office copy

ANSAL TOWER FLAT OWNERS WELFARE ASSOCIATION

Plot No. 38, Nehru Place, New Delhi – 110019
Email: info.atwa@gmail.com | Ph: 011-26453517

Ref. No.:

Date: 29.08.2026

To
M/s 3S ENGINEERING WORKS,
B-15/701, SuperTech Eco Vill-1, Sector-1,
Greater Noida – 201306
GSTIN:

Email:
Tel:

Subject: **Letter of Award for "Replacement & Modification in Fire Fighting System" at Ansal Tower, Plot No. 38, Nehru Place, New Delhi.**

Reference:
1. ATFOWA/Tender Notice No. 3, dated – 02/02/2026 for the subject work, comprising Scope of Work & General Conditions, Special Conditions of Contract, Payment Terms, Safety Compliance & Technical Specifications, Formats, Forms and Fire Fighting Pipe Layout Drawings (Book-01), and the accepted Bill of Quantities (Book-02).
2. Your quotation/offer dated 24/02/2026 against the above referred tender.
3. Your email dated 10/03/2026 regarding addition of SITC 25mm dia gun metal ball valve (item no. 16C)
4. Your letter dated 05/05/2026 regarding confirmation on the offered make/brand and discount

Kind attention: Ms Shabiya Ahmed, Proprietor

Dear Madam,
We are pleased to place "Letter of Award" to you for **"Replacement & Modification in Fire Fighting System" at Ansal Tower, Plot No. 38, Nehru Place, New Delhi – 110 019.**

1.0 Scope of work: The scope of work shall be executed strictly in accordance with the Tender Documents and all amendments/corrigenda (if any), the accepted Bill of Quantities (BOQ), Technical Specifications, Fire Fighting Pipeline Layout, Terms and Conditions of the referred Tender/Award Document, and instructions issued by the Engineer-In-charge from time to time during execution.

The Works include the complete replacement, modification, installation, testing, commissioning and handing over of the fire-fighting system at the Project Site.

2.0 Contract Price: The total Contract Price for the entire scope of work under this Contract shall be ₹ 80,76,130 (Rupees Eighty Lakh Seventy-Six Thousand One Hundred Thirty Only), inclusive of GST, as per the following break-up:

Price Component	Amount in INR
Part-A: Fire Fighting System (Items 1–42)	₹ 63,92,483
Part-B: Main Fire Control Panel (Items 43a–43c)	₹ 4,94,068
Sub-Total [A+B]	₹ 68,86,551
GST @18%	₹ 12,39,579
Sub-Total [A+B+GST] (Inclusive of GST)	₹ 81,26,130
Less: Negotiated Discount	₹ 50,000
Total Contract Price (inclusive of GST)	**₹80,76,130**

ANSAL TOWER 38 NEHRU PLACE FLAT OWNERS WELFARE ASSOCIATION
Stilt Floor, Ansal Tower 38, Nehru Place, New Delhi-110019

M/s 3S ENGINEERING WORKS
Proprietor

Rates are inclusive of GST, transportation to site, and everything necessary for complete and functional execution. The detailed item-wise price break-up is enclosed as Annexure-I.

3.0 Prices Firm: All rates quoted and accepted shall remain firm for the entire duration of the Contract, including any extension of time granted thereto. No escalation shall be payable on any account.

4.0 Work Completion Schedule: 4 (Four) months, reckoned from the 7th day after issuance of this LOA or as instructed by the Engineer-In-charge.

5.0 Liquidated Damages: If the Contractor fails to perform the work within the period specified at Para 4.0 above, the Contractor shall pay to the Client, as Liquidated Damages and not as penalty, a sum equivalent to 0.1% of the Total Contract Price or part thereof, subject to a maximum of the value specified in the Special Conditions of Contract; and/or the Client may get the balance work executed through a third party at the risk and cost of the Contractor.

6.0 Defect Liability Period (DLP): The Defect Liability Period shall be 12 (Twelve) Months from the date of certified completion and handing over of the Works.

7.0 Performance Security: 5% of the total contract value. The Earnest Money Deposit of ₹2,00,000 will be converted into Security Deposit. A further Retention Money of 5% shall be deducted from every RA Bill, subject to a maximum cumulative Security Deposit of ₹10,00,000.

The deducted performance security money, without any discount, will be released to the contractor after satisfactory completion of the Defect Liability Period.

8.0 Insurance requirement:

8.1 The Contractor shall provide worker/labour insurance cover for labour with cover amount of Rs.10.00 lakhs.

8.2 The Contractor shall also provide third party insurance, to cover any mishappening that may occur within the Society, for an amount of Rs 10.00 lakhs.

