



Indian Bank Management Academy
for Growth & Excellence (IMAGE)
MRC Nagar, RA Puram, Chennai 600 028
Phone No: 044-24955603; 24955605

Ref Tender/001/Admin/2018-19

Date: 11.03.2019

Notice Inviting Tender

Indian Bank (hereinafter called as the 'Bank') invites sealed tenders in 2 bid method (Technical bid & Financial Bid) from reputed contractors for carrying out the following work:

01	Name of the work	<ul style="list-style-type: none">❖ Catering arrangements (Vegetarian & non-vegetarian) for trainees and guests❖ Housekeeping and Maintenance of premises consisting of<ol style="list-style-type: none">1) Guest House Block with 12 suites,2) Hostel Block with 67 rooms,3) Staff quarters (6) out of which two duplex quarters4) College Block5) Auditorium Block <p>inside daily cleaning of two duplex quarters and outer common area cleaning for all the quarters, college & auditorium blocks including conference halls, kitchens and dining halls, lawns, gardens, internal roads, drainage, plumbing, water supply, HT installations and other electrical installations/accessories/ lightings, operation of generators, lifts, Air Conditioners / AC plants etc., involving a total area of about 1,67,788 sq.ft, room service and maintenance at Hostel rooms, at Guest Suites, room services, cleaning and upkeep, laundry etc .</p>
02	Location	Indian Bank Management Academy for Growth & Excellence, (IMAGE) 3 Thandavarayan Street, MRC Nagar, RA Puram, Chennai 600 028
03	Contact details	Phone No: 044- 24955603; 24955605, 24955602 Fax no : 044- 2493 4922
04	Period of contract	24 months

05	Eligibility criteria	<p>Reputed contractors</p> <ol style="list-style-type: none"> 1. Having experience in House-keeping, maintenance-cum-catering works during the last 5 years ended 31.03.2018. 2. Having a solvency of Rs. 40 lakhs obtained from a scheduled bank on or after 31.12.2018. 3. Should be profit making unit for the last three years ending 31.03.2018 4. The annual turnover should not be less than Rs. 80 lakhs each in the last five years and should have annual turnover of at least Rs. 150 lakhs in any one of the last 5 years ending 31.03.2018 5. The Contractors should have a office setup in Chennai(Telephone number / Address to be mentioned and documentary proof of address to be submitted) 6. Should have FSSAI Certification issued by Central / State Government. 7. Should have valid ISO 9001:2008 or 9001:2015 Certification.
06	Earnest Money Deposit	Rs. 3.00 Lakh by Crossed Demand Draft favouring 'IMAGE', Chennai or Bank guarantee from scheduled commercial bank
07	Security Deposit	2% of the cost of tender submitted within 15 days
08	Date of commencement	Within 10 days from the date of issue of work order
09	Start date of downloading of tender document	11.03.2019 – Tender forms can be downloaded from Bank's website www.indianbank.in/Tenders
10	Tender application fee	Rs. 5000/-(Rupees Thousand only) (non refundable) by Crossed Demand Draft favouring 'IMAGE, Chennai.
11	Last date for downloading of tender document	27.03.2019
12	Pre – Bid meeting	30.03.2019 - 11 am at IMAGE, Chennai
13	Last date/Time for sending queries for Pre-Bid meeting	28.03.2019, to Fax no. 044- 2493 4922 or E mail : booking.image@gmail.com

14	Last date for submission of tender documents (both technical and financial)	2 PM on 05.04.2019
15	Opening of Technical Bids	3.30 PM on 05.04.2019
16	Opening of Financial Bids	Will be informed to the Pre-qualified bidders only.
17	Validity of tender	120 days from the date of opening of Technical bid
18	Tender submitted to	The Principal, IMAGE, 3,Thandavarayan Street, MRC Nagar, RA Puram, Chennai 600 028.

Bidders please note :

- 1) The Technical bid documents in **Cover-1** shall be submitted along with
 - a) Technical bid with all supporting documents / enclosures,
 - b) Demand draft / Bank Guarantee for EMD
 - c) Demand draft towards application fee (if the application is downloaded from Website)

super- scribing “ **TECHNICAL BID**” , Tender for Catering and Housekeeping and Maintenance works at IMAGE, MRC Nagar, Chennai” and addressed to “**The PRINCIPAL, IMAGE, MRC NAGAR, CHENNAI.**

- 2) Conditional Tenders if submitted will be summarily rejected.
- 3) The Financial Bid shall contain only the Price schedule duly signed by the authorized signatory on each page and kept in sealed **cover 2**, superscribing “ Financial Bid”
- 4) Both the Technical bid and Financial Bid shall be kept in a 3rd cover superscribing

“**Tender for Catering and Housekeeping and Maintenance works at IMAGE, MRC Nagar, Chennai**” and submitted to

The PRINCIPAL, IMAGE, MRC NAGAR, RA PURAM, CHENNAI. 600 028, on or before the due date & time.

- 5) Indian Bank is not bound to accept the lowest tender and reserves the right to accept any bid or reject any or all the tenders without assigning any reason whatsoever.
- 6) Indian Bank reserves the right to verify the particulars furnished by the bidders independently, inspect the works carried out / presently being carried by the bidders and get confidential opinion about them and reserves the right to accept any bid or reject any or all tenders without assigning any reasons.

- 7) Indian Bank is not liable for the late receipt of the bids through Post/courier/in person after the due date/time.
- 8) Incomplete bid without EMD and application fee will be summarily rejected.

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General Instructions to the bidders

1.0 Documents to be submitted along with Technical Bid:

- List of clients for similar nature of work along with documentary evidences about award/ completion of works with value, completion period, type of services done, name and address/contact number of the organization.
- List of similar nature of works in hand with value, contract period etc.,
- Turnover of the contractor for the last 5 years supported by Audited Balance Sheets
- Solvency certificate from the Bank for the prescribed value.
- Organizational chart of the company
- List of Banker along with address, contact number of Branch
- Copy of TDS Certificate issued by the previous employer(s) with whom the bidder has executed similar work.
- Copy of FSSAI Certification issued by Central / State Government.
- Copy of PAN
- Copy of Certificate of Registration issued by the Registrar of Companies or Registrar of Firms or letter of Proprietorship.
- Copy of Registration under Shops & Establishment Act and Certificate from ESI Corporation
- Copy of Certificate from EPF Organisation- EPF & Misc. Provision Act- 1952.
- Copy of registration made with the Govt. under Contract Labour (Regulation & Abolition) Act 1970.

- Copy of documents providing compliance of Minimum Wages Act, 1948 and Central Rules.
- Copy of Registration with appropriate authority for GST .
- Copy of ISO 9001-2008 or 9001:2015 certificate
- Address proof for having established a regular office setup in Chennai

2.0 It is the responsibility of the bidders to ensure payment of minimum wages to the staff/labour as per the notifications of Tamil Nadu State/Central Govt. from time to time during the entire period of contract. Records evidencing payment in compliance of these notifications should be produced to Bank for verification in the periodicity required by Bank.

3.0 The contractors should have credible supervisory infrastructure and network for carrying out the tendered works.

4.0 The contractor shall ensure that all persons employed by the contractor, for the purpose for rendering the services required by Bank under this agreement, are insured with IRDA/Government of India recognized insurance companies, for which no extra payment will be made by Bank. The contractor shall be responsible for any injury, loss or damages to any persons employed by the firm or any other things used by the firm.



INDIAN BANK MANAGEMENT ACADEMY
FOR GROWTH & EXCELLENCE (IMAGE)
MRC Nagar, RA Puram, Chennai 600 028

STRUCTURE AND ORGANISATION

01	Name of the Applicant / Organization – Shri / M/s.	
02	Address & Telephone / Mobile / Fax Nos. / E-mail Id	
03	Year of Establishment	
04	Constitution (Proprietary concern/ Partnership firm / Pvt Ltd / Limited Company).	
05	Name/s of Directors / Partners / Proprietor, their address and Phone Nos.	
06	Whether registered with the Registrar of Companies / Registrar of Firms. If so, mention No. & date	
07	(a) Name and address of bankers (b) Tel numbers	

08	Whether an assessee of Income Tax? If so, mention Permanent Account Number and submit copies of latest IT returns.	
09	Whether registered with GST? If so mention GST number	
10	Has the applicant or any constituent partner in case of partnership firm / company ever been debarred / blacklisted for tendering in any organization at any time?. If so give details.	
11	Has the applicant or any constituent partner in case of partnership firm, or any directors in case of a company ever been convicted by a court of law? Or any criminal proceedings presently pending?. If so give details.	
12	If you are registered in the panel of other organizations, furnish their names, category, addresses, telephone numbers and date of registration. (details may be furnished in a separate sheet if the list is long)	
13	Apart from catering and maintenance / house keeping, are you engaged in any other business? If so, give details.	
14	<p>i) Detailed description and value of works done (Catering and Housekeeping and Maintenance works) for others (other than Indian Bank) in the past.</p> <p>ii) Detailed description and value of similar (Catering and Housekeeping and Maintenance works) works done for Indian Bank.</p>	

15	Specify the maximum value of similar work executed in a year (Catering and Housekeeping and Maintenance works)	
16	Furnish the names and telephone number/mobile number & e-mail ID of three responsible persons/organisation who will be in a position to certify about the quality as well as past performance of your organization.	1. 2 3

Note: Where copies are required to be furnished, copies certified by the concerned agencies or a Government officer or self attested Photostat copies are to be furnished.

Place:

Signature:

Date:

Seal:



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For Growth & Excellence
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SECTION - I

The conditions for maintenance and catering are given in Annexure I (a) to I (f)
The bidders are welcome to inspect IMAGE on working days from 12.03.2019
between **10.00 a.m. and 4.00 p.m.**

Annexure I (a)

GENERAL TERMS & CONDITIONS

1. Earnest Money Deposit submitted will not carry any interest.
2. The Tenderer should quote the rates and amounts in figures as well as in words. All rates shall be quoted on the tender form properly
3. The Tenderer, whose tender is accepted will be required to furnish within 15 days from the date of communication of the award of contract, a security deposit equivalent to 2% of the Tendered Cost in the form of a Fixed Deposit with Indian Bank in the name of the Tenderer which shall continue to be kept so during the Contract Period. The fixed deposit receipt duly discharged on revenue stamp should be handed over to Bank along with a Covering letter discharging the receipt in favour of IMAGE.
4. The EMD of Tenderer whose tender is accepted, shall be forfeited in case he/she fails to remit the Security Deposit equivalent to 2% of the Tendered Cost within the stipulated period.
5. Tenders in which any of the prescribed conditions are not fulfilled or are incomplete in any respect are liable to be rejected. The right of acceptance of a tender will rest solely with Bank and Bank is not bound to accept the lowest tender, and reserves to itself the authority to reject any or all of the tenders received without assigning any reason.
6. The Tenderer shall be bound to perform the work during the contract period at the rates and amounts quoted and cannot claim any escalation during the period of contract.

