative parts of the property. Any damages caused will be rectified by the bidder at their own cost.

25. The bidder shall inform the Engineer incharge/Consultant/KFC to check the quality and measurements of any work likely to be hidden before covering it.

26. In case of non-completion or delay in the completion of work or removal of defects in time, KFC shall be free to appoint another agency to get the job done at the bidder's risk and cost.

27. KFC may delay the progress of work without invalidating the contract and grant such extensions of time for the commencement/completion of the contract as deemed proper and sufficient. The bidder shall not claim compensation or damages due to such delays.

28. The bidder shall not execute any extra items without written permission from KFC.

29. The bidder should not deviate from the Specification without KFC's permission.

30. The successful bidder shall submit, in duplicate, on receipt of acceptance of the tender, detailed working drawings and specifications showing the complete details of all work required. He will be held responsible for any discrepancies, errors and omissions in the drawing or particulars submitted by him even if these have been approved by KFC.

The bidders will be evaluated not only on the basis of capital cost quoted for the lifts but also taking into account the effect of rates quoted for comprehensive

all-inclusive Annual Maintenance Contract for a period of 05 years after expiry of one-year warranty period (Defect Liability Period).

31. KFC reserves the right to terminate the contract if the bidder abandons the work, fails to commence and complete the work on time, or fails to abide by the contract conditions.

32. Measurements for all items shall be taken as per the actual work done, and no claim for any wastage of materials shall be considered. If any shortage found shall be rectified by the contractor at his own cost.

33. The contractor must get the samples of all materials such as switches, cables, panels, or any other accessories approved by the Consultant/authorized person of KFC.

34. During the execution of work, if any damage occurs to the property or structure, the same shall be rectified by the bidder at their own cost.

35. If, during the progress of the work, the use of any substandard material is observed or in the case of poor workmanship, and if the Consultant instructs to dismantle and redo the same, the bidder shall do so at their own cost. The Consultant's decision in this regard shall be final and binding.

36. Bidders are requested to visit the site before quoting their rates. Submission of a tender by a bidder implies that they have made themselves aware of the scope and specifications of the work to be done, site conditions, local conditions, and other factors bearing on the execution of the work.

37. Any extra items or excess quantity (other than tendered work) are to be carried out only after approval from the competent authority; otherwise, payment will not be made.

38. Addenda/Corrigenda to the tender documents may be issued prior to the opening of the tenders to clarify documents or to reflect modifications in the design or contract terms. Each addendum/corrigendum issued by the authorized representative of KFC will be distributed in duplicate to each person or organization to whom the tender documents have been issued. Each recipient will retain one copy of each addendum/corrigendum for submission along with their tender and return one signed copy to KFC as acknowledgment receipt of the same. All addenda/corrigenda issued by the authorized representative of KFC shall become part of the Tender Documents.

39. Tools and Equipment-The Contractor shall provide all necessary tools and equipment required for the installation and implementation of the supplied equipment & services. This includes any hoists / ladders and any other tools required for carrying out any work incidental to the implementation.

40. KFC reserves the right to alter the nature of the work and to add or omit any items of work or to have the option of the same carried out departmentally or otherwise. Such alterations or variations shall be carried out without prejudice to this contract.

41. If night work is necessary to complete the work on time, KFC's prior permission shall be obtained. Night work shall not entitle the bidder to any increase in rates. Before the commencement of the work, the bidder will be required to submit to KFC a detailed work schedule for completion of the work within the agreed time, specifically mentioning the time period required for each of the items of work, and get the schedule approved by KFC. No deviation shall be permissible without the concurrence of KFC. KFC reserves the right to take out of contract any part of the work and allot it to any agency at the risk and cost of the bidder if, in the opinion of KFC, the progress of work is unsatisfactory. KFC shall not entertain any claim from the bidder as a result of such action on the part of KFC.

42. The bidder shall set out the works and shall be responsible for the true and perfect setting out of the same and for the correctness of the positions, levels, dimensions, and alignment of all parts thereof. If at any time, in the opinion of KFC, any error in this respect shall appear during the progress of the work and after approval of the initial setting out by KFC, the bidder shall be held responsible for its rectification as and when required. No extra cost will be admissible on this behalf.

43. The rates quoted by the bidder will remain valid for a period of 180 days from the date of tender submission.

44. Canvassing in connection with the tender is strictly prohibited and the tender submitted by the bidder who resorts to canvassing will be liable for rejection.

45. The bidder shall, after completion of the work, clear the site of all debris and leftover materials at their own expense to the entire satisfaction of KFC, Municipal, and other public authorities and hand over the site in a proper and tidy condition.. No claim shall be entertained for any repeated engagement of labor for such works.

46. The tender rates shall be fixed and applicable for any increase or decrease in the tendered quantities. KFC can increase or decrease any quantities to any extent or even delete particular items as per the site requirements and the bidder shall not be paid anything extra on this account. Nothing extra will be paid by KFC on account of omission / deletion of items or decrease in the quantity of items. KFC shall not entertain any claim whatsoever from the contractor on this account.

47. Even in cases where no alternate purchases/works are arranged for the materials/items not supplied/works not completed, the proportionate portion of the security deposit based on the cost of the materials/items not supplied at the rate shown in the tender of the defaulter shall be forfeited and balance alone shall be refunded.

48. If the contractor fails to perform the service within the time/period (s) specified in the contract, KFC shall without prejudice to its other remedies under the contract, deduct from the contract price as liquidated damages, a sum equivalent to 0.5% of the contract value per week, for each week of delay, subject to a maximum of 10% of the contract value. Once the maximum is reached, KFC may consider termination of the contract pursuant to section-5(61)

49. No claim for interest will be entertained by KFC in respect of any balance payments or any deposits which may be held up with KFC due to any dispute between KFC and contractor or in respect of any delay on the part of KFC in making final payment or otherwise.

51. The contractor shall not, without KFC's prior written consent, disclose the contract or any provision thereof, or any specification, design, drawing, pattern, sample or information furnished by or on behalf of KFC in connection therewith, to any person other than a person employed by the contractor in the performance of the contract. Disclosure to any such employed person shall be made in confidence and shall extend only as far as may be necessary for purposes of such performance.

The contractor shall not without KFC's prior written consent, make use of any document or information forming a part of this tender except for purpose of performing the contract.

Any document forming a part of this tender, other than the contract itself shall remain the property of KFC.

52. The contractor shall indemnify KFC against all third-party claims of infringement of patent, trademark or industrial design rights arising from the use of the items & other accessories and services or any part thereof. The successful tenderer is bound to carry out any item of work necessary for the completion of the job even though such items are not included in schedule of quantities. Any additional cost may discussed and finalized with KFC officials in advance. No claim on items used/implemented without prior permission

53. The contractor is required to provide pre-printed product technical brochures of the tendered items along with the bid (for items such as UPS/network equipments or any branded items). The technical specifications of the tendered items should also be available on the OEM's web-site. KFC reserves the right to verify the stated compliance against the technical specifications published on the OEM's web-site and/or the pre-printed product brochures.

54. Any defect developed within 'Defect Liability Period' of Twelve months after the completion of works will have to be rectified by the Contractor at their own cost and risk and in case the defects are not rectified by the Contractor, The KFC or their Representative shall get the work done by the approved contractor at the risk and cost of the Contractor.

55. The specifications as per the annexure are intended to cover the complete installation of the lifts with all materials in accordance with the drawings and specifications.

This section covers the standards and regulations for the complete installation of lifts, including all materials, in accordance with the project drawings and specifications. The installation must comply with the most stringent applicable provisions of the following codes, laws, and authorities, including their most recent amendments.