9.0 Payment Terms:

9.1 No mobilization advance will be given.

9.2 **Monthly bills** to be submitted for work done; payment within 1 week after verification by the owner's supervisor/PMC.

9.3 **5%** will be deducted from each running bill towards performance security.

9.4 All payments will be paid by cheque or electronic transfer, after statutory deductions (TDS, etc.).

9.5 **GST is included** in the contract value; GST invoices and submission challans must be provided.

9.6 ~~**GST extra is applicable as per prevailing rate. Currently GST @18%.**~~

9.7 No extra payment will be paid for false ceiling/civil repairs since these are included in the contract.

10.0 Signing of Contract agreement: Within 30 days of issuance of LOA, Contract Agreement will be signed as per given format Annexure-II which will be integral part of the LOA.

11.0 Acknowledgement: This Letter of Award is being issued to you in duplicate. You are requested to return its duplicate copy duly signed and stamped on each page, as a token of your unconditional acceptance, within 7 (seven) days of receipt hereof, and take necessary action to commence the work.

M/s 3S ENGINEERING WORKS

Proprietor

ANSAL TOWER 38 NEHRU PLACE FLAT OWNERS WELFARE ASSOCIATION
Stilt Floor, Ansal Tower 38, Nehru Place, New Delhi-110019

Yours faithfully,
For and on behalf of
ANSAL TOWER FLAT OWNERS WELFARE ASSOCIATION

Authorised Signatory

Encl.:

- Annexure-I (accepted BOQ Price Break-up)
- Annexure-II (Contract Agreement)
- Tender Documents, Book-01 (NIT, Scope of Work & General Conditions, Special Conditions of Contract, Payment Terms, Safety Compliance & Technical Specifications, Formats, Forms and Fire Fighting Pipe Layout Drawings)

ANSAL TOWER 38 NEHRU PLACE FLAT OWNERS WELFARE ASSOCIATION
Stilt Floor, Ansal Tower 38, Nehru Place, New Delhi-110019

M/s 3S ENGINEERING WORKS
Proprietor

Work: Replacement & Modification in Fire Fighting System, Ansal Tower Date :- .....
Ref. no.:
Contractor:- M/s 3S Engineering Works, Greater Noida

ANNEXURE-I: BOQ FOR FIRE FIGHTING WORKS

S.NO.	DESCRIPTION	UNIT	QTY.	RATE	Amount
	PART-A FIRE FIGHTING SYTEM				
1	**Excavation** for MS Pipe 1ft wide & 1.5 ft deep including Demolition of Bituminous or RCC road by manually or machenical means. Including disposal of malba at designate place within Building.	Rmt	40	2 200	88 000
2	Providing & laying PCC of M10 Grade all around the MS Pipe. Thickness of PCC = 2in	Rmt	40	1 250	50 000
3	**Making RCC flooring in Cement Concrete.** Flooring considered for the demolished area only	Rmt	40	1 350	54 000
4	**Repairs to plaster** of thickness 12 mm to 20 mm in patches of area 2.5 sq. meters and under, including cutting the patch in proper shape, raking out joints and preparing and plastering the surface of the walls complete, including disposal of rubbish to the dumping ground , all complete as per directions of Engineer-In-Charge. With cement mortar 1:4 (1cement: 4 coarse sand).	Sqm	200	625	1 25 000
5	**Dismanteling** of spindle fire hydrant including stacking of use full material within 50m lead. (Hydrant valve single & four way)	Nos	26	350	9 100
6	Dismanteling M.S & G.I pipes including Excavation and refilling trenchees after taking out the ipes, manually by mechanical means including stacking of pipes within 50 metre lead as per direction of engineer in charge including NRV				
a	**25mm (MS & G.I both)**	Rmt	120	59	7 080
b	**32mm (MS & G.I both)**	Rmt	50	77	3 850
c	**40 mm-MS**	Rmt	103	104	10 712
d	**50 mm-(MS & G.I both)**	Rmt	120	115	13 800
e	**60mm-MS**	Rmt	90	124	11 160
f	**80 mm-MS**	Rmt	443	171	75 753
g	**100mm-MS**	Rmt	335	224	75 040
h	**150mm-MS**	Rmt	285	330	94 050
i	**200mm-MS**	Rmt	40	448	17 920
7	Providing, laying, testing & commissioning of 'C' class heavy duty MS pipe including Welding, fittings like elbows, tees, flanges,conforming to IS 3589/IS 1239 tapers, nuts bolts, gaskets etc. and fixing the pipe on the wall/ceiling with suitable clamp/support frame and painting with two or more coats of synthetic enamel paint of required shade complete as required :				
a	**25mm (MS & G.I both)**	Rmt	120	462	55 440
b	**32mm (MS & G.I both)**	Rmt	50	556	27 800