7. Bank reserves the right to accept the tender in full or in part and the Contractor shall have no claim for revision of rates or other conditions if his tender is accepted in part.

8. On acceptance of the tender, the name of the authorised representative of the Contractor who would be responsible for taking instructions from Bank shall have to be communicated.

9. The rates quoted shall be inclusive of all taxes or any other tax on material or on finished works or any other taxes in respect of this contract (**Except GST which will be reimbursed as per actual claim based on supporting documents**) and shall be payable only by the Contractor and Bank will not entertain any other claim whatsoever in this respect.

10. The Contractor shall give a list of his relatives working with Indian Bank along with their designations and addresses.

11. No former employee of Indian Bank is allowed to participate in the tender or to work as an employee of the Contractor within one year of his retirement / resignation from the Bank's service, without previous permission of the Bank. **The Contractor has to give a declaration to this effect.** This contract is liable to be cancelled if either the Contractor or any of his employees is found at any time to be such a person who had not obtained the permission of the Bank as aforesaid before submission of the tender or engagement in the Contractor's service.

12. The tender for works shall remain valid for acceptance for a period of 120 days from the date of Technical Bid opening. If any Contractor withdraws his/her tender before the said period, Bank shall forfeit the Earnest Money Deposit.

13. The Contractor shall sign on all pages of the tender documents for all the component parts and that after the work is awarded, he/she will have to enter into an agreement for each component with Bank as given in Annexure II on stamp paper of applicable rate.

14. Canvassing in connection with tender is prohibited and the tenders submitted by the Contractors who resort to canvassing will be rejected summarily.

15. Submission of a tender by a tenderer implies that he has read and accepted this notice and all other terms and conditions of the contract / tender documents and is aware of the scope, specifications, conditions, liabilities and duties bearing on the execution of the contract.

16. Nothing in this document shall be construed to create a partnership or joint venture between the IMAGE/BANK and the contractors or any relationship or principal and agent between the Parties, and the rights and obligations of the parties shall be only those expressly set forth herein. The Parties shall be deemed to be independent contractors and employees of one shall not be deemed to be the employees of the other. Neither Party shall have authority to bind the other except to the extent authorized herein.

1.SCOPE OF WORK:

Scope of work envisaged in the contract is for the maintenance of Guest House, Quarters, Hostel block, College Block, Conference Halls, Principal's Chamber, Office and Rooms, Auditorium, Garden, outer roads etc. at Bank, MRC Nagar, Chennai-600 028

- PART A: House keeping/general maintenance.
- PART B: Cooking and Providing catering service
- PART C: Providing services in reception
- PART D: Providing Plumbing & Electrical and Generator Maintenance

- PART E: Laundry Services

1.1 PART A: HOUSE KEEPING/GENERAL MAINTENANCE

Infrastructure of IMAGE consists of the following:

IMAGE Guest House complex consists of 12 suites, a kitchen, a dining hall, one VIP waiting hall, a Board Room, V.I.P. Rest Rooms and 6 Executive quarters, open terrace etc.

IMAGE Hostel Block consists of 67 hostel rooms, a Gym Room, Yoga Room, Library, two dining halls, kitchen including wash area, office room for caterer, workers dormitory, Office rooms, toilets, indoor court ,open terrace etc.

IMAGE College Block consists of 7 class rooms, 4 Computer Labs, 8 faculty rooms, Principal's Cabin, Office room, Conference Hall I, Video Conference room, Waiting room, wash rooms, open terrace spaces etc.

IMAGE Auditorium Block consists of the main auditorium of 840 seats capacity, Conference Hall II, AC Dining Hall, Non AC Dining Hall, Kitchen, Corridors and wash rooms in the Ground Floor, First floor, and second floor, store rooms, open terrace etc.

Basement floor for car parking, for housing electrical installations and panels, and generators, AC Plants, store room etc.

Cleaning of 3 Overhead tanks, waterlines, 3 underground sumps, 3 pumping motors etc.

Garden in front of the building, a lawn inside in between hostel and college blocks and potted plants kept all over and plants on the terrace. Cleaning of Internal roads around the building and gutter for draining of rain water.

The Scope for house keeping and maintenance includes the following:

- 1 The details of rooms in the hostel and the guesthouse, auditorium, conference halls, area of lounge, dining halls, etc., are given in the tender. The Contractor, before submitting his offer, may visit the places for his own assessment and seek the clarification of the Officials of Bank at IMAGE.
- 2 The Contractor would provide all the guests bath kits containing soap, powder, paste, shampoo etc (supplied by Bank) at the time of arrival.
- 3 All the rooms shall be kept neat and tidy always to enable Bank to allot the rooms at any time.
4. The Contractor shall make beds and clean all rooms daily. All rooms are to be cleaned with high quality disinfectants. The rooms are to be cleaned / mopped with disinfectants daily and immediately after the room is vacated. Ceilings, Ceiling fans, windows, glasses are to be cleaned once in a fortnight.
- 5 All the necessary house keeping materials for the performance of services shall be to the Contractor's account.
- 6 Room fresheners and deodorants are to be made available in all the rooms, toilets, lounges and all common toilets. They may be replenished immediately whenever required.
7. The contractor shall maintain high standards of cleanliness and hygiene throughout the premises of Bank.
- 8 The Contractor's men shall take care of the wall calendars, clocks, A/c Remote, TV remote etc. provided in the guesthouse rooms, Hostel rooms and other places, including changing batteries whenever required immediately and proper inventory thereof shall be maintained by the contractor.
- 9 Rooms to be checked for bed, towels, soap, water, functioning of TV, refrigerators, ACs, geysers and bath room fittings, bulbs, etc.

1.1.1 CLEANING

a) **DAILY** (including Sundays & All holidays):

All common areas namely Staircases, Corridors, Lounge, Store rooms, Office rooms, Power room, dining halls, staff rest room, Conference Halls, Kitchen and toilets.

- All occupied rooms including the attached bath/toilets.
- Setting/Re-setting of the linen in all the occupied rooms.
- Cleaning of dustbin in all the occupied rooms, common areas.
- The floors of all the rooms, corridors and passages shall be cleaned with disinfectants and regular mopping.
- Cleaning of toilets in the occupied rooms, common toilets and bathrooms are to be done with disinfectants/cleaning agents.

b) **ONCE IN THREE DAYS:**

- Cleaning of all the unoccupied rooms inclusive of Toilets/Bath rooms and dormitories with disinfectants.

c) **ONCE IN A WEEK:**

- Removal of roof and wall cobwebs in all the areas.
- Washing of common areas and passages.

d) **Cleaning Materials:** Procurement and dispensing of all the requisite cleaning materials like phenyl, acids, harpic etc., cleaning tools like broom sticks, mopping sticks, floor wiper and disinfectants like Odonil, naphthalene balls, room fresheners, tissue papers etc., shall be procured and provided by the Contractor. Bills of the items purchased shall be produced to the Chief Manager (Admn) for verification and confirmation of the items having been procured and actually used and also to be submitted along with the monthly maintenance bill. The items in stock and use by the contractor shall be subjected to constant check by the Officials of Bank at IMAGE. Naphthalene balls, Odonil cakes etc shall be placed in all toilets and replenished regularly by the contractor under proper record.

e) Furniture and fixtures: All the items of the furniture, fans, TVs, Air-conditioners, Refrigerators, Grinders, stoves, dosa-plate equipment, gas store area, pump motors area, phones and light fittings, water coolers etc., in the complex shall be cleaned regularly and kept clean all times.

f) Inventory: A proper Inventory of all the equipments, fittings and furniture, linen etc., which are placed at the direct charge and custody of the contractor, for use shall be maintained by the contractor. For any shortfall noticed during the period of the contract, replacement value of the item shall be recovered from the amount payable to the contractor by Bank.

g) Proper care of fittings, fixtures and furniture shall be ensured.

h) **ONCE IN A MONTH:**

- a) Deep cleaning of all Guest suites including toilets
- b) Deep cleaning of 2 nos Top Executive quarters.

i) **LINEN & TOWELS:**

- i) All the linen items namely bed sheets, pillow covers, towels, quilts, windows and door curtains etc. will be provided by Bank.
- ii) Holding and accounting of linen items is the responsibility of the contractor.

The contractor's personnel shall carry out physical verification of the stock items in the custody of the contractor monthly and submit a report to the Chief Manager (Admn) and the Bank reserves the right to carry out physical verification.

iii) Changing of Linen and towels in the rooms shall be as follows:

- As and when a new Guest arrives and occupies a bed
- Once in three days for the guests who stays for more than 3 days in the hostel rooms.
- Once in two days for a guest who is lodged for more than two days in the Guest House.

1.1.2 The contractor shall carryout thorough cleaning of under ground sumps once in a month by draining out the water, cleaning with bleaching powder etc., and cleaning and rinsing the walls and base of the sumps and drying the left out water in the tank.

1.1.3 The contractor shall undertake cleaning of the over head tanks once in a month/as and when requires depending on the complaints received if any.,

1.1.4 The contractor shall undertake preventive maintenance of 3 pump sets being used for pumping the water to the water tanks once in a month..The contractor should operate the RO treatment plant as per the directions of manufacturer and keep it in working conditions all the time.

1.1.5 The contractor shall carryout the work of clearing of drainage blocks, if any.

1.2 **PART B – KITCHEN/CATERING SERVICES IN THE GUEST HOUSE**

2.1. The Contractor shall provide the following services:

- 1 Preparation of breakfast, lunch and supper, tea and coffee, etc., as per the menu given separately in the Annexure I(f)
- 2 The menu may be altered for specific guests / special occasions / programmes / functions as desired by Bank.. For any extra items, not contemplated in the Annexure I(f), the Contractor may charge additionally on the mutually agreed rates.
- 3 The Contractor shall take orders beforehand from the staying guests regarding their food requirements.
- 4 The contractor shall suitably display the menu as per the tender in the Dining Hall.

2.2. The Contractor shall be responsible for procurement of raw materials and ingredients. First quality / standard brands of raw materials and ingredients shall be used in the preparation of food and beverages. Fresh vegetables and milk, standard beverages shall be used. The quality of the materials should be satisfactory to the officials of Bank at IMAGE and should be changed if advised by them for improvements.

2.3. The Contractor shall store sufficient quantity of high quality ingredients in the place available in the Store room to ensure preparation of food items in time. The Contractor at his own risk shall make the procurement and storage.