#### **National Standards and Codes**

- IS 14665 (All Parts): Electric Traction Lifts
  - Part 1: Guidelines for outline dimensions of passenger, goods, service and hospital lifts
  - Part 2: Code of practice for installation, operation and maintenance
  - Part 3: Safety rules
  - Part 4: Components
  - Part 5: Inspection manual
- IS 15785 - Installation and maintenance of lifts without conventional machine rooms.
- IS 15330:2003 - Installation and Maintenance of Lifts for Handicapped Persons (Code of Practice)
- IS 4289 (Part 1):1984 - Specification for lifts cables
- IS 2147:1962 - Degree of protection provided by enclosures for low voltage switchgear and control gear
- IS 3043:1987 - Code of practice for earthing
- IS 1646:1997 - Electrical installation Fire Safety of Building
- IS 732:1989 - Code of practice for electrical wiring and installation
- IS 8828:1996 - Miniature Circuit Breakers
- IS 12640:1988 - Earth Leakage Circuit Breakers
- IS 13947:1993 - General requirement for switchgear and control gear for voltage not exceeding 1000 volts
- IS 7098 - 1100 volt grade XLPE insulated armoured cables
- IS 7754:1975 - Specifications for hoist way door-locks

#### **National Acts and Rules**

- The Electricity Act, 2003 (which replaced the Indian Electricity Act, 1910)
- Central Electricity Authority (Measures relating to Safety and Electric Supply) Regulations, 2010 (which replaced Indian Electricity Rules, 1956)

#### **Kerala-Specific Regulations**

- Kerala Lifts and Escalators Act, 2013
- Kerala Lifts and Escalators Rules, 2012 (and any subsequent amendments)

- Kerala State Electricity Regulatory Commission regulations
- Kerala State Electrical Inspectorate guidelines

#### **Fire Safety Regulations**

- National Building Code of India 2016 (Part 4: Fire and Life Safety)
- Kerala State Fire and Rescue Services Department guidelines

#### **Additional Considerations**

- Local municipal corporation building bylaws
- Kerala State Pollution Control Board regulations (if applicable)
- Accessibility guidelines as per the Rights of Persons with Disabilities Act, 2016

#### **Specific Requirements for Passenger Elevators**

- All passenger elevators shall be provided with the following features in compliance with IS 15330:2003 - Installation and Maintenance of Lifts for Handicapped Persons:
  - Elevator Control Buttons:
    - Locate at heights specified in IS 15330:2003
    - Incorporate Braille notations indicating floor levels next to each button on the handicap Car Operating Panel (COP)
  - Hall Call Buttons:
    - Locate at heights specified in IS 15330:2003
    - Incorporate Braille notations next to handicap hall call buttons
  - Hand Rails:
    - Provide on the side walls of the elevator
    - Install at heights and locations specified in IS 15330:2003
  - International Symbol of Access:
    - Display permanently and conspicuously at each elevator landing next to the elevator entrance
    - To be provided by the signage contractor
  - Digital Voice System:
    - Announce car position, opening/closing of doors, direction of travel, and other messages
    - Comply with specifications in IS 15330:2003
  - Mirror:
    - Install a laminated safety glass mirror on the rear panel
    - Size should be at least half of the rear panel
    - Position appropriately as per IS 15330:2003

#### **Compliance and Approvals**

The entire installation shall comply with the Indian Electricity Act 2003 and Central Electricity Authority Regulations 2010 (or latest amendments thereof). The Contractor shall arrange to obtain the sanction of the relevant lift authorities for commissioning of the lifts and hand-over for operation. Comply with the requirements of all other Codes, Ordinances, and Laws applicable within the governing jurisdiction. Use BIS certified equipment as part of the Contract wherever applicable.

#### **Note to Contractors**

- Always check for the latest versions and amendments of these standards and regulations.
- Consult with the local authorities in Kerala, such as the Electrical Inspectorate and the Department of Factories and Boilers, for any additional or specific requirements for lift installations in the state.
- In case of any conflict between standards or regulations, the most stringent provision shall apply.
- The electrical wiring shall strictly comply with IS:732 and all relevant electrical standards.
- Ensure all accessibility features comply with the latest version of IS 15330:2003 and any subsequent amendments.
- Coordinate with other contractors (if any) to ensure all required features are properly installed and integrated.

56. The work must be started within 7 days upon accepting the work order and the programme for carrying out the various jobs shall be drawn out in consultation with the KFC authorized person/Officer-in-charge concerned. **However works should be completed within 120 days, from the date of award of the Work Order.** Adequate labour force shall be provided to complete the work within the specified period.

The contractor shall not directly or indirectly sublet the work to other party without written permission from KFC.

All the materials/items and workmanship shall be of the kind described in the schedule of quantities / specifications submitted by the bidder and in accordance with relevant quality certifications/test reports and as per tender terms & conditions.

Water and Electricity as per the availability at site can be made use of by the contractor. If not available the contractor has to arrange it on his own.

Quantities of works are provisional: The quantities mentioned in schedule are provisional and likely to increase / decrease to any extent or may be omitted thus altering the aggregate value of the contract. No claim for loss of profit / business shall be entertained on this account.

The materials/items required for the work should be purchased only from the manufactures directly or from the approved dealers. Confirmation for the same may be submitted if so desired.

The tenderer should strictly follow the approved colour scheme. The colour scheme will be intimated to the contractor within a week from the date of issue of the work order. However KFC has the liberty to make any other modifications as per requirements.

The tenderer should make his own arrangement for storage/lifting of materials/items. Security for the material such stood/lying at site will be arranged by the contractor.



Any damage / loss will be rectified at the cost & risk of the tenderer

57. **Payment Terms**-The KFC will not pay any advance.

The work will from time to time be examined **by Branch Manager/Officer-in-charge / any other authorized person appointed by KFC of the concerned site**, but such examination shall not in any way exonerate the contractor from the obligation to remedying any defects which may be observed at any stage of the work or after the same is completed. And in such cases the payment would not be released until the contractor has taken necessary actions to rectify the defects.

The payment for the works to be executed under this contract shall be made as follows and no variation in the mode of payment will be acceptable to KFC

First Stage Payment

70% of the quoted rate for supply pro rata against submission of the following:

- i) Unconditional Order Acceptance
- ii) Bank Guarantee towards Security Deposit (Annex 5)
- iii) Manufacturer's Inspection and Test Certificates
- iv) Inspection Certificate issued by the KFC
- v) Delivery of material at site and Contractor's Certificate that all components, parts, sub systems, consumables etc. for successful installation, commissioning and testing of the systems including maintenance have been received at site in good condition and if any shortfall is noticed during installation, commissioning and testing they will be supplied without any additional charge to the site.
- vi) Policies of insurance as stated in section 5(76).

Second Stage Payment

20% of the quoted rate for labour pro-rata against erection, testing and commissioning

Final Stage Payment

Balance 10% payment shall be released in two stages as under: -

- (i) 7% will be released on complying with the Technical observations of the Lifts inspecting authority by KFC and on submission of confirmation in writing that the contractor has completed the work as observed/pointed out by the inspecting authority.

(ii) 3% will be released after receipt of lift licenses (All documentation associated with the lift and the copy of documentation with electrical inspectorate for lift license) and the Bank guarantee for DLP and CAMC.

#### CAMC Period

Half yearly basis, on the ground of the rider agreement made.

Third party certification on complying with quality standards, if deemed necessary by KFC on a random basis, will be undertaken. In case of any deviations to specified quality standards, KFC may withhold the entire payment for the work order or may award the work order to other approved contractor or may terminate the contract whole or in part

Unless otherwise mentioned in the contract, the latest Indian Standard Code for design testing and commissioning of lift, material specifications, method of work, and mode of measurements shall be followed. The payment shall be made on the basis of actual measurement of work done to be submitted along with bill

Payment will be released from Head Office only after receipt of certification by Branch Manager/Officer-in-Charge with regard to satisfactory installation of counter and cabin as per our work order issued.

Payment will be released within 10 (ten) working days from the date of submission of Invoice in original (mentioning our GSTIN), photograph of the office interiors and completion Certificate from the Branch Manager/Officer-in-charge/any other authorized person appointed by KFC from the respective Office.

Applicable Tax deduction at source (TDS), if any, as per relevant provisions of Finance Act from time to time, will be made at the time of releasing the payments. The payments will be released through NEFT / RTGS/CHEQUE and the Selected Bidder has to provide necessary Bank Details like Account No., Bank's Name with Branch, IFSC Code etc.

58. Payment shall be made in Indian Rupees (INR) only.

59. No variation in or modification of the terms of the contract shall be made except by written amendment signed by the parties.

#### 60. Installation Requirements

A. Install all equipment in accordance with Manufacturer's instructions, referenced codes, specification and approved submittals.

B. Install all equipment with clearances in accordance with referenced codes and

C. specification.

D. Install all equipment so it may be easily removed for maintenance and repair.

E. Install all equipment for ease of maintenance.

F. Install all equipment to afford maximum accessibility, safety, and continuity of operation.

G. Remove oil, grease, scale, and other foreign matter from the following equipment and apply two coats of field-applied machinery enamel.