ANSAL TOWER 38 NEHRU PLACE FLAT OWNERS WELFARE ASSOCIATION Stilt Floor, Ansal Tower 38, Nehru Place, New Delhi-110019

M/s 3S ENGINEERING WORKS

Proprietor

S.NO.	DESCRIPTION	UNIT	QTY.	RATE	Amount
c	40 mm-MS	Rmt	100	689	68 900
d	60mm-MS	Rmt	100	1 209	1 20 900
e	80 mm-MS	Rmt	540	1 815	9 80 100
f	100mm-MS	Rmt	335	2 198	7 36 330
g	150mm-MS	Rmt	285	2 899	8 26 215
h	200mm-MS	Rmt	40	5 390	2 15 600
8	Providing, laying, testing & commissioning of 'B' class heavy duty G.I. pipe conforming to IS 1239 including welding, fittings like elbows, tees, flanges, tapers, nuts, bolts, gaskets etc. and fixing the pipe on the wall/ceiling with suitable clamp/support frame and painting with two or more coats of synthetic enamel paint of required shade complete as required				
a	GI pipe of 50mm dia. in vertical shaft	Rmt	150	1 209	1 81 350
9	Providing, installation, testing and commissioning of the following fire equipments. Make Agni, Newage, Honeywell or equivalent				
a	**Fire Hose Box** with capacity of 2 Fire Hose Reel	Nos	4	2 500	10 000
b	Making provision for hose reel and RRL pipe in the shaft for wall hanging like supply & fixing angles	Nos	20	675	13 500
c	RRL Pipe - delivery Hose of length 15mtr	Nos	44	2 800	1 23 200
d	Branch Pipe & Nozzles in Stainless Steel	Nos	44	1 350	59 400
e	Brass Non-return valve-80 mm dia	Nos	2	6 600	13 200
f	Brass Non-return valve-100 mm dia at stilt level	Nos	3	7 800	23 400
g	Hose Reel-30 mtr with swinging 180 degree wall mounting	Nos	24	3 200	76 800
10	Providing, fixing, testing & commissioning of **15mm dia quartzoid bulb** type sprinklers of rating 68 degree centigrade with required accessories :upright or pendent, type. Make ceasefire or equivalent	Nos	350	165	57 750
11	Supplying and fixing **hydrant valve** in stainless Steel including flange plate, orifice plate and bolts with inlet of 80mm with 63mm female oulet. Make Agni or equivalent. Including flange & Bolt				
a	Single headed with inlet 100mm	Nos	42	2 850	1 19 700
b	Three headed with inlet 100mm	Nos	1	4 700	4 700
12	Supplying and fixing a two way 100mm Fire Brigade Connection of cast iron body with gun metal male instaneous inlet couplings complete with cap and chain as req. for suitable dia MS pipe connection conforming to is 904 as required.	Nos	3	2 980	8 940
13	Repair of **Khuda/Holes** made for various connectorions Connection of MS Pipe to pumps at basement and miscellaneous labour cost for installation in shaft	Lum.	54	850	45 900
14	Supply & fixing of 12.5 HP **Jockey Pumps** in basement level make Crompton or equivalent including accessories like flange, bolts, gasket, union etc.	Nos.	1	1 44 000	1 44 000
15	Supply & fixing of 7.5 HP **Jockey Pumps** at Terrace level make Crompton or equivalent including accessories like flange, bolts, gasket, union etc.	Nos.	1	1 15 000	1 15 000

M/s SS ENGINEERING WORKS

Proprietor

Sitt Floor, Ansal Tower 38, Nehru Place, New Delhi-110019
ANSAL TOWER NEHRU PLACE FLAT OWNERS WELFARE ASSOCIATION