2.4 The timings for services shall be as informed by the Bank.

2.5 Every food preparation shall be used for the specific service and the leftovers shall not be carried to the next meal service.

2.6 The Contractor shall be responsible for service of food and beverages in the Dining hall. Room service shall be provided on special request from the staying guests.

2.7 The Contractor shall provide efficient and prompt service to all members.

2.8 The food preparation is to be done in a strictly hygienic environment and matching process without any compromise. The staff members shall be reporting for duty with good health and hygiene.

2.9 The Contractor shall perform the Service to the satisfaction of the Bank, and if any shortcoming is found then on instruction from Bank's Representative, the Contractor shall rectify the shortcoming immediately.

2.10 The Contractor shall ensure that the cooks are professionally qualified / experienced persons, well versed in all types of Vegetarian / Non Vegetarian food preparation.

2.11 On special occasions like parties to be conducted at guesthouse or in any of the Bank's chosen place, the Contractor shall be ready to undertake such jobworks. The Contractor and the Bank shall work out special menu at rates mutually agreed for such occasions.

2.12 The contractor shall attend to any or all catering requirement, whether covered contractually or otherwise, at a predetermined price laid out in the contract.

2.13 The Contractor may inspect the kitchen equipment, crockery and cutlery, etc. available with Bank at IMAGE and shall make arrangement for the rest of the items required at his cost.

2.14 Routine cleaning and proper handling of kitchen equipment required for food preparation will be the contractor's responsibility.

2.15 All cooking fuel costs will be borne by the contractor. The contractor to ensure on ordering of refills and keeping of sufficient quantity of cooking fuel in time.

1.2.1 The minimum standard of upkeep of the kitchen/dining/catering should be commensurate with that of a three-star hotel.

1.2.2 There is one common dining hall and one VIP dining hall in the ground floor. The catering staff will have to serve food at both the areas or any other place depending upon the requirement on various occasions. The contractor shall run the catering with high degree of standard, hygiene and cleanliness, commensurate with that of a three-star hotel. He shall serve the food prepared in-house. All infra-structural facilities like fully equipped kitchen, furnished dining hall, water coolers, wet grinders, refrigerators, electricity, door mattresses etc shall be provided by Bank at IMAGE. Vessels/utensils or items for cooking other than what is provided by Bank at IMAGE shall be arranged by the Contractor at his cost. The manpower like cook, service boys, and utensil cleaners shall be in decent uniforms supplied by the Contractor. They should be free from all contagious diseases and should be medically declared fit to undertake cooking/food handling. It is the responsibility of the contractor to see that the required number of manpower is ensured by arranging suitable replacements in case of absence such as leave etc.

1.2.3 Responsibilities:

- Serving Morning bed tea in guest rooms, break fast, lunch, evening snacks and dinner in the dining halls.
- Normally room services are not contemplated; but on demand from outside guests, room services may also have to be undertaken by the Contractor, selectively.
- Upkeep of the kitchen premises including the surroundings, keeping hygiene and cleanliness all the time, timely disposal of kitchen waste in a well regulated manner, keeping the dining hall and other areas clean, tidy.
- The cook shall have expertise in preparing south Indian and North Indian cuisine and shall prepare meals/breakfast as per the schedule.
- Raw material standards: The Contractor shall ensure that high quality ingredients and or any other standard products are to be used. The Bank's authorized official has the right to reject any ingredient that may be found to be substandard. For all food preparation, double refined cholesterol free and agmark oil is to be used. Use of palm oil and Dalda is prohibited.

1.3 **PART C : RECEPTION :**

- 1.3.1 Reception assistance on a three-shift basis (round the clock) (one Receptionist per shift) for extending all support to the guests on all days in a year. Receptionist should be available round the clock in the reception. Receptionist is responsible for the check-in and check-out of the guests and up-keeping of the inventory, key of the particular room vacant or occupied by the respective guest in coordination with the house-keeping personnel.
- 1.3.2 Boarding charges shall be collected by the contractor in the prescribed rates and Bills/cash receipts must be promptly issued to the guests other than those on Complimentary Basis.
- 1.3.3 Feed back as prescribed by the Bank shall be collected from the occupants and submitted to Admin Office at IMAGE. The feed back shall be important criteria for deciding the quality of service provided.

1.3.4 Scope of work also includes:

1. Issue of keys to the Guests on arrival as per the allotment and collection of key at the time of departure alongwith proper maintenance of the arrival / departure records in the register.
2. Coordination with House keeping supervisor relating to vacation and occupation of rooms for up keeping and to extend required services for occupied rooms.
3. Coordination for transport arrangements like booking the vehicles as required by the Guests.
4. Check up with airlines/flight arrivals/departures and advice drivers for pick up/drop suitably and informing guests also.
5. Handling of telephone messages and route the incoming calls to the guests.
6. Wake up calls as per guest request in case of need.
7. In case of unexpected guest arrival, provide accommodation with the prior approval of the Chief Manager (Admn).
8. Support in meeting reasonable request of the occupants for their comfortable stay.
9. Assistance for personal laundry arrangements for the inmates on payment of laundry charges at market rate
10. Submission of daily occupancy statement
11. Maintenance of suggestions/comments and complaints register. The complaints registered should be brought to the notice of the Chief Manager (Admn) daily.
12. Boarding and lodging bill books and occupancy register are auditable records. Overwriting and corrections should be avoided. In case of any corrections, it should be brought to the notice of the officials and got authorised.
13. To order for newspapers and magazines as authorised by Bank, coordinating with the newspaper agents.

1.4 **PART D : PLUMBING & ELECTRICAL MAINTENANCE**

1.4.1 The entire electrical and plumbing maintenance at IMAGE shall be in the scope of the contract.

1.4.2 The contractor shall carry out routine checks of all the plumbing and electrical installations on daily basis and maintain the default rectification log register. The contractor shall record and rectify any fault either identified by him or brought to his notice by his staff or Officials of Bank.

1.4.3 The contractor shall rectify the defects within a reasonable period of time so as to restore the functionality of the installation

- | | | |
|-------------------------|---|-----------|
| - Functional problems | - | IMMEDIATE |
| - Minor repairs/defects | - | 6 hours |
| - Major repairs/defects | - | 24 hours |

- 1.4.4 The contractor shall deploy competent and technically qualified / skilled personnel and helping hands to attend to maintenance works in the related areas.
- 1.4.5 In addition to preventive maintenance, the contractor shall attend to complaints in plumbing/Electrical maintenance by occupants.
- 1.4.6 Maintenance shall include repairs to plumbings & fittings, washbasins, flush tanks, water closets including drainage system. The job involves attending to complaints of minor in nature such as leakage in the tap .All consumables are in the scope of the Bank.
- 1.4.7 Electrical maintenance shall include repairs to electrical installations in the buildings, lightings in surrounding areas, ceiling fans, water heaters etc., within Guest house complex. The job involves attending to complaints such as disconnection of fans, ELCB connections blown fuses, sockets complaints etc including supply and replacement of required electrical accessories and parts and consumables like insulation tapes, screws, rewirables fuse wire etc and necessary fixing accessories such as bolts, screws, nuts, washers etc, providing termination, testing, re-fixing of switch, socket box covers including handing over defective accessories to the Bank . Replacement for the fused bulbs/tubes and other materials will be provided by the Bank. However fixing shall be the responsibility of the contractor.
- 1.4.8 The contractor shall provide fuse-off call service on all days.
- 1.4.9 Contractor has to make his own transport for men to carry out the works in Guest House.
- 1.4.10 All the safety precautionary measures should be taken scrupulously while carrying out the works mentioned above. The Contractors should have close rapport with TNEB and get the services of their men for attending to faults on emergency basis whenever required.
- 1.4.11 Contractor has to make his own arrangement for the required tools, instruments etc.,
- 1.4.12 Contractor has to deploy qualified/licensed technicians for carrying out the works.
- 1.4.13 The faults/repairs shall be attended immediately. A log of all preventive and complaints maintenance is to be maintained in the format agreed upon and shall be presented for review from time to time.

1.4.14 If Contractor failed to rectify the defects within a reasonable period of time as indicated at Clause No.1.4.3, an amount of Rs.500/- per day subject to a maximum of 10% of the service charges shall be deducted from monthly bills.

1.4.15 The Contractor shall ensure that services of electricians and plumbers are available at all time.

1.5 **PART E : LAUNDRY SERVICES :**

1.5.1 The Contractor shall provide all management, manpower and systems for efficient and timely laundry services for the hostel and guesthouse.

1.5.2 Bed linen, towels, blankets, napkins, curtains in the 67 hostel rooms, 12 guest house suites, curtains and sofa covers in Principals room, lounge at academic building , guest house board room, lounge & dining hall and all furniture upholstery shall be periodically washed and kept in clean condition for use. Soiled / wrinkled linen shall not be used in the rooms on any account. Failure to compliance will attract penalty as decided by Bank's official at IMAGE.

1.5.3 Bank shall provide water and electricity along with adequate space.

1.5.4 It may be noted that the price agreed includes charges for laundering of the clothes like linen, towels, etc. However, the contractor shall charge from the guests for washing and pressing of guests' clothes at mutually agreed rates.

2. **MANPOWER DEPLOYMENT**

2.1 For the scope of work as envisaged in this contract, the contractor shall provide the minimum required manpower as per details given in Annexure IV

2.2 In case the Contractor failed to ensure the deployment of the personnel as indicated in Annexure IV on any day, a proportionate amount equal to the Number of man days absent shall be deducted in their monthly bill.

An Attendance Register has to be maintained and produced to C.M./Admin. of IMAGE on daily basis.

3. **GENERAL ADMINISTRATION**

3.1 Guest Occupancy Register provided by the Bank shall be kept safely. As soon as the guest enters the guesthouse necessary entries are to be obtained.

- 3.2 Daily menu are to be maintained without overwriting for the provision of food to the guests.
- 3.3 A file to be maintained for preserving the room reservation slips.
- 3.4 Boarding bill books are to be maintained.
- 3.5 Stock book is to be maintained by the Contractor to ensure the safe custody of Bank's properties. This is subject to periodical verification by the Officials of the Bank. Hence, the Contractor shall assume full responsibility for maintaining all Bank's property including kitchen equipment in its care, custody and control. In case of any shortage / damage, the Contractor is liable for replacement of the same at his cost.
- 3.6 The Contractor shall maintain a suggestion book for daily comments on services provided by him. He shall also obtain guest comments using a standard format to evaluate his service on a regular basis.
- 3.7 Statements of food provided, bills received and submitted, etc are to be maintained by the Contractor.
- 3.8 The Contractor shall perform all catering and housekeeping work in a thorough, efficient, professional manner with due diligence and care according to industry norms and standards, in conformity with applicable local laws and regulations and Bank's own procedures and instructions. The Contractor shall perform the Service to the satisfaction of the Bank and if any shortcoming is found, then on instruction, the Contractor shall rectify the shortcoming immediately.