H. All exposed equipment and metal work installed as part of this work, which does not have architectural finish.

I. Control Panel and other lift machinery, lifts well equipment including guide rails, guide rail brackets, and pit equipment.

J. Neatly touch up damaged factory-painted surfaces with original paint color. Protect machine- finish surfaces against corrosion.

K. Adjacent work areas that join with equipment installed as part of this specification.

**60. Delays in the Bidder's Performance-** Any unexcused delay by the contractor in the performance of his delivery/service provisioning/disposal obligations shall render the contractor liable to any or all of the following sanctions: forfeiture of his performance security, imposition of liquidated damages, and/ or termination of the contract for default.

If at any time during performance of the contract, the contractor should encounter conditions impeding timely delivery of the goods, performance of services, and/or disposal of buy-back items, the contractor shall promptly notify KFC in writing of the fact of the delay, its likely duration and its cause(s), before the scheduled delivery / installation / provisioning / disposal date. KFC shall evaluate the situation after receipt of the contractor's notice and may at their discretion extend the contractor's time for delivery / installation / provisioning / disposal, in which case the extension shall be ratified by the parties by amendment of the contract. If the bidder's request to delay the delivery of goods, performance of services, and/or disposal of buy-back items is not found acceptable to KFC, the above-mentioned clause would be invoked.

**61. Termination for Default-**KFC may, without prejudice to any other remedy for breach of contract by written notice of default sent to the contractor, terminate the contract in whole or in part:

i) If the contractor fails to execute the works within the time period(s) specified in the contract, or any extension thereof granted by KFC pursuant to **section 5(60)**

OR

ii) If the contractor fails to perform any other obligation(s) under the contract, in the event KFC terminates the contract in whole or in part, pursuant to above mentioned clause, KFC may supply & install, upon such terms and in such manner, as it deems appropriate, works similar to those undelivered and the contractor shall be liable to KFC for any excess costs for such similar works. However, the contractor shall continue performance of the contract to the extent not terminated.

**62. Force Majeure-**Notwithstanding the provisions of **section-5(48), 5(60) & 5(61)** the contractor shall not be liable for forfeiture of his performance security, liquidated damages or termination for default, if and to the extent that, his delay in performance or other failure to perform his obligations under the contract is the result of an event of Force Majeure.

For purposes of this clause, "Force Majeure" means an event beyond the control of the contractor and not involving the contractor and not involving the contractor's fault or negligence and not foreseeable. Such events may include, but are not restricted to, acts of KFC either in its contractual capacity, wars or revolutions, fires, floods, epidemics, quarantine restrictions and freight embargoes.

If a Force Majeure situation arises, the contractor shall promptly notify KFC in writing of such conditions and the cause thereof. Unless otherwise directed by KFC, the contractor shall seek all reasonable alternative means for performance not prevented by the Force Majeure event.

**63. Termination for Insolvency-**KFC may at any time terminate the contract by giving written notice to the contractor, without compensation to the contractor, if the contractor becomes bankrupt or otherwise insolvent, provided that such termination will not prejudice or affect any right of action or remedy which has accrued or will accrue thereafter to KFC.

**64. Arbitration-**KFC and the contractor shall make every effort to resolve amicably by direct informal negotiation, any disagreement or dispute, arising between them under or in connection with the contract.

If, after thirty (30) days from the commencement of such informal negotiations, KFC and the contractor have been unable to resolve amicably a contract dispute, either party may require that the dispute be referred for resolution to the formal mechanism specified below.

In the case of a dispute or difference arising between KFC and the contractor relating to any matter arising out of or connected with this contract, such dispute or difference shall be referred to the award of two arbitrators, one arbitrator to be nominated by KFC and the other to be nominated by the contractor or in case of the said arbitrators not agreeing, then to the award of an umpire to be appointed by the arbitrators in writing before proceedings to the reference, and in case arbitrators cannot agree to the umpire, he may be nominated by the Arbitration Council of India/ Institution of Engineers, India. The award of the arbitrators, and in the event of their not agreeing, of the umpire appointed by them or by the Arbitration Council of India/ Institution of Engineers, India shall be final and binding on the parties.

The Indian Arbitration Act, 1940, the rules there under and any statutory modification or re-enactments thereof made till the date of signing of contract, shall apply to the arbitration proceedings.

Jurisdiction-The Contract shall be interpreted in accordance with the laws of the Union of India & will be under the jurisdiction of courts at Thiruvananthapuram.

65. Governing Language-The contract shall be written in the language of the bid, as specified by KFC in the instructions to bidders. Subject to section-5(66), that language version of the contract shall govern its interpretation. All correspondence and other documents pertaining to the contract, which are exchanged by the parties, shall be written in that same language.

66. Applicable Law-The contract shall be interpreted in accordance with the Indian Laws.

67. Notices- Any notice by one party to the other pursuant to the contract shall be sent in writing or by fax/ e-mail and confirmed in writing to the address specified for that purpose in the contract. A notice shall be effective when delivered or on the notice's effective date, whichever is later.

68. Back up support-Contractor shall furnish details of the back-up support that will be available to KFC for the maintenance of the works carried out, after expiry of the defects liability period.

69. Technical Data-Contractor shall furnish a copy of the technical specifications for all the items/materials supplied by the contractor under the contract. These specifications shall be recognized as "STANDARD" for the purpose of measuring performance.

**70. Price Fall**-The prices charged for the materials/items/services supplied under the contract by the contractor shall in no event exceed the lowest price at which the contractor sells the materials/items/services or offers to sell materials/items/services of identical description and volume to any persons/organizations including KFC or any department of the central or state government or any statutory undertaking of the central or state government as the case may be during the currency of the contract.

If any time during the said period the contractor reduces the sale price, sells or offers to sell such materials/items/services to any person/ organization including KFC or any department of a state or central government or any department of a state government or statutory undertaking of the state and central government as the case may be at a price lower than the price chargeable under the contract, he shall forthwith notify such reduction of sale or offer to sell to KFC and the price payable under the contract for the materials/items/services supplied after the date of coming into force of such reduction or sale or offer to sell shall stand correspondingly reduced without affecting the specifications and other conditions.

**71. Passing of Property**-Responsibility and liability shall not pass to KFC unless and until the design fabrication, supply, testing and commissioning, of the new lift has to be completed and accepted, in accordance with the conditions of the contract to the entire satisfaction of KFC and payment for such materials/items to the contractor. Necessary insurance covers should be taken by the contractor to protect his supplies till such time the transfer of property takes place as said above.

72. Engineering Changes-The contractor agrees to incorporate any changes required for improving the overall efficiency of the system, at a mutually agreed price, if any.

73. Inspection of materials/work at manufacturer's works/site

Before dispatching the equipment to site, the equipment may be inspected by KFC's Consultant/Engineer/authorized person at the manufacturers' works and then cleared for shipment. The contractor shall at their own expense, offer to the inspector all reasonable facilities as may be necessary for satisfying themselves that the equipment is being or has been manufactured in accordance with specifications laid down in the particular specifications attached to this tender document.

KFC's Consultant/Engineer/authorized person shall have free and full access at any time during execution of the contract to the contractor's works or site in case of the execution of work for the aforesaid purpose, and they may require

the contractor to make arrangements for inspection of work or any part thereof or any material at their premises or at any other place specified by KFC's Consultant/Engineer/authorized person.

The above will, however, not in any way absolve the contractor of their responsibility about proper performance of the system/components after erection and commissioning at the designated place.

The contractor shall provide, without any extra charge, all materials, tools, labour and assistance of every kind which KFC's Consultant/Engineer/authorized person may demand of them for any test/inspection and examination which they shall require to be so made on the contractor's premises and shall bear and pay all costs attendant thereon.

KFC's Consultant/Engineer/authorized person shall have the right to put all the equipment and materials forming part of the same or any part thereof to such tests as they may think fit and proper. The contractor shall not be entitled to object on any ground whatsoever to the method of testing adopted by the Inspector.

KFC's Consultant/Engineer/authorized person shall have the power to certify that any equipment or part thereof are not in accordance with the contract owing to adoption of any unsatisfactory method of manufacture; to reject any equipment or parts submitted as not being in accordance with the specification; to reject the whole of the equipment tendered for inspection, if after inspection of such portion thereof as they may in their discretion think fit, they are satisfied that the same is unsatisfactory; and to mark the rejected equipment or parts with a rejection mark so that it may easily be identified if re-submitted.