S.NO.	DESCRIPTION	UNIT	QTY.	RATE	Amount
16	Providing and fixing the following **Ball Valve** of **Gun metal**. Make Zoloto				
a	25mm for spriklers	Nos.	150	835	1 25 250
b	32mm for spriklers	Nos.	560	2 350	13 16 000
c	75mm for terrace	Nos.	2	3 200	6 400
17	Providing **foot valves for section coupling** in the UG tanks with all installations	Nos	2	19 824	39 648
18	Supply & fixing of Brass **Gate Valve with CI Wheel** of dia 6" including flanged & nut fixing near pump where as required. Make Zolotto or equivalent	Nos	1	95 000	95 000
19	Supply & fixing of Brass **Gate Valve with CI wheel** of dia 4" including flanged & nut fixing near pump where as required. Make Zolotto or equivalent	Nos	1	38 500	38 500
20	Supply & fixing of C.I. **Butterfly valve** of dia 150mm including flanged & nut fixing near pump where as required. Make Zolotto	Nos.	3	10 620	31 860
21	Supply & fixing of C.I. **Butterfly valve** of dia 100mm including flanged & nut fixing near pump where as required. Make Zolotto	Nos.	22	5 500	1 21 000
22	Supply & fixing of C.I. **Butterfly valve** of dia 75mm including flanged & nut fixing near pump where as required. Make Zolotto	Nos.	2	4 500	9 000
23	Supply and fixing of **CI Strainer** 200mm dia near pump including flanged, bolts, gasket. Make Zoloto or equivalent	Nos.	1	32 500	32 500
24	Supply and fixing of **CI Strainer** 150mm near pump including flanged, bolts, gasket. Make Zoloto or equivalent	Nos.	2	27 400	54 800
25	Supply & fixing of **Pressure gauge** at various floors. Make WIKA, Forbes, Akari & Swastik.	Nos.	14	1 534	21 476
26	Supply, installation, testing & commissioning of **smoke detector** with builtin LED and mounting base completed with all connections etc. as required. Make Agni, Honeywell and Seimens	Nos	150	425	63 750
27	Providing and fixing **flow switch** in following sizes M.S. pipe including connection to the main panel including integration. Make Honeywell or equivalent				
a.	100mm dia	Nos	22	8 590	1 88 980
28	Providing and fixing **Pressure switch** in M.S. pipe line including connection etc as required make Honeywell or equivalent	Nos	2	2 380	4 760
29	Providing and fixing of Single acting **Air release valve** 150mm dia in M.S. Pipe line incluidng connections etc as required. Make Zolotto or equivalent	Nos	2	4 800	9 600

M/s 3S ENGINEERING WORKS

Proprietor

S.NO.	DESCRIPTION	UNIT	QTY.	RATE	Amount
30	Supply, installation, testing & commissing of **Mannual call** boxes of MS construction in surface/recess with stainless steel chain & hammer assembly complete with glass and push button e.t.c as required. Make Agni or Honeywell	Nos	38	432	16 416
31	Providing and Fixing of **Hooters** on corridor wall. Make Agni or Morley	Nos	36	680	24 480
32	Providing and fixing of **ceiling speakers** to announce fire dill, or alert for evacuation. Make Honeywell, Apollo or Agni	Nos	36	950	34 200
33	Provding and fixing of **Alarm control Panel** for smooth execution of Public Address System. Make Honeywell or equivalent. Make Honeywell or Agni	Nos	1	48 000	48 000
34	Supply and laying **2x1.5 sqmm fire alarm armoured cable** 600/1000v rated with annealed copper conductor having XLPE insulation, steel wire armouring & FRLS outer sheath complete as required. Make Havells	Rmt	500	165	82 500
35	10 mm **wire** 3.5 core make Havells	Rmt	25	470	11 750
36	10 mm **wire** 2 Core make havells	Rmt	50	440	22 000
37	Electrical Motor control **panel** for terrace and pump room(for jockey pump). Make Crompton or Kirolskar	Nos	2	12 000	24 000
38	Installation & fixing of 4 nos. G.L. round bottom **Fire Buckets** of 9.5 liters capacity filled with sand including proper supporting/ mounting arrangements in MS angle iron frame, painted by fire red colour over two coats of red oxide paint and written with white paint "FIRE" complete in all respects as per the directions of Engineer-in-charge.	Nos	6	320	1 920
39	Paint:- Applying Two coats of Inorganic Zinc Phosphate Primer & Two coats of synthetic enamel paint. Including surface clean by wire brush. Complete Make Asian Paint or Dulux	Rmt	1 750	9	15 750
40	Removal of Civil Malba/Debris from Site with the help of tractor.	Nos	20	3 000	60 000
41	Obtaining all necessary permissions, Fire NOC and Liasoining shall be in the contractor's scope	LS	1	5 00 000	5 00 000
42	Buyback of scrap generated from fire-fighting works at Ansal Tower premises, comprising dismantled / removed fire-fighting system components such as MS/GI pipes, cable trays (if any), and all other ferrous scrap arising out of dismantling, cutting, replacement or modification works, complete in all respects.	LS	1	- 1 20 000	- 1 20 000
	GRAND TOTAL				**75 43 130**