4. Hygiene standards: The Contractor should ensure the personnel hygiene of the workers employed by him and ensure periodical medical check up as per the norms of the Factories Act 1948 and OHSAS(Occupational Health and Safety Management Systems) norms .

The Contractor is at liberty to visit the infrastructure before submitting his / her offer. All the available capital equipment will be given as is, where condition.

Any loss, theft, damage or breakage of the items entrusted to the Contractor will be borne by the Contractor.

The Contractor will have full responsibility of proper upkeep, maintenance (including spares replacement of equipment) and custody of the equipment/ vessels etc, handed over by the Bank.

All the items supplied by the Bank at its expense for the purpose of running Hostel, Guest Houses will be Bank's property for all intents and purposes.

The losses due to breakage / theft / damage or loss of any such materials / equipment / fixtures / furniture or damage due to poor and reckless handling shall be recovered from the Contractor at full cost. In regard to natural wear and tear of any such item, the decision of the Bank shall be final and binding on the Contractor.

Additional conditions:

1. The Contractor shall undertake to render the catering and maintenance service at Indian Bank Management Academy for Growth & Excellence (IMAGE) as per its requirements and to the satisfaction of Bank.
2. Child labour is strictly prohibited and if there is any violation, the contract will be terminated.
3. There is no employer and employee relationship between Bank and the Contractors or its employees.
4. The Contractor shall comply with all conditions laid down under all applicable statutes, licences and permissions and undertakes to keep all licences and permissions valid and subsisting during the period of contract failing which the service agreement shall be liable to be terminated without notice or compensation or any payment whatsoever at the sole discretion of the Bank.
5. The Contractor shall bear all the taxes, rates, charges, levies, claims whatsoever as may be imposed by the State / Central Government or any local body or authority in respect of his contractual obligations. GST will be extra as applicable. **The Contractor shall furnish proof of such payments and compliance of the obligation including registration, certificate, clearance certificate etc. that may be required by the Bank from time to time.**
6. The Contractor shall indemnify the Bank against any claims, damages, loss or penalty including the costs thereof arising out of any breach or violation of any of the provisions of all the laws including the labour laws as applicable from time to time governing the employees employed by the Contractor.
7. The Contractor shall devote his full attention to the work of procurement of materials, preparation of food, beverages and shall discharge his obligations under this agreement most diligently and honestly to the full satisfaction of the Bank. **The Contractor shall ensure the availability of a Manager round the clock in IMAGE Complex who is competent to supervise the functioning of all contract labour and fulfill the requirements of Bank.**
8. The Contractor **shall provide uniforms and identity cards with photo** to his staff and wearing of uniforms and identity card is compulsory for the staff during their working hours. The Contractor shall ensure that all his

employees shall always appear for work in well groomed and presentable condition i.e. shaved, properly cut and set hair, clean and properly pressed uniform etc.

9. The Contractor shall provide to IMAGE the list of the employees deployed at IMAGE along with their photo identity. No person other than the persons mentioned in the list furnished to IMAGE shall be permitted to work. As and when new persons are employed, their details along with photo identity should be furnished before employing them.
10. No person other than those actually employed at IMAGE (as per list furnished by the Contractor) shall stay in the dormitory at IMAGE. The employees shall stay/sleep only in the dormitory and not in any other hall/room etc and they shall not use the bed sheets, pillows, mattress, towels etc. of IMAGE. All their requirements in this regard shall be provided by the Contractor. Any violation in this regard will attract penalty of Rs.1000/- per occasion.
11. The Contractor shall carry out all the instructions which may be given by IMAGE concerning any aspect of maintenance and catering services.
12. The contract require deployment of **71** persons having good character and antecedents in the cadres of Managers, Receptionists, Librarians, Cooks, Electricians, Plumbers, Waiters, Room Attendants, Cleaners, Gardeners, Lift Operators, Office Boys etc. as detailed in Annexure IV
13. The Contractor shall keep and maintain proper books of accounts, supported by vouchers, for inspection by any authorised person of the Bank.
14. The Contractor shall not engage any subcontractor for rendering the services mentioned in this contract.
15. The Bank shall be the sole authority to decide on the quality of service rendered by the Contractor. In case the performance of the Contractor is found unsatisfactory, the Bank shall have the right to terminate the agreement without giving any notice and without any compensation to the Contractor.
16. All questions relating to the performance of the obligations under this agreement and to the quality of ingredients used in preparing the food and beverages and all the disputes and differences which may arise either during or after the agreement period or other matter arising out of or relating to this agreement or payments to be made in pursuance thereof shall be decided by the Bank. The Contractor shall be bound by the decision of the Bank.
17. Nothing contained in the tender and the subsequent agreement to be entered into, is intended to be nor shall be construed to be a grant, demand or assignment in the premises or any part thereof by the Bank to the

Contractor or his employees and the Contractor and his employees shall vacate the same on the termination of the agreement period either by flux of time or otherwise.

18. The Bank shall have the right to withhold any reasonable sum from out of the amounts payable to the Contractor under this contract, if the Contractor **commits breach of any of the terms and conditions of this agreement or fails to produce sufficient proof to the satisfaction of the Bank as to payment of all statutory and other dues or compliance with other obligations.**
19. **Security Deposit:** The Contractor shall deposit with the Bank a sum **equivalent to 2% of the Tendered Cost** as **Security Deposit** for securing proper maintenance, room services, preparation and serving of food and other arrangements. If the Contractor fails to perform his functions stipulated in this contract properly to the satisfaction of the Bank or any loss, damage, pilferage, theft etc. occurs in the premises or for any of the losses or damages either liquidated or un-liquidated, the Bank can initiate proceedings against the Contractor for the recovery of damages / losses and the Bank can, in addition to all such remedies, forfeit the security deposit. On the question whether loss or damage is caused or not, the decision of the Bank shall be final. Security deposit or balance of security deposit after recoveries shall be returned within three months after termination/ cancellation / end of contract.
20. The Contractor shall indemnify the Bank against any claims, damages, loss or penalties including the costs thereof in case of liability arising out of any accident/incident involving manpower deployed by him.
21. The Contractor shall be solely responsible and liable for all payments due to his employees including salaries, wages, over time wages, if any, statutory payments, contributions to Provident Fund and Employees State Insurance, bonus, gratuity if payable, provision of uniforms and all other payments of any nature.
22. The Contractor shall be responsible for fulfilling the requirements of all statutory provisions of The Minimum Wages Act, 1948, The Payment of Wages Act, 1936, The Gratuity Act, The Employees' Provident Fund & Miscellaneous Provisions Act, 1952, The Employees' State Insurance Act, 1948, The Contract Labour (Regulation & Abolition) Act, 1970 and all other applicable laws at his own cost and risk in respect of all the persons employed by him. The Contractor shall maintain the records required to be maintained under the statutory enactments and an authorized representative of the Bank shall be entitled to inspect the records at any time. In general, the Contractor shall be responsible for strict compliance of all statutory provisions of the relevant labour laws applicable from time to time. If, due to any reason whatsoever, the Bank is made to pay any amount on account of commission or omission of the Contractor under any of the applicable laws, the Bank shall recover the same from the Contractor.

23. If the Contractor is unable to serve effectively as a result of strike or go-slow by his staff, it shall be open to the Bank to terminate the contract forthwith besides claiming damages.
24. The Contractor shall take necessary insurance for the staff engaged by him for this contract and shall provide certified copies of the insurance policies to the Bank.
25. The Contractor and his employees should use only the space allotted to them by the Bank for their office or for conducting their meeting etc and should not use other rooms/halls/dining halls for any of their use. **Any additional space used after obtaining permission of the Bank, will be charged commercially.**
26. The Contractor shall use his own books, forms and stationery and shall pay for services like telephone, air-conditioners, photocopier, fax etc. if availed from the Bank.
27. The Contractor shall co-ordinate with other persons / firms / Annual Maintenance Contractors etc. engaged by the Bank for any specific work for smooth execution of the same.
28. The Guest Registers will be maintained by the contractor as specified by the Bank.
29. The Contractor shall ensure that the Receptionists devote their full attention in regulating the entry of visitors into the hostel/guest house and maintenance of registers for rooms/suites allotment. The receptionist shall also take utmost care to ensure that unauthorised person do not enter the hostel / guest house.
30. The Bank agrees to provide certain items and facilities as described below:
 - a. Premises and furniture, including dining tables, chairs, water coolers, refrigerators, deep freezers, gas connections etc.
 - b. Mattresses, bed sheets, hangers and other linens in the rooms for use of the participants/guests.
 - c. Electrical bulbs, tubes, fuses, switches etc
 - d. Sports and recreation equipments.
 - e. Spares and replacements to all equipments and furniture
 - f. Electricity
 - g. Water
31. In case of inadequate supply of water from the Chennai Metro Water Supply & Sewerage Board, the Contractor shall coordinate with the water supplier approved by the Bank to ensure adequate supply. **It shall be the responsibility of the Contractor to ensure that the ordered quantity of water is received in time and fully unloaded.**

32. Annual Maintenance Contract for AC plants, generators, lifts etc. will be at Bank's cost.
33. The Contractor undertakes to have a control over the maintenance of all the items including gas cylinders and in case of any loss or damage to Bank due to improper operation / maintenance of the equipments, the Contractor is solely responsible.
34. Fogging machine shall be operated every day at about 6.30 pm during March to August and at about 5.30 pm during September to February to control mosquito and the contractor has to bear the expenses of Megadhlene (or any similar chemical used for fogging approved by Bank)
35. The Contractor has to make available the services of the carpenters for all maintenance works and the charges for materials are payable by Bank.
36. Pest control treatment to be done every quarter in the entire IMAGE complex to control cockroaches and other insects including necessary pesticide .which does not harm human beings.
37. In the hostel, laundered bed sheets, linen, pillow covers and towels to be provided once in three days or earlier whenever any occupant vacates a room. Vacated rooms should be kept ready for occupation immediately after vacating.
38. In the guest house, laundered bed sheets, pillow covers and towels to be provided every alternate day or earlier whenever any occupant vacates a suite. Vacated suite should be kept ready for occupation immediately after vacating.
39. Curtains must be laundered washed once in Three months, and woolen blankets should be washed once in 3 months. Curtains are available in 67 hostel rooms, 13 suites and 6 executive quarters.
40. The Contractor should ensure availability of liquid soaps in wash basins, naphthalene balls and toilet papers in toilets and refilling the same as and when required.
41. Fans, AC units, water coolers and refrigerators are to be cleaned once a month.
42. All overhead tanks and sumps to be cleaned once a month using cleaning materials and chlorine.
43. Inside roads all around to be swept and washed daily morning. Open drains which is meant as storm water drain shall be kept dry, neat and tidy.