If on the equipment or its part thereof, being rejected by KFC's Consultant/Engineer/authorized person, the contractor fails to make satisfactory supplies or rectify the faulty work thus executed within the stipulated period of delivery/completion period, KFC shall be at liberty to allow the contractor to re-submit the equipment or parts in replacement of those rejected, within a time to be specified, the contractor bearing the cost of freight if any, on such replacement without being entitled to any extra payments on that account; or purchase/execute or authorize the purchase/execution of quantity/work of the equipment or parts rejected or others of a similar description to the contractor at their risk and cost and without affecting the contractor's liability as regards supply under the contract; or cancel the contract and purchase/execute or authorize the purchase/execution of the equipment or others of a similar description at the risk and cost of the contractor.

KFC's Consultant/Engineer/authorized person's decision as regards the rejection shall be final and binding on the contractor subject to contractor's appeal.

74. Prices-The prices quoted for the work shall be firm throughout the period of contract and shall not be subject to any escalation.

75. Taxes and Duties-The contractor shall be entirely responsible for all taxes, duties, license fees, local levies and demurrage charges etc., incurred until delivery of the contracted goods & services to KFC. If there is any reduction in duties due to any reason whatsoever, after Notification of Award, the same shall be passed on to KFC.

**76. Insurance**-All insurances (e.g. all risk insurance, third party insurance, workmen's compensation insurance etc.) are the responsibility of the contractor.

The materials/items supplied under the contract shall be fully insured by the contractor against loss or damage incidental to manufacture or acquisition, transportation, storage, delivery and installation.

The insurance shall be obtained by the contractor naming KFC as the beneficiary, The contractor under the terms of the contract are required to keep the works duly insured under CAR Policy (Contractor All Risk Policy) as well as third Party Insurance for the value of 110% of the Project value or Tender value until the Completion of the project or handing over whichever is later. The insurance policies should be taken in the joint names by the contractors (if any), and the same should be renewed at appropriate time. Necessary documents may be submitted.

The period of insurance shall be up to the date the supplies are accepted and the rights of the property are transferred to KFC.

77. No Claim Certificate

The contractor shall not be entitled to make any claim whatsoever against KFC under or by virtue of or arising out of this contract, nor shall KFC entertain or consider any such claim, if made by the contractor after he shall have signed a "No Claim" certificate in favor of KFC in such forms as shall be required by KFC after the works are finally accepted.

78. The Contractor should maintain good cooperation with the service providers appointed by KFC. The contractor shall execute the work without causing any damage to the building and also should not interrupt or disturb the normal working of other offices in the building. In case of any dispute with any service provider, the matter should be referred to the authorized officer of the KFC.

79. Continuing support- The contractor shall provide adequate and appropriate support and participation for the civil/electrical accessories supplied & installed by them, on a continuing basis.

80. Confidentiality-Contractor understands and agrees that all materials and information marked and identified by KFC as 'Confidential' are valuable assets of KFC and are to be considered KFC's proprietary information and property. Contractor will treat all confidential materials and information provided by KFC with the highest degree of care necessary to ensure that unauthorized disclosure does not occur. Contractor will not use or disclose any materials or information provided by KFC without KFC's prior written approval.

81. Warranty and All-Inclusive Maintenance Contract (CAMC)

Warranty: The entire lift equipment shall be guaranteed to be free from defective workmanship or materials for 12 months from the date of handing

over to KFC. Any defects arising during this period, which in the opinion of KFC's Consultant/Engineer/authorized person have resulted from bad workmanship or materials, shall be rectified by the Contractor at their own cost within the specified time.

During the warranty period, the Contractor shall:

- a) Conduct periodical inspections of the lifts at least once a month or as required
- b) Attend to lubrication of various parts and other necessary services
- c) Respond to and rectify any issues within 4 hours of receiving a complaint

All-Inclusive Annual Maintenance Contract (AMC):

Following the warranty period, the Contractor shall provide an all-inclusive Comprehensive AMC. The Contractor shall:

- a) Quote rates in rupees per lift per annum, inclusive of all costs (customs duty for imported spares, transport, insurance, handling, etc.)
- b) Furnish a new Bank Guarantee (BG) for the CAMC, as prescribed by KFC, for an amount equal to 2% of the capital cost of work, valid for 6 years (1-year warranty plus 5 years CAMC)

Scope of AMC:

- a) Routine monthly servicing, troubleshooting, adjustments, cleaning, lubrication, and safety checks
- b) Repairs/replacements of any components, including software reloading
- c) Import and stocking of necessary spares
- d) Adherence to manufacturer's preventive maintenance schedules and safety checks
- e) Attending to any number of breakdown calls
- f) Assistance in renewing lift licenses and addressing any observations by lift inspectors

Penalties for Delay in Service:

- a) For breakdowns lasting more than one day (non-major repairs): Penalty of 2 times the daily CAMC rate, up to 50% of AMC charges
- b) For breakdowns lasting more than three days (major repairs): Penalty of 2 times the daily CAMC rate, up to 50% of AMC charges per lift
- c) During the warranty period, delays will result in an extension of the warranty period

Major repairs include:

- a) Motor rewinding
- b) Rope replacement
- c) Guide shoe replacement for car and counterweight
- d) Trailing cable/control wiring replacement
- e) VVVF Controller replacement

The Contractor shall ensure availability of spares for the entire life span of the lifts. AMC payments will be made half-yearly after satisfactory completion of service and submission of signed service reports.

All terms and conditions are subject to approval and modification by KFC's Consultant/Engineer/authorized person.



## 6. SCHEDULE OF EVENTS FOR SUBMISSION OF BIDS

Name of the Organization	Kerala Financial Corporation
Type of the Organization	State Financial Corporation
RFP Ref. No.	KFC/Admin/E-Tender/05/2024-25
Description of Work	Design, Manufacture, Supply, Installation, Testing, Commissioning and Maintenance of 13 Passenger Lift including Dismantling & buy back of Existing Lift for Finance Tower, Ernakulam
Tender Document Fee (Non-Refundable)	Rs.1,000/- + GST @ 18%
Earnest Money Deposit (EMD)	Rs.50,000/-
Performance Security Deposit	Successful Bidder has to produce Bank Guarantee worth 5% of the agreed contract value within thirty days of award of work.
Tender Issuance Date	17.02.2025
Proposed location open for visit for bidders	17.02.2025 - 21.02.2025
Last Date of Submission of Queries / Clarifications	22.02.2025 up to 05.00 PM
Date of Online Pre-bid Meeting	05.03.2025 from 11.00 AM to 01.00 PM through Video Conference.  Bidders willing to participate in the pre-bid meeting need to submit their details at it@kfc.org on or before 04.03.2025. Details of the Video Conference would be communicated to interested bidders separately.
Last Date for Submission of Bids	09.03.2025 up to 04.00 PM
Technical Bid Opening Date	11.03.2025 at 03.00 PM
Date of Presentation by the Eligible Bidders	Will be informed
Financial Bid Opening Date	Will be informed after the presentation

Name & Details of the Contact Person	Prasad P Asst. General Manager (Administration & Audit), ADMN Department, Kerala Financial Corporation, Head Office, Vellayambalam, Thiruvananthapuram, Kerala - 695033  Ph: 04712737540 Mob: +91 9446002735 Email id:pprasad@kfc.org
Website from which RFP can be downloaded	<a href="https://www.etenders.kerala.gov.in">https://www.etenders.kerala.gov.in</a>
Submission of tender and remittance of fee	Please visit the General Tender Terms & Conditions for e-Procurement section

**Note:** Bids once submitted will be treated as final and no further correspondence will be entertained on this. No bid will be modified after submission of bids. No bidder shall be allowed to withdraw the bid.

## **7. General Tender Terms & Conditions for e-Procurement**

The tender is invited in three cover systems from the registered and eligible firms through the e-procurement portal of Government of Kerala (<https://www.etenders.kerala.gov.in>). Prospective bidders willing to participate in this tender shall necessarily register themselves with the e-procurement portal. The tender timeline available in the 'Schedule of Events for Submission of Bids' of this tender is published in <https://www.etenders.kerala.gov.in>.