ANSAL TOWER 38 NEHRU PLACE FLAT WELFARE ASSOCIATION Stilt Floor, Ansal Tower 38, Nehru Place, New Delhi-110019

M/s 3S ENGINEERING WORKS

Proprietor

S.NO.	DESCRIPTION	UNIT	QTY.	RATE	Amount
PART-B	**Main Fire Control Panel make Honeywell or Equivalent**				
43	**System Controller**				
a	Designing, Supply, Installation, Testing and commissioning of system controller to control operation of main electric fire pump, diesel pump, Pressurization pump, Terrace pump in sequence as per specification consisting of relays, timers. Sensors, annunciation window for fault indication, complete as per specification		1	56 000	56 000
	Incoming				
b	800A, 50kA 4 Pole MCCB, Ics=100% Icu Rating Digital Voltmeter 0-500V with selector switch Ammeter (0-800 A) with selector swtich & CTs etc. LED type RYB phase indicating lamps, ON, OFF, trip indicating lamps Set of Copper Bus Bar 1000Amps		1	1 76 000	1 76 000
	Outgoing (Note : All outgoing feeders for pumps should have digital Ammeter with selector switches, and LED type ON, OFF, trip indicating lamps)				
	Main Fire Pump				
c	250 Amp, 50kA TPN MCCB, Ics=100% Icu, with fully automatic Star/Delta starter suitable for 100 hp pump with overload protection, current sensing type single phase preventor complete with all acceessories and internal wiring required for automatic operation, selector switch for local/remote, auto/manual/OFF operation. - 2 sets		2	75 000	1 50 000
	Jockey Pump				
d	125 Amp, 50kA TPN MCCB, Ics=100% Icu, with Suitable HP fully automatic Star/Delta starter with overload protection, current sensing type single phase preventor complete with all acceessories and internal wiring required for automatic operation, selector switch for local/remote, auto/manual/OFF operation. - 2 sets		2	58 000	1 16 000
	Diesel Engine Control				
e	Control for diesel engine comprising - Automatic/Manual selctor switch & 3 attempts starting device,timers and relays as required, push buttons, start/stop in manual mode Indicating lamp for high/ Low Lub. Oil pressure, High Water Temp and Engine on indication Battery charger suitbale for 12V/24 V DC with boost and trickle selector switch, 0-30 V DC volt meter, and 0-20 A DC Ammeter All standard relays and accessories for automatic operation of diesel engine	Each	1	85 000	85 000
	TOTAL PART-B				**5 83 000**
	TOTAL [A+B]				**81 26 130**
	Discount offered				**- 50 000**
	Final Amount				**80 76 130**

The Price are inclusive of GST

M/s SS ENGINEERING WORKS

Proprietor

Note:

1 All rates are inclusive of making connections and welding.
2 The cost of making connection of new GI with old GI pipe at both ends is included.
3 The cost for Shifting of Malba to the designated place shall be borne by the contractor
4 The place for shifting malba shall be decided by the RWA.
5 Payment Shall be made on actual basis.
6 Repair of False ceiling and civil repairs are included

ANSAL TOWER 38 NEHRU PLACE FLAT OWNERS WELFARE ASSOCIATION
Sixth Floor, Ansal Tower 38, Nehru Place, New Delhi-110019

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Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	:	IN-DL82863844071772Y
Certificate Issued Date	:	24-Aug-2026 05:24 PM
Account Reference	:	IMPACC (IV)/ dl717803/ DELHI/ DL-WSD
Unique Doc. Reference	:	SUBIN-DLDL71780367309738892495Y
Purchased by	:	ANSAL TOWER 38 NEHRU PLACE FLAT ONWERS WELFARE ASS
Description of Document	:	Article 5 General Agreement
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	ANSAL TOWER 38 NEHRU PLACE FLAT ONWERS WELFARE ASSOCIATION
Second Party	:	3S ENGINEERING WORKS
Stamp Duty Paid By	:	ANSAL TOWER 38 NEHRU PLACE FLAT ONWERS WELFARE ASSOCIATION
Stamp Duty Amount(Rs.)	:	50 (Fifty only)

NOTARIAL

Please write or type below this line

AGREEMENT

This ("Agreement") is made and executed at New Delhi on this 12 day of AUG 2026, 2026, by and among: 1. **ANSAL TOWER 38, NEHRU PLACE FLAT OWNERS WELFARE ASSOCIATION,** having its office at stilt floor Ansal Tower, Plot No. 38, Nehru Place, New Delhi – 110019,