44. Making proper arrangements for disposal of waste and refuse as per guidelines of State Government of Tamilnadu. The waste and refuse shall be put inside polythene bags (not in banned plastic bags) of prescribed colour and of not less than the prescribed thickness before arranging to shift the same out of IMAGE complex. Solid waste shall be segregated and removed before letting out waste water from work area/kitchen to the drain.
45. Daily upkeep of sports materials, TV, Radio and all electric and electronic items like computers, DVD players etc. and control over magazines, newspapers and other Bank materials.
46. General Maintenance covers the following items:
- a. Daily maintenance of class rooms like cleansing of tables, chairs, computers, key boards, boards at the beginning of the day, during tea and lunch break & in the evening; keeping water for the speaker before and after every session; keeping water for the participants; arranging for audio-visual connectivity; clean maintenance of chairs and tables etc.
 - b. Cleaning and perfuming of all common toilets and urinals, wash basins normally 5 times a day (8.00 AM, 11.00 AM, 2.00 PM, 4.00 PM & 6.00 PM) with detergents and more frequently on other occasions as per the requirement.
 - c. Maintenance of sanitary and water supply installations and fountains.
 - d. Daily cleaning and spraying of perfumes in the Principal's room, Rooms of other Executives/Officers, Office room, Faculty rooms, Library etc. and Conference Halls on days of use.
 - e. Cleaning of all furniture like tables, chairs and side racks in Principal's room, Rooms of other Executives, Office and Faculty rooms every day and steel cup boards etc. once a fortnight
 - f. Cleaning of all floor mats daily.
 - g. Removal of cobwebs once in a week.
 - h. Cleansing of open drains / storm water drains and ensuring smooth flow
 - i. Cleansing of blockages in sanitary system and ensuring smooth flow of sewage
 - j. Locking of all doors leading to the auditorium, college blocks and hostel blocks at 7 PM daily and opening the same at 8 AM daily.
 - k. Removal of the blockages in pipe lines, man holes, septic tanks wherever the need arises either by manual / mechanical cleaning without any extra cost to the Bank`
 - l. Use of towels of Bank for cleaning tables, wiping the plates etc. should not be done. Bed sheets should not be used for covering the tables etc. Any violation shall attract a penalty of Rs.1000/- per occasion.
47. The Bank shall pay the cost of materials and labour if any, for any repair works of the Bank's property and prior permission of the Bank shall be taken before incurring such expenditure. The Contractor shall furnish necessary vouchers, supporting the expenditure incurred by them for repairs.
48. The Contractor shall provide a scooter/motor bike to be used by his staff holding proper driving licence for procuring any item that may be required

urgently by the guests/Officials of Bank at IMAGE. Cost of maintenance of the scooter and fuel expenses shall be borne by the Contractor.

49. **The Contractor is liable for payment of penalty, at the discretion of the Bank, for a minimum of Rs.5,000/- per day** for poor quality of food/ poor services, inadequate staff, failure to control insects & bedbugs, poor washing of bed sheets, etc and/or for non compliance of any terms of the contract and the same shall be recoverable from the bills payable to the Contractor. The decision of Bank is final in this regard.
50. Income tax and other statutory levies, if any, will be deducted by the Bank at source from the bills payable to the Contractor as per Income Tax Rules and other statutes applicable from time to time.
51. **The contract shall be in force for a period of two years from the date to be specified by the Bank and it may be extended for such further period and on such terms and conditions as may be mutually agreed upon by the parties hereto.**
52. The Bank reserves the right to terminate the contract at any time without giving any prior notice and without assigning any reason therefor.
53. The rates quoted by the Contractor shall be firm during the period of contract.
54. All disputes and differences arising out of or in anyway concerning the contract shall be settled after holding necessary discussions between the parties. However, in the event of any dispute / difference remaining unsolved, the same shall be referred to a sole Arbitrator to be appointed by the Bank for this purpose. The decision of the Arbitrator shall be final and binding on both parties. Submitting for Arbitration may be considered as an additional remedy and it does not preclude the parties to seek redressal / other legal recourse.
55. All litigations in respect of this contract are subject to the jurisdiction of the Courts in Chennai only.
56. The maintenance bills will be paid by the Bank monthly and the catering bills after the completion of the respective programmes.
57. In case the contract is awarded, the awardee Contractor has to enter into an agreement with the Bank as per the draft enclosed to these tender documents.
58. All staff of the contractor should be ready to attend the work before 6.00 a.m. after having a bath, neatly dressed and properly combed. The Contractor should arrange for soaps/washing materials to his staff.
59. **The Contractor will provide good quality cleaning materials, soap oil, liquid soaps, tissue papers for wash basin, disinfectant like phenyl,**

Odonil, Naphthalene balls etc. in sufficient quantity which will be applied in all the bath rooms and toilets daily.

60. The Contractor will arrange for cleaning and upkeep of the Dining Hall, Kitchen area, toilets and washing area at least three times daily and also immediately after any service is rendered and also whenever it is required. The Contractor will ultimately ensure that the entire kitchen and dining area are kept hygienic and clean. Preventive pest control measures including fly control will have to be done by the Contractor at his cost.
61. Contractor will adopt modern and hygienic kitchen practices. Contractor will ensure that tables (and not floor) will be used for kitchen work like cutting of vegetables etc. Synthetic/marble cutting boards and stainless steel knives will be used for cutting vegetables.
62. The Contractor shall obtain adequate insurance policy in respect of his workmen to be engaged for the work, towards meeting the liability of compensation arising out of any eventuality.
63. The Contractor shall provide weekly off / holidays to his workmen as per labour laws but it will be his responsibility to ensure uninterrupted services on all days including Sundays and holidays.
64. Contractor shall ensure that inside IMAGE campus Smoking and drinking of Alcohol is not resorted to by any of its workman and violation thereof will attract penalty as decided by Bank.
65. Effective from 01/01/2019 certain plastic items are banned by Government of Tamilnadu. The Contractor has to comply with the directions of Government of Tamilnadu and ensure that banned plastic items are not used in the IMAGE campus.
66. The Contractor has to submit quarterly PF statements and copy of ESI card as proof of complying with PF and ESI act respectively and to submit the relevant challans of EPF/ESI and GST on monthly basis.
67. The Contractor shall be solely responsible for full compliance with the provision of "Sexual Harassment of Women at work place (Prevention, Prohibition and Redressal) Act 2013" in respect of their employees.
68. Any bribe, commission, or advantage offered or promised by or on behalf of the BIDDER/CONTRACTOR to any officer or official of the Bank shall (in addition to any criminal liability which the BIDDER/CONTRACTOR may incur) debar his BID from being considered. Canvassing on the part of or on behalf of the BIDDER/CONTRACTOR will also make his BID liable to rejection. In case of any indication of cartelization, the Bank shall reject the BID and forfeit the EMD.

<p>MAINTENANCE OF AUDITORIUM BLOCK</p>

1. Daily sweeping and mopping of entire area in all floors, rooms, fountain area, dining halls, conference halls, toilets, staircases, out side balcony of the Auditorium block, doors, door frames, window frames, window grills, glass etc.
2. Special care must be taken for the best upkeep of the entire block of auditorium including the stage, seats, electrical and electronic equipments and toilets before and after every engagement.
3. The entire area & fittings in auditorium / conference halls, dining halls, kitchen including the places under the chairs, tables and all corners etc. should be thoroughly cleaned before and after every function and to be maintained in an orderly and neat manner. **If any damage / loss is caused by the hirers, the same should be reported immediately for recovery from the users. In case of failure to do so, the loss will have to be borne by the Contractor.**
4. The Contractor shall ensure posting of a supervisor in the auditorium block to supervise cleaning and maintenance operations. The supervisor should be present on programme days till end of the programme and shall ensure that the entire premises is cleaned immediately. The supervisor should ensure that the left over food and other items are put in bags and carried to the collection boxes kept inside the premises and the left over items are not thrown in the gutter or road.
5. The Contractor shall ensure the presence of lift operators in both the lifts on all the occasions when the Auditorium is put to use.
6. Suitable disinfectants, sprays to be applied in the halls, rooms and wash rooms.
7. The Contractor shall ensure that no posters / stickers, advertisements are pasted on the walls or the chairs of the auditorium unless otherwise permitted in writing by Bank.

SCHEDULE OF WORKS TO BE CARRIED OUT FOR MAINTENANCE OF ELECTRICAL INSTALLATIONS, GENERATORS ETC.

1. To carry out regular operations and maintenance of 11 KV sub-station, 4 pole structure and 2 nos. 500 KVA transformer, AB switches, MCCBS etc.
2. To carry out maintenance of earth pits and neutral / body earth of sub-station, M V Panel, Generator and their routine maintenance and to maintain a log book in this regard.
3. To carry out routine operation, periodical maintenance of AB switches every quarter for safety / regular operations to avoid breakdown. In view of the saline atmosphere, special care has to be taken.
4. To carry out operation and general maintenance of electrical installation, AC plants, Generator, lighting switch boards, lifts etc. at various blocks and routine inspection for preventive maintenance.
5. To carry out operation and general maintenance of 1 No. 500 KVA and 1 No. 380 KVA DG set and any other generator set that shall be installed in future and routine maintenance as per manufacturers' specifications.
6. To carry out operation of stage lighting at auditorium, conference halls, seminar rooms etc.
7. To maintain all electrical installations like light fittings, ceiling fans, plugs, geysers etc. and other office equipments in entire IMAGE complex.
8. To attend breakdown calls at all switch boards, lighting / power switch boards.
9. To maintain necessary registers / log books for breakdown calls, stock maintenance etc.
10. To maintain necessary log book for generator, diesel etc.
11. General maintenance of all lifts, electrical switches etc. existing and to be installed in future.
12. Contractor's staff should also receive breakdown calls for AC units / water coolers / inter-com / telephones etc. and coordinate with the concerned Agencies for restoration of service.
- 13. The Contractor should station Two Supervisor ('C' Licence Holder) and 4 electricians ('B' Licence Holders) on all days.**
14. The Contractor should provide necessary technical staff for day-to-day maintenance