### **7.1 Online Bidder Registration Process:**

Bidders should have a Class II or above Digital Signature Certificate (DSC) to be procured from any Registration Authorities (RA) under the Certifying Agency of India. Details of RAs will be available on [www.cca.gov.in](http://www.cca.gov.in). Once, the DSC is obtained, bidders have to register on <https://www.etenders.kerala.gov.in> website for participating in this tender. Website registration is a one-time process without any registration fees. However, bidders have to procure DSC at their own cost. Bidders may contact e-Procurement support desk of Kerala State IT Mission over telephone at 0471-2577088, 2577188, 2577388 or 0484-233 6006, 233 2262 and through email: [etendershelp@kerala.gov.in](mailto:etendershelp@kerala.gov.in) for any assistance in this regard.

### **7.2 Online Tender Process:**

The tender process shall consist of the following stages:

- i) Downloading of tender document: Tender document will be available for download on <https://www.etenders.kerala.gov.in>.
- ii) Publishing of Corrigendum: Corrigendum (if any) shall be published on <https://www.etenders.kerala.gov.in> and shall not be available elsewhere.
- iii) Bid submission: Bidders have to submit their bids along with supporting documents to support their eligibility, as required in this tender document on <https://www.etenders.kerala.gov.in>. All documents in support of bid (Pre-qualifications, Technical bid & Financial bid) shall be submitted online. All documents must bear the signature of the authorized signatory along with an official stamp on every page. Failure to submit the documents online will attract disqualification. No manual submission of bids is allowed and manual bids shall not be accepted.

A copy of the bid which forms an exact copy of the uploaded bid in the e tender site with Pre-Qualification, Technical and Financial proposal has to be submitted by the bidder through password protected soft copy of the same to email: [pprasad@kfc.org](mailto:pprasad@kfc.org). The password will be kept under bidders' custody to be revealed only in case of a fall back where this alternate copy is to be opened.

- iv) Opening of Technical Bid and Short-listing of Bidders: The technical bids of those bidders who

qualification in the pre-qualification will be opened, evaluated and shortlisted as per the eligibility and technical qualifications. Bids shortlisted through this process will be taken up for opening the financial bid.

v) Opening of Financial Bids: Bids of the technically qualified bidders shall only be considered for opening and evaluation of the financial bid on the date and time mentioned in 'Schedule of Events for Submission of Bids'.

### **7.3 Documents Comprising Bid:**

Pre-Qualification, Technical or/and financial proposal shall contain scanned copies of documents which are detailed in Performas.

The Corporation doesn't take any responsibility for any technical snag or failure that has taken place during document upload.

The Bidder shall complete the Price bid as per format given for download along with this tender.

Note: The blank price bid should be downloaded and saved on bidder's computer without changing file- name; otherwise, price bid will not get uploaded. The bidder should fill in details in the same file and upload it back to the website.

Fixed price: Prices quoted by the Bidder shall be fixed during the bidder's Performance of the contract and not subject to variation on any account. A bid submitted with an adjustable/ variable price quotation will be treated as non-responsive and shall be rejected. All the rates quoted in the financial bid should be excluding GST.

### **7.4 Tender Document Fees and Earnest Money Deposit (EMD):**

The Bidder shall pay, tender document fee of Rs.1,000/- plus GST @ 18% and EMD of Rs.50,000/- (Rupees Five Lakh only). The tender document fee is non-refundable. The EMD is required to protect the Corporation against the risk of Bidder's conduct, which would warrant the forfeiture of security.

In case of unsuccessful bidder, the EMD shall be returned within a period of 30 days after the conclusion of the bid upon submitting the request for refund. No interest will be payable on EMD amount.

The EMD will be returned to the successful bidder upon submission of Performance Security Deposit (Performance Bank Guarantee) and no interest will be payable on EMD amount. Online Payment modes: The tender document fee and EMD can be paid through the e-Payment facility provided by the e-Procurement system.

Any transaction charges levied while using any of the modes of online payment have to be borne by the bidder. The bid will be evaluated only if payment status against the bidder is showing "Success" during bid opening.

### **7.5 Submission Process:**

For submission of bids, all interested bidders have to register online as explained above in this document. After registration, bidders shall submit their

Pre-qualification, Technical bid and financial bid online on <https://www.etenders.kerala.gov.in> along with online payment of tender document fee and EMD.

It is necessary to click on "Freeze bid" link/ icon to complete the process of bid submission, otherwise the bid will not get submitted online and the same shall not be available for viewing/ opening during bid opening process.

General conditions of bid:

- a) Not more than one bid shall be submitted by the bidder.
- b) The bid submitted by the bidder is not transferable.
- c) The tender document for the bid shall be prepared in English.
- d) The tender document, its connected documents/ deliverables submitted by the bidder shall be the property of the Corporation.
- e) The bidder shall raise no claim as to the ownership or possession of the same.
- f) The Corporation is free to cancel the e-tender at any point prior to awarding of contract. In that case, the Corporation shall not be responsible for any damages to the bidder.
- g) The Corporation is at liberty to withdraw the e-tender without any liability to the bidder at any point of time. In such case no reason for withdrawal shall be attributed by the Corporation.

## **7.6) Signing of Contract**

At the same time as KFC notifies the bidder that his bid has been accepted, KFC will send the bidder the contract form, incorporating all agreement conditions between the parties.

On receipt of the contract form, the bidder shall sign and date the contract form, and return it to KFC as per mutually decided date.

## **7.7) Performance Bank Guarantee**

Within **14** days of the receipt of notification of award from KFC, the bidder shall furnish the performance bank guarantee security of **Five percentage (5%) for DLP and Two percentage (2%) for CAMC** of the value of the order from any Nationalized Bank in accordance with the conditions of contract. (Refer Section 5(81))

Failure of the bidder to comply with the requirement of **section 7.4** or **section 7.7** shall constitute sufficient grounds for the annulment of the award and forfeiture of the bid security, in which event KFC may make the award to the other bidders or call for new bids.

## **8. Instruction to Bidders**

### **8.1 Language of Bids**

The Bids prepared by the Bidder and all correspondence and documents relating to the bids exchanged by the Bidder and the Client, shall be written in the English language, provided that any printed literature furnished by the Bidder may be written in another language so long as accompanied by an English translation in which case, for purposes of interpretation of the bid, the English translation shall govern.

### **8.2 Documents Comprising the Bids (Eligibility Criteria)**

The Bids prepared by the Bidders shall comprise of following components:

#### **(a) Technical Bid shall consist of following : -**

1. Technical bid letter on the bidder's letter head (format given in **Proforma-1**)
2. The Corporate profile of the bidder (printed corporate brochure is preferred).
3. The profile of the bidder (format given in **Proforma-6**)
4. Qualifying data duly filled in as per relevant Proforma provided in the bid proposal that the bidder is eligible to bid and is qualified to perform the contract, if its bid is accepted
5. Minimum **5 years** of experience in carrying out similar nature of works viz. "Design, Supply, Installation, Testing and Commissioning of Passenger Lifts at residential/ office buildings/ commercial premises preferably , of size matching KFC.
6. Attested copies of audited Financial Statements of last three years showing the annual turnover of the bidder over the preceding three financial years should be submitted along with the tender (**Proforma-3**).
7. The Bidder should be profit (Profit after tax) making company in the last 3 Financial Years 2021-22, 2022-23 & 2023-24.
8. The Bidder should have all the resources required for carrying out the work along with trained staff.
9. The Bidder should provide a list of **three references** (Clients of similar projects) each costing not less than **Rs.20,00,000/- (Twenty lakh)** during the last three years ending **31<sup>st</sup> July 2024**. Also provide the name, designation, address and contact details of a contact person (format given in **Proforma-7**) for each reference. The bidder should submit the copy of the Work Order and corresponding satisfactory/completion certificates from the clients against each reference.
10. An Undertaking to the effect that the bidder / firm has not been black listed by any PSU or any other Government agencies or restricted by any regulatory authorities from offering such services or solutions to the clients. (**Proforma -9**)
11. The bidder's quality certifications. (**Proforma -8**)
12. Power-of-Attorney granting the person signing the bid the right to bind the bidder as the "Constituted Attorney of the Company".
13. Statement of deviation from requirement specifications. (format given in **Proforma-4**). Also attach any kind of prerequisites that has to be carried out prior to the installation of lifts along with the proforma 4 after conducting site visit.
14. Statement of deviation from tender terms and conditions (format given in **Proforma-5**).

15. Technical details of accessories/fixtures offered with make and model. **(Proforma-2)**.
16. A signed and sealed copy of the Tender Document, Additional Document(1), and Notice Inviting Tender.
17. Undertaking for the acceptance of Defects Liability Period
18. Copy of GST Registration.
19. Copy of PAN Card
20. Detailed list of the bidder's top Clients.