BETWEEN

M/S 3S ENGINEERING WORKS, having its registered office at **B-15/701 SuperTech Eco Vill-1, Sector -1 Greater Noida 201306,** acting through its authorized signatory **Mr./Mrs. SHABIY AHMED, PROPRIETOR,** hereinafter referred to as the "Contractor" (which expression shall, unless repugnant to the context, include its successors and permitted assigns), of the SECOND PART; WHEREAS: Page 9 of 67 A. The Client invited tenders for the work of **"Replacement & Modification in Fire Fighting System" at Ansal Tower, Plot No. 38, Nehru Place, New Delhi – 110019 (the "Project Site")**

M/s 3S ENGINEERING WORKS

Proprietor

Statutory Alert:
1. The authenticity of this Stamp certificate should be verified at www.shcilestamp.com or using e-Stamp Mobile App of Stock Holding
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid
3. The onus of checking the legitimacy is on the users of the certificate
4. In case of any discrepancy please inform the Competent Authority

Annexure - II (Contract Agreement)

AGREEMENT

This ("Agreement") is made and executed at New Delhi on this ____ day of _____, 2026, by and among:

1. ANSAL TOWER OWNERS WELFARE ASSOCIATION, having its office at Ansal Tower, Plot No. 38, Nehru Place, New Delhi – 110019, acting through its duly authorized signatories, Mr./Ms. _____, pursuant to the authority granted by its Management Committee/ General Body, hereinafter referred to as the "Client" or the "Owner" (which expression shall, unless repugnant to the context, include its successors, authorised representatives and permitted assigns), of the FIRST PART;

AND

2. M/S 3S ENGINEERING WORKS, having its registered office at B-15/701 SuperTech Eco Vill-1, Sector -1 Greater Noida 201306, acting through its authorised signatory Mr./Ms._____, Designation Authorized signatory , hereinafter referred to as the "Contractor" (which expression shall, unless repugnant to the context, include its successors and permitted assigns), of the SECOND PART;

WHEREAS:

NOTARY ASHOK KUMAR AREA DELHI R No.- 3061 Exp. On 17-08-2030 GOVT. OF INDIA

ANSAL TOWER 38 NEHRU PLACE FLAT OWNERS WELFARE ASSOCIATION 5th Floor, Ansal Tower 38, Nehru Place, New Delhi-110019

M/S 3S ENGINEERING WORKS

Proprietor

A. The Client invited tenders for the work of "Replacement & Modification in Fire Fighting System" at Ansal Tower, Plot No. 38, Nehru Place, New Delhi – 110019 (the "Project Site").

B. The Contractor inspected the Project Site, understood the operational constraints of the occupied commercial building, submitted its technical and financial bid, and participated in subsequent clarifications and negotiations.

C. Upon technical and financial evaluation, the Contractor was found to be the lowest responsive and technically qualified bidder, and the Client decided to award the Works to the Contractor.

D. The Letter of Intent/Letter of Award records a final contract value of ₹80,76,130/- (Rupees Eighty Lakh Seventy-Six Thousand One Hundred Thirty Only), inclusive of GST.

E. the Consultant prepared and/or coordinated the tender documents, drawings, technical specifications and award documents and has been appointed by the Client to administer, inspect, measure and certify the Works in accordance with the Contract Documents.

F. The Contractor has agreed to execute and complete the Works in accordance with the Contract Documents, approved drawings, technical specifications, instructions issued by the Client/Consultant, applicable laws and good engineering practice.

G. The Parties desire to record their respective rights, duties and responsibilities through this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the Parties agree as follows:

1. DEFINITIONS AND INTERPRETATION

1.1 "Works" means the complete replacement, modification, installation, testing, commissioning and handing over of the fire-fighting system at the Project Site, including all civil, mechanical, electrical, piping, insulation, painting, supports, fittings, valves, accessories, testing and allied works included in the Contract Documents.

1.2 "Contract Documents" means this Agreement together with the Letter of Intent/Letter of Award, Award Document, Tender Documents (Book-01), accepted BOQ (Book-02), drawings, technical specifications, addenda/corrigenda, approved makes, letters and minutes forming part of the award, Contractor's accepted bid, and written instructions issued by the Consultant/Client.

1.3 "Contract Amount" means Rs80,76,130/- inclusive of GST, subject to additions, omissions and adjustments expressly permitted under the Contract Documents.

1.4 "Engineer-in-Charge" means the Consultant or any engineer/representative nominated by the Client for administration and supervision of the Works.

1.5 "Defect Liability Period" or "DLP" means the period specified in the Tender/Award Documents, commencing from the date of certified completion and handing over.