15. The Contractor should also provide staff during leave vacancies of the above staff.
16. The Supervisor and the electricians should be available during the Annual Inspection by Central Electricity Authorities.
17. The Contractor should provide necessary technical staff for electrical, generator, sub-station, MV panels etc. until the meetings, conferences, functions in auditorium etc. are complete. For extra hours of operation if any, over time charges will be paid by the Contractor to his employees. Both the Supervisor and the electricians should be available when the auditorium is in function till the function in the auditorium etc is over.
18. The Contractor should maintain the installations as per statutory requirements (Indian Electricity Rules, TNEB Regulations and Central Electricity Authority's Regulations) and strictly follow all safety rules.
19. All the installation rooms should be cleaned periodically and kept neat and tidy. All preventive measures should be taken to keep the installations always in good working condition.
20. If any damage is caused to electrical installations / equipments / other ancillary equipments due to negligence / mishandling by Contractor's staff, the same should be made good at Contractor's cost.
21. The necessary stock of electrical spares etc. provided by the Bank shall be maintained properly by the Contractor and duly accounted for.
22. Necessary diesel / lube oil will be supplied for generator maintenance and the Contractor should arrange to transport diesel supplied from the nearest petrol bunk and transport charges will be reimbursed.
23. Periodical reports should be submitted for all preventive maintenance and maintain the 4 pole structure (Transformer) in good working condition.
24. Monthly cleaning to be made for all the light fittings including street lights, fans etc.
25. Being in touch with the Officials / men of TNEB and arrange for their visit for rectifying any defects immediately

<p style="text-align: center;">CONDITIONS FOR MAINTENANCE OF RESIDENTIAL/EXECUTIVE QUARTERS</p>
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1. Operation of pump for water supply and ensuring adequate water supply in the overhead tanks.
2. Cleaning of overhead tanks and sumps once a month or as and when required by Bank.
3. Attending to electrical and plumbing works.
4. Removing cobwebs once in fifteen days
5. Cleaning the fans and tubes and other electrical installations once in a month
6. Cleaning common areas daily and moping the area, applying cleaning machine once in a month in the common areas.
7. Daily operation of RO Plant provided in the terrace as per Manufacturers guidelines.

Executive quarters

Duplex type quarters –Two numbers

- a) Daily inside cleaning of quarters
- b) Deep cleaning of quarters once in a month including toilets, furnitures, etc.,

MAINTENANCE OF LAWNS AND GARDENS

1. The Contractor shall provide the services of experienced gardeners for watering and maintaining the lawns / gardens / landscape, potted plants, receptacles and gaskets.
2. Bank shall reimburse the cost of fertilizers / seeds / plants / pesticides etc. and such expenditure shall be incurred only with the prior approval of the Bank. Necessary vouchers / bills supporting the expenditure shall be submitted to the Bank for reimbursement.
3. The Contractor at his cost shall ensure inspection of lawns, gardens etc. by a Horticulturist as and when required by the Bank for proper maintenance thereof.

CONDITIONS FOR CATERING

1. The catering services for the trainees / inmates of the hostel are as follows:

Time	Service	Items
6.00 a.m	Coffee/Tea to be filled in the Vending Machine by the Contractor at the respective floors	Coffee, Tea /Milk(150 ml)
8.00 – 9.00 a.m.	Breakfast Monday Tuesday Wednesday Thursday Friday Saturday Sunday	Bread, Butter, Jam, Omlette / boiled egg AND Anyone of the following items with chutney and sambar a. Idly & Vada or b. uthappam & Vada c. Pongal & Vada or d. Stuffed paratha with curd & Kitchadi e. Poori with Potato Masala/channa masala f. Dosa & Upma Coffee, Tea/Milk (150 ml)
10.45 a.m.	Mid morning Coffee	Coffee, Tea/Milk (150 ml)
1.00 – 2.30 p.m.	Lunch	Green Salad or Raitha Phulka or Poori 1 North Indian side dish 1 North Indian vegetable 1 South Indian vegetable 1 Variety rice, Plain rice, Rasam, Pappad, Pickle Curd * 1 Non-veg dish – weekly once fish and weekly once mutton (150 gms)* and once chicken biriyani and on other days Chicken(150 gms)* 1 Sweet / Ice cream (70 ml)*
3.45 p.m.	Mid evening Coffee	Coffee, Tea /Milk(150 ml)
5.15 p.m.	Evening Snacks – Each day of the week should be different item	Any one of the following: Keera Vadai / Mysore Bonda / Veg Bonda / Sundal / Sandwich /Kara Sev / Omapudi / Mixture/Samosa / Cutlet*

		AND Coffee, Tea /Milk(150 ml)
8.00 – 9.30 p.m.	Dinner On alternate days	Green Salad Either Phulka or Stuffed Paratha on alternate day Dhal One South Indian Tiffin (Idiyappam& Coconut Milk/Oothappam-Plain or Onion Oothappam with Sambar and Chutney) Plain Rice with Sambar / Vatha Kozhumbu / More Kozhumbu /Milagu Kozhumbu/ Khadi Rasam. (These items should not repeat in the week) 1 South Indian vegetable 1 North Indian vegetable Pappad, Pickle Curd*, 1 Sweet* 1 Banana / Cut fruits* Milk (150 ml) 1 Egg preparation

* Limited serving

Guest House:

The catering services for the inmates of the Guest House are as follows:

Time	Service	Items
6.00 a.m	Bed Coffee	Coffee, Tea (150 ml)
8.00 – 10.00 a.m.	Breakfast	Bread,Butter, Jam, Omlette Corn Flakes and milk Fruit juice (120 ml) & seasonal fruit AND Anyone of the following items with chutney and sambar a. Idly & Vada or b. uthappam & Vada c. Pongal & Vada or d. Stuffed paratha with curd & Kitchadi e. Poori with Potato Masala/channa masala f. Dosa & Upma Coffee, Tea/Milk (150 ml)
12.30 – 2.00 p.m.	Lunch	Soup Green Salad or Raitha

		Phulka or Poori 1 North Indian side dish 1 North Indian vegetable 1 South Indian vegetable 1 Variety rice, Plain rice, Rasam, Pappad, Pickle Curd * 1 Non-veg dish – weekly once fish and weekly once mutton (150 gms)* and once chicken biriyani and on other days Chicken(150 gms)* 1 Sweet / Ice cream (70 ml)*
5.00 – 6.00 p.m.	Evening Snacks	Any one of the following: Keera vadai / Mysore Bonda / Veg Bonda / Sundal / Sandwich /Kara Sav / Omapudi /Mixture/ Samosa / Cutlet* AND Coffee, Tea/Milk (150 ml)
7.30 – 9.30 p.m.	Dinner	Soup Green Salad Phulka or Stuffed Paratha Dhal One South Indian Tiffin (Idiyappam & Coconut Milk/Oothappam-Plain or Onion with Sambar and Chutney) Plain Rice with Sambar / Vatha Kozhumbu/ Mor Kozhumbu / Khadi Rasam, 1 South Indian dish 1 North Indian dish Curd, Pappad, Pickle 1 Sweet* 1 Banana / Cut fruits* Milk (150 ml) 1 Non-veg dish (150 gm)*

* Limited serving

In addition to the above, Coffee / Tea / Fruit Juice to be served to the guest as desired. In addition any item ordered by the guests should be prepared and served to the guests at extra at mutually agreed rates.

2. Good Quality branded sunflower oil or refined ground nut oil should be used as cooking medium. For tamarind rice and lemon rice good quality branded gingelly oil should be used. For Pongal and sweets, ghee or

refined vegetable oil should be used. Palm oil or Dalda should not be used at all for any purpose. Oil used on a day should not be carried over for cooking the next day.

3. The Contractor should use only milk and milk products of Aavin/Heritage/Vijay/KC for all purposes.
4. Good Quality cooking ingredients should be used at all times. Branded atta should be used for making chapathis / poories. Maida should not be used for making chapathis / poories. Officials of Bank at IMAGE have the right to inspect the store, fridge and freezer to verify the quality of ingredients used. Any sub standard material found in the store shall have to be removed from the premises immediately. Repetition of the same on more than one occasion shall attract penalty of Rs.1000/- per occasion.
5. Meat/chicken/fish should be purchased fresh daily. NV items should not be carried over to the next day by keeping in the fridge or freezer.
6. Curd served should be fresh and should not be old or sour.
7. Cooked food should not be kept in the freezer for using for the next occasion or next day. Only milk, curd and idly/dosa mix can be kept inside the fridge/freezer.
8. The details of the actual daily menu for breakfast, lunch, evening snacks and dinner will be given by Bank which shall be changed from time to time.
9. If any of the items supplied for the breakfast, lunch, evening snacks, dinner etc. are in the opinion of the Bank, substandard and/or inadequate, the Bank reserves the right to refuse payment in full or in part thereof. The Bank's decision on these matters is final.
10. Any eatable prepared for one occasion should not be carried over and served during the next occasion.
11. The Contractor should arrange at his own cost standard quality of cooking vessels, choppers, juicers, cutters, pans, buffet serving containers, heating system required for cooking and serving food and things acceptable to the Bank for rendering catering service, (minimum stock) as given in Annexure. The Contractor is expected to procure and store any other items that may be required for carrying out maintenance and

catering at IMAGE. The following minimum quantity is to be made available at any time keeping the requirement and volume at IMAGE:

	Bone China ware cups for serving tea/coffee in the rooms	200
	Bone China ware cups for serving tea/coffee in the dining hall	300
	Bone China ware cup and saucer for the use of VIPs	150
	Good quality small flasks for serving hot tea/coffee	300
	Soup bowl and saucer with spoons	150 sets
	Good quality spoons for dining purpose	500
	Good quality spoons for mixing tea/coffee	300
	Stainless steel plates for lunch (with partition)	250
	Stainless steel plates for tiffen	250
	Good quality melamine ware round plates for lunch purpose (big size)...	150
	Good quality bone china round plates for serving food to VIPS on Important occasions	100
	Quarter plates melamine ware round	200
	Bowels, cups, katories etc for serving food/dishes	Sufficient numbers
	Stainless Steel Spoons for serving food	-do-
	Small size flasks for serving coffee/tea in the rooms, office etc	200
	Big Size Stainless steel hot packs	6
	Medium and small size stainless steel hot packs	10 each
	Water jugs for dining halls	50
	Stainless steel trays for serving	12
	Table cloths	Required quantity

Any other utensils that may be required for cooking/serving. Damaged /broken cups/plates etc. should be replaced immediately.

12. The Contractor should give a break-up of the cost of Bed Coffee / Tea / Milk, Breakfast, Mid-morning / Mid-evening Coffee / Tea / Milk, Lunch, Snacks and Dinner. Cost will be deducted (as per the break-up) for the items not served.
13. The kitchen, dining hall, utensils, utensils cleaning area etc. should always be kept clean and hygienic.