**The soft copies of all the above documents should be uploaded in our e-tender website <http://etenders.kerala.gov.in> and the bidder should submit soft copy copies of all the above documents to pprasad@kfc.org.**

**(b) Commercial Bid consisting of the following: -**

Duly filled "BOQ" file should be uploaded on the e-tender website.

### **8.3 Bid Prices**

The bidder shall indicate in the BOQ file, the prices for Civil works ,Interior Furnishing, Electrical, LAN & Air Conditioning works proposed to be done under the contract and shall upload this filled up BOQ file in the E-tender website. **No hard copies of BOQ file or Bid prices should be submitted to KFC offices.**

### **8.4 Firm Price**

Prices quoted by the bidder must be all inclusive, firm and final, and shall not be subject to any escalation whatsoever **from the last date of submission of the bid**. Prices quoted should be inclusive of the cost of materials/items, labour, transportation, loading, unloading, installation, finishing at all levels, all taxes, levies, cess, excise duty, GST or any other expenditure that may be incurred during the course of work.

Prices should be shown separately for each item and other aspects as detailed in bid documents. The prices quoted should also include all rights (if any) of patent, registered design or trademark and the bidder shall indemnify KFC against all claims in respect of the same.

### **8.5 Bidder's Qualification**

The "Bidder" as used in the tender documents shall mean the one who has signed the bid form. All certificates and documents received hereby, shall, as far as possible, be furnished by the representative and the manufacturer. It is further clarified that the individual signing the bid or other documents in connection with the bid must certify that he/ she signs as 'Constituted Attorney of the Company'.

### **8.6 Earnest Money Deposit**

An Earnest Money Deposit (EMD) of **Rs. 50,000/- (Rupees Fifty Thousand Only)** shall be furnished, by the bidder as part of its bid towards bid security. The EMD should be paid online while submitting the tender through the e tender site <http://etenders.kerala.gov.in> The EMD is required to protect KFC against

the risk of Bidder's conduct, which would warrant the security's forfeiture. Unsuccessful Bidder's EMD will be automatically refunded to their accounts after the award of the contract to the successful Bidder/s.

The Successful Bidder's EMD will be discharged upon signing the Contract and furnishing the Performance Bank Guarantee. No interest will be payable by KFC on the amount of the EMD. The EMD may be forfeited:

If a bidder withdraws his bid or increases his quoted prices during the period of bid validity or its extended period, if any; or

If the selected bidder fails to sign the Contract or to furnish Performance Bank Guarantee in accordance with **Section 8.11.6**.

## **8.7 Period of validity of Bids**

Bids shall remain valid for **180 days from the date of opening of E-tender** prescribed by KFC. A bid valid for a shorter period may be rejected by KFC as non-responsive.

In exceptional circumstances, KFC may solicit the bidder's consent to an extension of the period of validity. The request and the responses thereto shall be made in writing/email/fax. The bid security validity shall also be suitably extended. A bidder may refuse the request without forfeiting his bid security. A bidder granting the request will not be required nor permitted to modify his bid.

## **8.8 Revealing of Prices**

Prices in any form or by any reasons should not be revealed in Technical bid or before opening the commercial bid, failing which the offer shall be liable to be rejected.

## **8.9 Terms and conditions of Tendering Firms**

Printed terms and conditions of the bidders will not be considered as forming part of their bids. In case terms and conditions of the contract applicable to this invitation to bid are not acceptable to any bidder, clearly specify the deviation in **Proforma-5**. Similarly, in case the items offered have deviations from the requirement specifications laid down in **Proforma-9** the bidder shall describe in what respects and to what extent the civil/electrical/interior other items being offered differ/deviate from the specification, even though the deviations may not be very material. Bidder must state categorically whether or not his offer conforms to requirement specifications and schedule of requirements and indicate deviations, if any, in **Proforma-4**.

## **8.10 Bid Opening**

### **8.10.1 Opening of Bid by KFC**

On the basis of the Technical information **section 8.2 (a)** given by the bidder for the Technical bid, bidders will be short-listed for commercial bid.

The commercial bids of bidders not qualified in the Technical bid will not be opened.

Commercial bids of short-listed bidders will be opened online by KFC.

### **8.10.2 Clarifications**



If deemed necessary, KFC may seek clarifications on any aspect from the bidder. However, that would not entitle the bidder to change or cause any change in the substance of the bid submitted or price quoted. KFC may, if so desire, ask the bidder to give a presentation for the purpose of clarification of the tender. All expenses for this purpose, as also for the preparation of documents and other meetings, will be borne by the bidders.

### **8.10.3 Preliminary Examination**

KFC will examine the bids to determine whether they are complete, whether any computational errors have been made, whether required bid security has been furnished, whether the documents have been properly signed, and whether the bids are generally in order.

Bidders are expected to carefully check and crosscheck their bids before submission. Arithmetical errors or discrepancy between amount in words and amount in figures, if any, will be treated as under:

1. The higher of the amounts will be considered for comparison.
2. The lower of the amounts will be considered for award.

A bid determined as not substantially responsive will be rejected by KFC and may not subsequently be made responsive by the bidder by correction of the non-conformity.

### **8.10.4 Evaluation and Comparison of Bids**

The Technical bid and commercial bid shall be evaluated to select a bidder for award of contract.

The bids of technically qualified bidders would only be considered for commercial evaluation.

### **8.10.5 Verification**

KFC reserves the right to conduct a verification of the customer references submitted by the bidder. KFC also reserves the right to conduct a verification of the quality management system in place, the manufacturing facilities, and the support infrastructure of the bidder. KFC will conduct all or any of these verifications to satisfy itself on the bidder's capability to supply the tendered goods and services compliant to the requirement specifications defined in this tender.

In the event of the verification revealing that a bidder does not have the capability to supply the tendered goods and services compliant to the requirement specifications defined in this tender, KFC may at its discretion reject the bid.

### **8.10.6 Contacting KFC**

Bidder shall not contact KFC on any matter relating to this bid, from the time of the opening of commercial bid to the time the contract is awarded.

Any effort by a bidder to influence KFC's bid evaluation, bid comparison or contract award decision may result in the rejection of the bid.

## **8.11 Award of Contract**

### **8.11.1 Due Diligence**

KFC will determine to their satisfaction whether the bidder selected as having submitted the lowest evaluated responsive bid is qualified to satisfactorily perform the contract. The decision of KFC is final in such cases.

The determination will take into account the bidder's financial, technical and support capabilities. It will also involve an examination of the documentary evidence of the bidder's eligibility submitted by the bidder.

An affirmative determination will be a prerequisite for award of the contract to the bidder. A negative determination will result in rejection of the bidder's bid, in which event KFC will proceed to the next lowest evaluated bid to make a similar determination of that bidder's capabilities to perform satisfactorily.

### **8.11.2 Award Criteria**

KFC will review the Technical bids of the bidders to determine whether the Technical bids are substantially responsive. Bids that are not substantially responsive are liable to be disqualified at KFC's discretion.

Subject to above, KFC will select the successful Bidder whose bid has been determined to be substantially responsive and has been determined as the lowest evaluated bid (L1), provided further that the Bidder is determined to be qualified to perform the contract satisfactorily.

KFC reserves the right to issue Work Order for the total quantity ordered, in full or in parts.

### **8.11.3 KFC's Right to accept/ reject any or all bids**

KFC reserves the right to accept any bid, and to annul the tender process and reject all bids at any time prior to award of contract, without thereby incurring any liability to the affected bidder or bidders or any obligation to inform the affected bidder or bidders of the grounds for KFC's action.

### **8.11.4 Notification of Award**

Prior to the expiration of the period of bid validity, KFC will notify the bidder(s) in writing by registered letter/email, that his bid has been accepted. The receipt of acceptance should be sent by the bidder in writing through registered post as well as by email. The notification of award will constitute the formation of the contract.

### **8.11.5 Signing of Contract**

At the same time as KFC notifies the bidder that his bid has been accepted, KFC will send the bidder the contract form, incorporating all agreement conditions between the parties.

On receipt of the contract form, the bidder shall sign and date the contract form, and return it to KFC as per mutually decided date.