1.6 Headings are for convenience only. Singular includes plural and vice versa. References to laws include amendments and re-enactments in force from time to time.

2. CONTRACT DOCUMENTS AND ORDER OF PRECEDENCE

2.1 The Contract Documents shall be read together and shall be mutually explanatory. The Contractor confirms that it has examined and accepted all such documents.

2.2 In the event of any inconsistency, the following order of precedence shall apply, unless the Client issues a written clarification:

- This Agreement and any duly signed amendment;

M/s 3S ENGINEERING WORKS

Proprietor

ANSAL TOWER 38 NEHRU PLACE FLAT OWNERS WELFARE ASSOCIATION Sixth Floor, Ansal Tower 38, Nehru Place, New Delhi-110019

NOTARY ASHOK KUMAR AREA DELHI R No.- 3081 Exp. On 17-08-2030 GOVT. OF INDIA

- Letter of Intent/Letter of Award and Award Document, including negotiated and additional points;
- Addenda/corrigenda and written clarifications issued before award;
- Special Conditions of Contract and Payment Schedule;
- Technical specifications, approved drawings and instructions of the Consultant;
- Accepted BOQ and approved makes;
- General Conditions, NIT and Contractor's accepted tender submission.

2.3 The following shall specifically form an integral part of the Contract: the letter dated 05.05.2026 and all signed pages of Book-01 and Book-02.

3. SCOPE AND NATURE OF CONTRACT

3.1 The Contractor shall execute the Works on an item-rate basis and shall provide all labour, supervision, materials, consumables, equipment, tools, tackles, temporary works, testing instruments, transport, loading/unloading, storage, protection and everything necessary for complete and functional execution, except where expressly stated otherwise in the Contract Documents.

3.2 The Works shall be performed in an occupied and operational commercial building. All phasing, shutdowns, access limitations, working-hour restrictions and other operational constraints shall be planned and managed by the Contractor without additional payment or claim.

3.3 The Contractor shall verify dimensions, routes, levels, existing services and site conditions before procurement or execution. Any discrepancy shall be reported to the Consultant in writing before proceeding.

3.4 No verbal instruction shall authorise extra payment. Any deviation, substituted item or extra item affecting cost or time shall require written approval in accordance with Clause 13.

4. CONTRACT AMOUNT

4.1 The final accepted Contract Amount is ₹80,76,130/- (Rupees Eighty Lakh Seventy-Six Thousand One Hundred Thirty Only), inclusive of GST.

4.3 The Contract Amount is subject to actual measurements and adjustments permitted under the item-rate BOQ, approved variations and statutory deductions. No escalation shall be payable

5. CONTRACT PERIOD, COMMENCEMENT AND PROGRAMME

5.1 The contractual duration shall be 4 (Four) months, reckoned from the 7th day after issuance of the Letter of Intent, unless a different commencement date is specifically recorded in writing by the Client/Consultant.

5.2 The Contractor shall commence preliminary activities within 7 days of the LOI and complete mobilisation of manpower, equipment and materials.

5.3 Within 7 days of the LOI, the Contractor shall submit a detailed work programme/PERT or bar chart showing procurement, phasing, shutdown requirements, testing, commissioning and completion milestones. The programme shall be updated whenever directed by the Consultant.

5.4 If progress falls behind, the Contractor shall immediately submit and implement a recovery plan, including additional manpower, shifts, equipment or resources at no extra cost.

5.5 Any request for extension of time shall be submitted promptly with supporting records and shall be decided by the Client on the Consultant's recommendation in accordance with the Contract Documents.

M/s 3S ENGINEERING WORKS

Proprietor

7. OBLIGATIONS OF THE CONTRACTOR

7.1 Execute and complete the Works strictly in accordance with the Contract Documents, approved drawings, specifications, accepted BOQ, approved makes, written directions and good engineering practice.

7.2 Deploy qualified engineers, a competent full-time site supervisor, licensed/skilled personnel and adequate labour throughout the execution period.

7.3 Obtain approval of materials and samples before procurement/use. Only approved makes shall be used unless the client permits a change in writing.

7.4 Maintain Measurement Books, material registers, inspection requests, test reports, calibration records, inventory records, labour/safety registers, daily progress reports and photographic records.

7.5 Coordinate shutdowns and sequencing with the building management. Existing essential fire-safety arrangements shall not be impaired without approved temporary measures and written permission.

7.6 Protect existing services, equipment, finishes, vehicles, occupants and adjoining property. Any damage caused by the Contractor shall be made good promptly at its own cost, failing which the Client may recover the cost from amounts due.