14. The left over food in the plates/cooking vessels should be completely removed before leaving the same in the Cleaning area. The removed left over items should be emptied in waste bags(not in banned plastic bags) and should be carried to the garbage collection boxes kept outside the building but within the Campus.
15. In the hostel, room service should be given to the trainees for bed Coffee / Tea only. For non-trainee guests, room service may be given for other items also on request with the approval of Bank. In the guesthouse, room service should be given throughout.
16. The Contractor should ensure that courteous and efficient service is rendered through his workforce.
17. In a period of 12 months, normally training programs are conducted for 10 months covering an estimated number of 5000 trainees during that period. The estimated number of trainees is notional for the purpose of evaluation of the bid and it may vary either way substantially. The actual number may vary depending upon the programs conducted. But the rate quoted against each item shall remain firm for any quantity during the currency of the contract. Contractor is not entitled for any claim for any increase or decrease in the number of trainees.
18. Notice will be given for the period when no training programs are planned. However, during such period, the catering requirements of guests shall be duly met by the Contractor. The catering requirements of the trainees of programs arranged in short notice during such periods also have to be taken care by the Contractor.
19. Where the number of trainees per day is less than 25, the boarding charges for 25 trainees will be paid to the Contractor to take care of the Contractor's overheads.
20. The Contractor may with the prior permission of the Bank, undertake catering service to others who use the infrastructure of IMAGE in which event, the Contractor shall pay a lump sum amount of 10% of such catering bill amount to Bank. In such cases, the Contractor should engage separate set of cooks, serving boys etc. and should not utilize the services of persons working in Bank. The Contractor shall provide the details of catering done for others with copies of bills at the end of every month.
21. While undertaking the jobs as mentioned above, the Contractor shall ensure that the quality of service rendered to Bank does not suffer.
22. Any additional food items shall be arranged by the Contractor at a mutually agreed rate.

23. The Contractor should effect a reduction in the bill for the participants where skip sheets are given in advance.
24. The responsibility of maintenance of the premises and infrastructure will be that of the Contractor even in cases where the other caterers are engaged on specific occasions either by the Bank or others.
25. The Bank shall provide free of charge the following items/facilities :
- a. Gas Burners and necessary equipments for running gas supply. However the Contractor shall arrange to procure gas at his own cost, but the deposit for cylinders will be made by the Bank.
 - b. Electricity for normal consumption. It will be the responsibility of the Contractor to ensure electricity is switched off when not required. However if he uses air conditioners in the space allotted to him for running his office, electricity charges will be borne by the Contractor.
 - c. Tables, Chairs, warmer, freezers
26. **Other terms:**
- a) High quality, standard and approved brand of items should be used for cooking.
 - b) Defective broken/soiled crockeries & cutleries, flasks etc. to be replaced immediately.
 - c) All the dining tables should be provided with water jugs, tumblers, salt and pepper.
 - d) Non-vegetarian and vegetarian food to be cooked separately.
 - e) Non-vegetarian items should be kept sufficiently away from the vegetarian items, to make them distinct.
27. Staff members of Bank, Program Guests, Office Guests and Service Provider Guests like TNEB, Water & Sewerage Board, Police, Fire & Rescue Service will be charged at a subsidized rate of 50% of the Boarding Charges.
28. Any items other than normally provided in hostel and suite like fruit baskets, bouquet, mineral water, bath kit, shaving kit, special non-vegetarian items, special snacks, tender coconuts, fruit juices etc., prior sanction is required regarding the prices of the items served.

Name of post	No. of persons to be engaged	Wages (not less than the minimum wages under the Minimum Wages Act 1948)

Name of post	No. of persons to be engaged	Wages <i>(not less than the minimum wages under the Minimum Wages Act 1948)</i>

Annexure I (h)

SCHEDULE OF MAINTENANCE CHARGES

Maintenance charges (including wages, materials and service charges etc.)	Amount per month (Rs.)	Quantity in months	Total amount (Rs.)	Total amount in words
1. Guest house Complex - Annexure I (a)		24		
2. Hostel & College block – Annexure I (a)		24		
3. Auditorium block - Annexure I (b)		24		
4. Basement Floor Electrical installation, generator etc. - Annexure I (c)		24		
5. Residential quarters – Annexure I (d)		24		
6. Lawns and garden - Annexure I (e)		24		

GST as applicable will be considered extra

Annexure I (i)

SCHEDULE OF CATERING RATES

Catering as per Annexure I (f)	Rate per day (Rs.)	Estimated quantity (man-days)	Total value (Rs.)	Total value in words
1. Charges per head per day for catering for Hostel		40000		
2. Charges per head per day for catering for Guesthouse		2000		

GST as applicable will be considered extra

**AGREEMENT FOR MAINTENANCE & CATERING CONTRACT FOR
IMAGE,
MRC NAGAR, RA PURAM, CHENNAI 600 028**

This Maintenance, Catering & House Keeping Agreement executed on between Indian Bank, a body corporate constituted under Banking Companies (Acquisition & transfer of undertakings) Act, 1970 having its Corporate Office at 254-260 Avvai Shanmugham Salai , Royapettah , Chennai 600 014 and its Apex Training College viz. Indian Bank Management Academy for Growth & Excellence (IMAGE) situated at MRC Nagar, R A Puram, Chennai. 600 028 with College Block, Guest House Block, Residential Quarters, Hostel Block rooms, Dining halls, Conference Halls, Auditorium Block etc. hereinafter called the Bank on the one part, which term shall mean and include its successors and assignees and ----- represented by ----- hereinafter called the contractors on the other part, which term shall mean and include its successors and assignees.

WHEREAS the Bank is running Indian Bank Management Academy for Growth & Excellence that is “ IMAGE” at the above said premises.

WHEREAS the Bank and the contractor have decided to enter into a Maintenance & Catering and Housekeeping contract and that they intend to reduce to writing the terms and conditions of the said contract.

Now, this deed of agreement witnesseth that in consideration of the above premises, the parties hereby covenant with each other to observe and perform and adhere to the following terms and conditions that is to say:

- a) The contractor shall provide Maintenance, Catering & Housekeeping Services as per the general conditions mentioned in Annexure I (a) and I (g)
- b) The contractor agrees to provide Maintenance Services for the Auditorium Block etc (Conference Halls, VIP Rooms, Store Rooms, Kitchen and other Rooms and Dining Halls) as per the conditions mentioned in the Annexure I (b)

- c) The contractor agrees to provide the maintenance services for the electrical installations, electrical sub-stations, operations / maintenance of generators, operation of lifts, operation of stage lighting at Auditorium, Conference halls, Class rooms, etc as per the terms and conditions mentioned in Annexure I (c).
- d) The contractor agrees to provide Maintenance Services for the Residential Quarters as per the conditions mentioned in the Annexure I (d)
- e) The contractor agrees to maintain the lawns and gardens as per the conditions mentioned in Annexure I (e)
- f) The contractor agrees to do catering as per the conditions mentioned in the Annexure I (f)
- g) The Bank agrees to provide certain items and facilities as per Annexure I (a), Section-II
- h) The Bank agrees to pay the contractor as per the schedule of rates in Annexure I (h) and (i) , on performance of the work to the satisfaction of the Bank.
- i) The contractor is liable for the following:
 - i) The contractor shall fully indemnify the Bank for any default or non-observance by the contractor or any of his representatives of any terms of this contract and any other provisions of the applicable enactments and the rules / notifications framed there under.
 - ii) The contractor shall, whenever required by the Bank, produce for inspection of all forms, registers and other records required to be maintained under various statutes.
 - iii) In the event of cessation of the contract due to any reason whatsoever, the security deposit will be refunded only after due satisfaction of the Bank about the full compliance by the contractor of the contractual, statutory and other legal obligations.
 - iv) The contractor shall provide their workmen with necessary safety appliances at his own cost.

v) The contract will be in force for a period of 24 months from ***the date specified by the Bank.***

vi) The agreement can be terminated by either party by giving not less than three months notice in writing to the other party.

Notwithstanding anything contained in any other clause, the Bank can terminate the contract forthwith, without assigning any reasons

vii) On expiry / termination of the contract, the contractor shall handover the assets of the Bank, subject to normal wear and tear, peacefully and obtain acknowledgement from the Bank

IN WITNESS WHEREOF the parties hereto have hereunto set their hands the day and year first above written.

<p>Signed and delivered by the hands of Shri _____ its _____ and constituted attorney in the presence of:</p> <p>1.</p> <p>2.</p>	<p>Signed and delivered by the hands of Shri _____ partner of _____ in the presence of:</p> <p>1.</p> <p>2.</p>
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Annexure III

PHYSICAL DATA OF IMAGE, CHENNAI - 600 028

AREA OF IMAGE AS PER CORPORATION / CMDA SANCTION

BLOCK	AREA OF	IN SQ.FT.
Basement		9397.00
Guest House Block		
	Car Porch	135.00
	Ground Floor	6586.00
	First Floor	6586.00
	Second Floor	6586.00
	Third Floor	6530.00
	Terrace	279.00
	<i>Total</i>	26702.00
Hostel Block		
	Ground Floor	14204.00
	First Floor	9331.00
	Second Floor	11138.00
	Third Floor	11138.00
	Terrace	225.00
	<i>Total</i>	46036.00
College Block		
	Ground Floor	8927.00
	First Floor	6185.00
	Second Floor	9136.00
	Third Floor	7217.00
	Terrace	188.00
	<i>Total</i>	31653.00
Auditorium Block		
	Ground Floor	20918.00
	First Floor	19363.00
	Second Floor	9169.00
	Terrace	550.00
	<i>Total</i>	50000.00
Executive Quarters		
	Area- Two quarters-duplex	4000.00

ABSTRACT OF AREA

Area	In sq.ft.
Basement	9397.00
Guest House Block	26702.00
Hostel Block	46036.00
College Block	31653.00
Auditorium	50000.00
Executive quarters	4000.00
Total	167788.00

The IMAGE complex consists of a Guest House of 12 suites, 1 Board room, 1 V.I.P. Dining hall, 1 V I P Lounge, 1 V.I.P. Rest Room, Executive Toilets, 6 Residential quarters, 67 Hostel rooms, Gym Room, indoor court ,Yoga & Library, Kitchens, Dining halls, 7 Class rooms, 4 Computer labs, 8 Faculty rooms, VIP Lounge, 2 Conference Halls, 1 Video Conference Room, 1 Auditorium, HT electrical installations, AC plants, Generators, Lifts, Fountains, Lawns, Water treatment plant and gardens, inside roads etc.