### **8.11.6 Performance Bank Guarantee**

Within **14** days of the receipt of notification of award from KFC, the bidder shall furnish the performance bank guarantee security of **Five percentage (5%)** of the

value of the order from any Nationalized Bank in accordance with the conditions of contract and will be released after the defect liability period

Failure of the bidder to comply with the requirement of **section 8.11.5** or **section 8.11.6** shall constitute sufficient grounds for the annulment of the award and forfeiture of the bid security, in which event KFC may make the award to the other bidders or call for new bids.

#### **8.11.7 Publicity**

Any publicity by the bidder in which the name of KFC is to be used, should be done only with the explicit written permission from KFC.

## **Annexures**

### **Proforma -1 : Bid Letter (Technical)**

**Bidder's Proposal Reference No. & Date :**  
**Bidder's Name & Address, email id :**

**Person to be contacted :**  
**Designation :**  
**Mobile No. :**  
**Telephone No. :** **Fax No :**

#### **To**

The Managing Director  
Kerala Financial Corporation,  
Head Office, Vellayambalam,  
Thiruvananthapuram, Kerala - 695033

**Subject: Proposal for the Design, Manufacture, Supply, Installation, Testing, Commissioning and Maintenance of 13 Passenger Lift including Dismantling & buy back of Existing Lift for Finance Tower, Ernakulam**

**Reference: Tender NO.KFC/Admin/E-Tender/05/2024-25 dated 17.02.2025**

Dear Sir,

**1.0** We, the undersigned Bidders, having read and examined in detail the specifications and all bidding documents in respect of **Design, Manufacture, Supply, Installation, Testing, Commissioning and Maintenance of 13 Passenger Lift including Dismantling & buy back of Existing Lift for Finance Tower, Ernakulam,** do hereby propose to Design, Manufacture, Supply, Installation, Testing, Commissioning and Maintenance of 13 Passenger Lift including Dismantling & buy back of Existing Lift for Finance Tower, Ernakulam

#### **2.0 PRICE AND VALIDITY**

- 2.1 All the prices mentioned in our proposal are in accordance with the terms as specified in bidding documents. All the prices and other terms and conditions of this proposal are valid for a period of 180 DAYS from the Date of opening of E-Tender
- 2.2 We do hereby confirm that our bid prices are inclusive of the cost of materials/items, labour, transportation, loading, unloading, installation, scaffolding at all levels, Sales Tax, Excise Duty, Cess, Sales Tax on works contract, GST or any other expenditure that may be incurred during the course of work.
- 2.3 We have studied the Clauses relating to Indian Income Tax and hereby declare that if any Income Tax, Surcharge on Income Tax and any other Corporate Tax is altered under the law, we shall pay the same.

#### **3.0 EARNEST MONEY**

The bidder should remit the required earnest money through e-payment. It is liable to be forfeited in accordance with the provisions of tender document.

**4.0 DEVIATIONS**

We declare that all the services shall be performed strictly in accordance with the fine-tuned specifications and other tender documents except the deviations as mentioned in the Technical deviation Proforma (**Proforma-5**). Further we agree that additional conditions, if any, found in the proposal documents, other than those stated in deviations Proforma, shall not be given effect to.

**5.0 BID PRICING**

We further declare that the prices stated in our proposal are in accordance with your terms & conditions in the bidding document.

**6.0 QUALIFYING DATA**

We confirm having submitted qualifying data as required by you in your tender document. In case you require any further information/ documentary proof in this regard before evaluation of our bid, we agree to furnish the same in time to your satisfaction.

**7.0 CONTRACT PERFORMANCE SECURITY**

We hereby declare that in case the contract is awarded to us, we shall submit the performance Guarantee Bond in the form of Bank Guarantee as per terms of tender document.

**8.0** We hereby declare that we have quoted for items mentioned in the tender.

**9.0** We hereby declare that our proposal is made in good faith, without collusion or fraud and the information contained in the proposal is true and correct to the best of our knowledge & belief.

**10.0** We understand that you are not bound to accept the lowest or any bid you may receive.

Thanking you,

Yours faithfully,

\_\_\_\_\_  
**Signature of Bidder (with official seal)**

**Date** \_\_\_\_\_

**Name** \_\_\_\_\_

**Designation** \_\_\_\_\_

**Address** \_\_\_\_\_

**Telephone** \_\_\_\_\_

**Mobile No:** \_\_\_\_\_

**E-mail address** \_\_\_\_\_

**Proforma-2 : Particulars of Bidder & Manufacturer**

Name of the bidder \_\_\_\_\_  
Address of the bidder \_\_\_\_\_

<b>Details about the manufacturer(s) of materials/items offered:*</b>			
<b>Sl.No.</b>	<b>Item No. (As in BOQ)</b>	<b>Item description</b>	<b>Details of Make / Name &amp; address of manufacturer(s)</b>
<b>1</b>			
<b>2</b>			

**\*Attach Separate list if necessary (or can be mentioned in the space provided at the BOQ of the bid document)**

Maintenance and service facilities of bidder	
Availability of spare parts	
Bidder's proposal No. and date	

**Contact details of the officer to whom all references shall be made regarding this tender:**

Designation \_\_\_\_\_  
Mobile No: \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone \_\_\_\_\_

Signature

Date

Name of Bidder

**Proforma-3 :**

**Particulars of turnover over the preceding three financial years**  
(as per audited accounts in Rupees & Lakhs)

<b>Item of turnover</b>	<b>Turnover In 2021-22</b>	<b>Turnover In 2022-23</b>	<b>Turnover In 2023-24</b>
Passenger Lift erection works			
Others			
Total Turn Over			
Profit before Depreciation & Tax			
Tax			
Profit after Tax			

Signature

Date

Name of Bidder

**Proforma-4 :**

**Statement of Deviation from Requirement Specifications**

Date: \_\_/\_\_/\_\_\_\_

To,  
The Managing Director  
Kerala Financial Corporation,  
Head Office, Vellayambalam,  
Thiruvananthapuram, Kerala - 695033

**Reference:** Tender No. **KFC/Admin/E-Tender/05/2024-25** dated **17.02.2025**

Sir,

There are no technical deviations (null deviations) from the requirement specifications of tendered items and schedule of requirements. The entire work shall be performed as per your specifications and documents.

OR (*Strike out whatever is not applicable*)

Following is the exhaustive list of technical deviations and variations from the requirement specifications of tendered items and schedule of requirements. Except for these deviations and variations, the entire work shall be performed as per your specifications and documents.

S. No.	Section No.	Page No.	Statement of deviations and variations	Brief Reasons	Alternative Suggestion
i)					
ii)					
iii)					

Signature

Date

Name of Bidder



**Proforma-5 :**

**Statement of Deviation from Tender Terms and Conditions**

Date: \_\_/\_\_/\_\_\_\_

To,  
Managing Director  
Kerala Financial Corporation,  
Head Office, Vellayambalam,  
Thiruvananthapuram, Kerala - 695033

**Reference:** Tender No:**KFC/Admin/E-Tender/05/2024-25** dated **17.02.2025**

Sir,

There are no deviations (null deviations) from the terms and conditions of the tender. All the terms and conditions of the tender are acceptable to us.

OR (*Strike out whatever is not applicable*)

Following are the deviations from the terms and conditions of the tender. These deviations and variations are exhaustive. Except these deviations and variations, all other terms and conditions of the tender are acceptable to us.

S. No.	Section No.	Page No.	Statement of deviations and variations	Brief Reasons	Alternative Suggestion
i)					
ii)					
iii)					

Signature

Date

Name of Bidder

### Proforma – 6 : Profile of the Bidder

1)	Name & Address of The Bidder	
2)	Location of Corporate Headquarters	
3)	Date & Country of Incorporation	
4)	Manufacturing facilities location & size	
5)	Name & Address of Manufacturers of the materials /items offered	Proforma-2
6)	Number of Employees Total Number / Manufacturing / R & D (If Any) / Maintenance	
7)	Certifications & area of certification (Eg.ISO)	Proforma-8
8)	List of major clients	Proforma-7
9)	Name & Address of Bidder's Contact Person with Tel. No/ Fax/ e-mail	
10)	List of bidder's support/service locations in Kerala	
11)	Turnover over the preceding three financial years	Proforma-3
12)	PAN	
13)	Registered GST Number	

Signature

Date

Name of Bidder

**Proforma-7 : List of Bidder's Major Clients**

Please provide a minimum of three professional references from clients who have benefited from similar services executed by the bidder between August 1, 2019, and July 31, 2024

Sl. No	Name, Designation, e-Mail, Postal Address, Telephone Number, & Mobile Number of Contact Person	Nature of work involved in the contract	Work Order Ref. No & Date	Value of the Contract (in Rupees)	No of Locations	Date of completion		Final Value of the Project (in Rs.)	Reasons for variation
						Stipulated date of Completion	Actual Date of Completion		
1									
2									
3									
4									
5									

Provide attested documentary evidence in support of the above mentioned references.