Annexure IV**MINIMUM STAFF REQUIREMENT FOR CARRYING OUT MAINTENANCE AND CATERING WORK AT IMAGE**

General		9
01	Manager (should be available round the clock)	1
02	Asst. Manager	1
03	Head Cook (Knowing North Indian and South Indian preparations) for General Kitchen	1
04	Head Cook(Knowing North Indian and South Indian preparations) for Guest House	1
05	Asst. Cook for General Kitchen	2
06	Chapathi master	2
07	Tea Master	1
For Hostel Block		20
08	Receptionist for hostel reception	3
09	Dining Hall Supervisor /Hostel Block Supervisor	2
10	Dish Washer (ladies) for hostel mess	4
11	Room Boys for hostel	3
12	House keeping for hostel (ladies)	3
13	Dining Hall attendants / kitchen / cleaning (ladies and boys)	5
For Guest House		8
14	Supervisor for Guest House / external areas	1
15	Receptionist for Guest House	2
16	Guest House Room boys	2
17	Cleaning persons for guest house (ladies)	2
18	Asst Cook at Guest House	1
For College Block		8
19	Supervisor for College Block	1
20	House keeper for college block (ladies)	2
21	Office boys	3
22	Technical person – computers and accessories	2
For Auditorium Block		6
23	Supervisor for Auditorium	1
24	House keeper for Auditorium (ladies)	4
25	Lift Operator	1
OTHERS		20
26	Electrician B	4
27	Electrician C/Generator set Operator	2
28	Gardener	1
29	Plumber	3
30	External areas/gutters/roads etc cleaner	2
31	Garden cleaner	2
32	Qualified Librarian	2
33	Lift Operator	2
34	Carpenter	1
35	Office boys	1
TOTAL		71

Annexure V

LIST OF INDICATIVE BRANDS OF ITEMS TO BE USED IN CATERING :

1	Milk	Aavin/Heritage/Vijay/KC
2	Bread	Modern/Britannia/Spencers
3	Butter	Amul/Aavin/Hatsun pasturised butter
4	Jam	Kissan/SIL or other similar quality
5	Tomato Sauce	Kissan/Maggi
6	Chilli Sauce	Kissan/Maggi
7	Tea/Tea bags	Taj Mahal/Three Roses/Tetley
8	Filter Coffee	Leo/Narasus/Coffee day
9	Refined Oil	SVS/Fortune/Gold Winner
10	Rice	Good quality
11	Sugar	Good Quality (sulphur less)
12	Atta	Aashirwad/ Pilsbury
13	Pulses and other ingredients	Good Quality
14	Ice Cream	Kwality/ Arun/ Hatsun

Room Maintenance / Service :-

Disinfectants - Detailed items

Room Service

Hand Wash

Annexure VI

DETAILS OF MAINTENANCE WORK TO BE EXECUTED (Certificate to be enclosed along with maintenance bill every month)

S.No	Item of work	Frequency at which it is required to be carried out	When actually carried out
1	Sweeping and moping of entire floor area in all floors	Daily	
2	Cleaning/wiping of furniture items in class rooms/lecture halls/Conference halls/waiting halls/Principal's room and all office rooms/faculty rooms in the College Block/Guest House	Daily	
3	Cleaning of aluminium glassed doors/windows/doors/door frames	Twice in a week	
4	Dusting/wiping blinds	Twice in a week	
5	Cleaning/washing of toilets (floor and wall upto dado height) and sanitary installations like wash basin, water closets etc. with disinfectants and sprinkling phenyl on floor	Twice in a day	
6	Cleaning the carpets with vacuum cleaner	Once in a week	
7	Removing of cob webs	Once in a week	
8	Cleaning of all fan blades and electrical installation in the rooms/office and common area	Once in a month	
9	General Cleaning around the building outer area and cleaning the gutters	Daily	
10	Moping the floor of all rooms/halls etc	Daily	
11	Cleaning terrace of the building	Twice in a month	
12	Cleaning water sumps and all over head tanks with bleaching powder	Once in a month	
13	Deep cleaning of 2 nos Executives Duplex type quarters	Once in a month	
14	Laundering curtains in all the hostel rooms and guest house suites	Once in three months	
15	Laundering woolen blankets	Once in three months	

Date:

CONTRACTOR

Annexure VII

LIST OF HOUSING MATERIALS REQUIRED TO BE PROCURED BY CONTRACTOR AT OWN COST AND STORED IN SUFFICIENT QUANTITY FOR MAINTENANCE WORK AT IMAGE :

01	Scented Phenyl Concentrated
02	Soap Oil for cleaning the floors/toilets etc
03	Harpic Liquid toilet cleaner
04	Coconut brooms
05	Hill Brooms
06	Urinal Cubes
07	Naphthalene balls white (big)
08	Toilet Brushes
09	Hand Brush
10	Colin Mirror Cleaner
11	Room Spray
12	Air Freshener (Flora, Odonil)
13	Bleaching powder (ISI Brand)
14	Mop with stick
15	Checked cloth
16	Yellow Cloth
17	Cob web remover stick
18	Dust bins
19	Lizol/Floor cleaner/disinfectant
20	Spades, Savadu for cleaning garden/gutters etc.
21	Tissue Papers

The list is only indicative and the Contractor is required to procure and store any other item that may be required for maintenance work. All items should be procured and stored in sufficient quantities as per the requirement. The materials should be stored in a separate room and is subject to inspection of the Officials of Bank at IMAGE. A copy of the bill procuring the above items should be enclosed along with the monthly maintenance bill of the subsequent month.

Certification

To
The Principal
Indian Bank Management Academy for Growth and Excellence (IMAGE)
M R C Nagar
Chennai.

Dear Sir,

1. This is to certify that we have disbursed the salary for the month of (Previous month) as per Minimum Wages Act to all the employees as per the copy of Attendance register submitted to you.
2. We also enclose copy of the receipts for payment of EPF and ESI made for our employees.

Company Seal & Signature of the Authorised Representative

Annexure IX (i)

STOCK POSITION OF LINEN IN THE HOSTEL

Month:Year:.....

AS AT THE BEGINNING OF THE MONTH

		Bed sheets	Pillow Covers	Towels	Blankets
01	Used in the beds in the rooms				
02	To be given for washing				
03	Stock with the dhobi				
04	Washed stock				
05	Total				

AS AT THE CLOSE OF THE MONTH:

		Bed sheets	Pillow Covers	Towels	Blankets
01	Used in the beds in the rooms				
02	To be given for washing				
03	Stock with the dhobi				
04	Washed stock				
05	Total				

Date:

MANAGER

This statement should accompany the maintenance bill every month

Annexure IX (ii)

STOCK POSITION OF LINEN IN THE GUEST HOUSE

Month:Year:.....

AS AT THE BEGINNING OF THE MONTH

		Bed sheets	Pillow Covers	Towels	Blankets
01	Used in the beds in the rooms				
02	To be given for washing				
03	Stock with the dhobi				
04	Washed stock				
05	Total				

AS AT THE CLOSE OF THE MONTH:

		Bed sheets	Pillow Covers	Towels	Blankets
01	Used in the beds in the rooms				
02	To be given for washing				
03	Stock with the dhobi				
04	Washed stock				
05	Total				

Date:
MANAGER

This statement should accompany the maintenance bill every month

Annexure-IX

(Declaration to be submitted by the bidders in their Letter Head)

I / We have read and examined the notice inviting tender, schedules, specifications applicable, Conditions of contract and other documents and rules referred to in the conditions of contract and all other contents in the tender documents for the work.

I / We hereby tender for the execution of the work specified for Indian Bank's Training Centre at IMAGE, Chennai-600 028, within the time specified in Schedule and in accordance in all respects with the specifications and instructions in writing and with such materials as are provided for, by, and in all respects in accordance with such conditions so far as applicable.

I / We agree to keep the tender open for One hundred and Twenty (120) days from the date of the opening of Technical Bid thereof and not to make any modifications in its terms and conditions. A sum of Rs. 3.00 Lakh (Rs. Three lakh only) is enclosed in the form of demand draft / BG towards EMD.

If I / We fail to furnish the Security Deposit equivalent to 2% of the Tendered Cost as mentioned elsewhere within prescribed period, I / we agree that Indian Bank shall, without prejudice to any other right or remedy, be at liberty to forfeit the said earnest money absolutely.

Further, if I/we fail to commence work as specified, I/we agree that Indian Bank shall without prejudice to any other right or remedy available in law, be at liberty to forfeit the said earnest money and the security deposit. Further I / we agree that in case of forfeiture of earnest money I / we shall be debarred from participation in the re-tendering process of the work.

I/We hereby declare that we do not have any former employee of Indian Bank who has retired in less than 1 year before the date of submission of this tender and none of my relatives are employed in Indian Bank as of tender submission.

I/We hereby declare that my/our Firm/Company has not been blacklisted or otherwise debarred during the last five years by Indian Bank or by any other Public Sector Undertaking or by any Government for any failure to comply with the terms and conditions of any contract or for violation of any Statute, Rule or Administrative Instructions.

I/We hereby declare that no contract entered into by my/our Firm/Company with Indian Bank or with any other Public Sector Undertaking or with any Government has been terminated before the expiry of the contract period at any point of time during the last five years.

I/We hereby declare that I/We have not been convicted at any time by a Court of Law of an offence and sentenced to imprisonment.

I/we hereby declare that I/we shall treat the tender documents and other records connected with the work as secret / confidential documents and shall not communicate the information derived there from to any person other than a person to whom I/we am / are authorized to communicate the same or use the information in any manner prejudicial to the safety of the State.

Date

Signature of Contractor

Postal Address

Annexure-X

Check List

S.No	Document to be enclosed	
1	Audited Balance Sheet for 5 years	Yes / No
2	Income Tax returns for 5 Years	Yes / No
3	Copy of FSSAI certification	Yes / No
4	Copy of ISO Certification	Yes / No
5	Copy of Certificate from EPF Organisation	Yes / No
6	Copy of Certificate registered with the Govt. under Contract Labour (Regulation & Abolition) Act 1970.	Yes / No
7	Copy of Certificate of Registration issued by the Registrar of Companies or Registrar of Firms or letter of Proprietorship	Yes / No
8	<u>Copy of Registration under Shops & Establishment Act</u>	Yes / No
9	Copy of Certificate from ESI Corporation	Yes / No
10	Copy of Certificate registered with appropriate authority for GST	Yes / No
11	Copy of PAN card.	Yes / No
12	Solvency Certificate for Rs. 40 lakhs.	Yes / No
13	Demand Draft / BG for Rs. 3.00 lakhs favouring IMAGE towards EMD	Yes / No
14	Demand Draft for Rs. 5000/- favouring IMAGE towards application fee	Yes / No
15	Ensure filling in the Financial Bid in full	Yes / No
16	Ensure filling up declaration form	Yes / No