Signature

Date

Name of Bidder

**Proforma-8 : Certifications**

Attach an attested copy of the valid certificates

Sl. No.	Name of Certified Entity and Area of Certification	Certification	Certification Agency	Validity Period of the Certificate

Signature

Date

Name of Bidder

**Proforma-9 :**

**Format for Non-Blacklisting Undertaking**

Date: \_\_/\_\_/\_\_\_\_

To,  
The Managing Director  
Kerala Financial Corporation,  
Head Office, Vellayambalam,  
Thiruvananthapuram, Kerala - 695033

**Reference:** Tender No:**KFC/Admin/E-Tender/05/2024-25** dated **17.02.2025**

Subject: Non-Blacklisting declaration

Dear Sir,  
This is to notify you that our Firm/Company/Organisation  
\_\_\_\_\_ intends to submit proposal in response to invitation  
for Tender Ref. No. \_\_\_\_\_ for Design, Manufacture, Supply, Installation,  
Testing, Commissioning and Maintenance of 13 Passenger Lift including Dismantling  
& buy back of Existing Lift for Finance Tower, Ernakulam.

In accordance with the above, we declare that:

- A. We are not involved in any major litigation that may have an impact of affecting or compromising the delivery of services as required under this agreement
- B. We are not blacklisted by any Central/ State Government/ agency of Central/ State Government of India or any other country in the world/ Public Sector Undertaking/ any Regulatory Authorities in India or any other country in the world for any kind of fraudulent activities.

Signature

Date

Name of Bidder

## **Performa 10**

### **Technical Specifications**

<b>SI No</b>	<b>Description</b>	<b>Specification</b>
1	Designation of Lift	Passenger
2	No of Elevators	2 (Duplex Operation)
3	Type & Capacity	13 Passenger (884) Kgs Gearless
4	Speed	1.0 m/s
5	Type of Drive	VVVF (65% Power saving)
	a.Motor KW	5.8 KW
6	Location of Machine Room	Gearless (Machine Room at Top)
7	Travel	Approx 21 Meters
8	Serving	Ground to 6 <sup>th</sup> Floor
9	No of Stops	07 (0,1,2,3,4,5,6)
10	Well Size	2500 mm Width x 1850 mm Depth
11	Power Supply	415 volts Three Phase 50 cycles Ac
12	Auxiliary	Single Phase 220v 50 cycles Ac
13	Car Size	1600 mm Width x 1350 mm Depth
14	Pit Depth	1600mm clear inside
15	Head Room	5700mm clear inside
16	Car Enclosure	
	a.Car Ceiling	SS Hairline Finish Ceiling
	b.Car Panels	In SS Hairline Finish Finish
	c.Car Flooring	PVC Flooring
	d.Car Illumination	Compact LED light Fittings
17	No. of Entrance	One location in front
18	Car Entrance	Automatic centre opening doors in SS Hairline Finish
19	Door Safety	Full length Infrared light Curtain

20	Landing Entrance	Automatic Centre opening doors in SS Hairline Finish
21	Clear opening	900 mm Width x 2000 mm Height
22	Controls	Selective Collective Simplex
23	Indicators	
	a.Car	Direction and position Display
	b.Landing	Direction and position Display

Features to be included:

- Full Height Infrared light Curtain in the Car Door for safety
- Door open & Door close Buttons
- Separate Fan Switch with timer cut off in the Car
- Indication of Car and Landing call registration
- Position Indicator in car and all landings
- Variable speed door opening and closing Time
- Inverter based Emergency alarm bell
- SS Signal fixtures
- Emergency light supported with an Inverter
- Call registering micro push Button
- Door pressure limit switch (enhanced door safety)
- Serial communication based GG Controller
- Automatic Rescue device for Power failure
- Intercom
- Load Weighing Device
- Lift Floor announcement System
- Braille buttons for car and landing
- Automatic operation for car fan
- Adjustable door open time
- Anti-nuisance (empty car)
- Anti-nuisance (car call cancellation at direction reversal)
- Blower fan in car for ventilation
- Car call cancellation by double pressing floor button in car operation panel
- Door open and door close buttons in car operating panel
- Door closing retries
- Door nudging
- Full load by-pass
- Home landing
- Infra-red screen for car door
- Jammed landing operating panel call button by-pass
- Motor overheat protection
- Overload function with audio-visual indication in car operating panel
- Phase failure and phase reversal protection
- Automatic rescue device in case of power failure
- Attendant control
- Fireman control
- Fireman emergency return
- Provision of additional cores in traveling cable for CCTV camera signals/music system wiring
- Voice announcement unit in English language in car

All features and specifications are subject to approval by KFC's Consultant/Engineer/authorized person. Any modifications or additional requirements will be communicated to the vendor during the tender process/or at the time of installation specified by KFC's Consultant/Engineer/authorized person.

**Proforma : 11**

**Undertaking for maintenance confirmation by the bidder**

**(To be issued by the manufacturer of offered make of equipment on his Letterhead, if the contractor is not the OEM)**

To,  
The Managing Director  
Kerala Financial Corporation,  
Head Office, Vellayambalam,  
Thiruvananthapuram, Kerala - 695033

**Reference:** Tender No: **KFC/Admin/E-Tender/05/2024-25** dated **17.02.2025**

Dear Sir,

Sub: Undertaking for maintenance confirmation

We hereby undertake to maintain the Passenger lifts to be installed by us in your premises as described in the tender document satisfactorily, for a period of not less than 05 years after expiry of the defect liability/warranty period at the quoted rates towards all-inclusive annual maintenance contract and terms and conditions as per the contract conditions.

In the unlikely event of M/s \_\_\_\_\_ the original equipment manufacturer, failing to provide support in terms of spares etc. due to Technological obsolescence or for any reason, we shall continue to provide all-inclusive service to your satisfaction, by arranging required spares etc. ourselves, within the rate quoted by us for the all- inclusive maintenance contract for the period accepted as above.

Yours faithfully,

Signature

Date

Name of Bidder



**Performa : 12**

**Inspection of lifts equipment at manufacturer's site**

To,  
The Managing Director  
Kerala Financial Corporation,  
Head Office, Vellayambalam,  
Thiruvananthapuram, Kerala - 695033

**Reference:** Tender No: **KFC/Admin/E-Tender/05/2024-25** dated **17.02.2025**

Dear Sir,

Sub: Inspection of lifts equipment at manufacturer's site

KFC at its discretion will inspect the lifts equipment at the manufacturer's works before dispatch of the same to the site at KFC Finace Tower Building in Ernakulam, Kerala. The inspection by the Institute's Engineer will cover the following.

- Lifts machines of passenger lifts
- VVVF controllers of passenger lifts
- Door opening system of passenger lifts
- Passenger lifts car with panels of design approved by the KFC.
- All signaling/control/indicating devices
- Any other material/equipment/components

The above equipment will be inspected, marked and cleared for dispatch by the KFC's Consultant/Engineer/authorized person's.

The tenderer should afford all facilities at the manufacturer's site to enable the inspection

Test certificates for guide rails, ropes, buffers, trailing cable and motor routine test, and controller function test reports from the manufacturer shall be submitted.

Signature

Date

Name of Bidder

**Performa : 13 - Unpriced Bill of Quantity**

**Design, Manufacture, Supply, Installation, Testing, Commissioning of 13 Passenger Lift including Dismantling & buy back of Existing Lift at Finance Tower, Ernakulam**

Sr. No.	Description of item	Qty
1	Basic price for Design, Manufacture, Supply, Installation, Testing, Commissioning of 13 Passenger Lift including Dismantling & buy back of Existing Lift as per data sheet along with detailed specifications and the scope of work. The work involves getting necessary approvals, operating licenses from competent authority for the operation of lifts for Finance Tower, Ernakulam	2 Lift (Duplex)
2	Comprehensive annual maintenance contract of 05 years including spares per annum after the guarantee period as per terms and conditions specified in Part I at existing GST rate.	2 Lift