7.7 Maintain good housekeeping; segregate and remove debris, scrap and waste regularly; and hand over the Project Site in clean and satisfactory condition.

7.8 Immediately notify the Client and Consultant of any accident, unsafe condition, obstruction, discrepancy, delay or event likely to affect cost, time, quality or safety.

7.9 Rectify all rejected or defective work at its own cost within the time directed. The Client/Consultant may stop unsafe or non-conforming work until rectification, without additional cost to the Client.

7.10 Provide all warranties, guarantees, operation and maintenance manuals, as-built drawings, test certificates, spare parts and training required under the Tender/Award Documents before final handover.

7.11 Not assign, transfer or subcontract the whole or substantial part of the Works without prior written approval. Such approval shall not relieve the Contractor of responsibility.

7.12 Remain responsible for its subcontractors, suppliers, employees and agents as if their acts and omissions were those of the Contractor.

8. MATERIALS, WORKMANSHIP AND QUALITY CONTROL

8.1 All materials shall be new, genuine, free from defects, of approved make and specification, and accompanied by manufacturer certificates, invoices and test reports when required.

8.2 The Contractor shall submit method statements and inspection/test plans before commencing each major activity. Work shall not be concealed before inspection where inspection has been requested or is required.

8.3 Rejected material shall be removed from the Project Site within the time directed. Defective workmanship shall be dismantled and redone at the Contractor's cost.

8.4 The Gontractor shall arrange all field/laboratory testing at its cost where included in the Contract Documents. Test results shall be submitted promptly to the Consultant.

8.5 Approval of a sample, make, method or test result shall not constitute acceptance of subsequent defective supplies or workmanship.

9. FIRE-SYSTEM TESTING, COMMISSIONING AND HANDING OVER

9.1 After completion, the Contractor shall carry out hydraulic testing of the complete system before final handing over, together with all other tests required by the specifications and applicable standards.

ANSAL TOWER 38 NEHRU PLACE FLAT OWNERS WELFARE ASSOCIATION Still Floor, Ansal Tower 38, Nehru Place, New Delhi-110019

NOTARY ASHOK KUMAR AREA DELHI P. No.- 3061 Exp. On 17-08-2030 GOVT. OF INDIA

M/s 3S ENGINEERING WORKS

Proprietor

9.2 Testing shall include, as applicable, pressure testing, flushing, leakage checks, valve operation, pump/system functional checks, alarm/interface checks and demonstration of system performance in the presence of the Consultant/Client.

9.3 Any leakage, pressure loss, malfunction, defective component or non-compliance identified during testing shall be rectified and the test repeated at no extra cost.

9.4 Handover shall be considered complete only after removal of snags, successful testing/commissioning, submission of all records, as-built drawings, O&M manuals, warranties and written completion certification by the Consultant/Client.

9.5 The Contractor shall provide reasonable assistance and documentation for statutory inspection/approval, where applicable under the Tender Documents, without shifting its execution responsibility to the Client or Consultant.

10. SAFETY, LABOUR AND STATUTORY COMPLIANCE

10.1 The Contractor shall be solely responsible for safe execution and shall comply with all applicable labour, safety, environmental, fire, GST, NGT and other statutory requirements.

10.2 Before commencement, the Contractor shall submit valid Contractor's All Risk Insurance, Workmen/Employees Compensation Insurance and Third-Party Liability Insurance, and keep them valid for the required contract period.

10.3 The Contractor shall provide and enforce PPE, safe scaffolding, lifelines, safety nets, barricading, warning signs, permits, fire extinguishers, first-aid facilities, lockout/tagout arrangements and other necessary measures.

10.4 The Contractor shall be solely liable for wages, statutory contributions, taxes, licences, permits, compensation and claims relating to its personnel. No personnel shall have any employment relationship with the Client or Consultant.

10.5 The Contractor shall immediately report accidents and cooperate in investigation. All costs, compensation, penalties and liabilities arising from the Contractor's operations shall be borne by the Contractor, except to the extent caused solely by the proven wilful misconduct of another Party.

10.6 The Client/Engineer-in-charge may stop any activity posing imminent danger. Such stoppage shall not entitle the Contractor to additional payment or time where caused by the Contractor's default.

11. OBLIGATIONS OF THE CLIENT

11.1 Provide reasonable access to the Project Site and nominate authorised representatives for coordination, measurements, decisions and approvals.

11.2 Coordinate with occupants/building management for approved work zones, shutdown windows and access, subject to the operational requirements of the building.

11.3 Review and decide submissions, variations and payment recommendations within reasonable time, based on the Consultant's advice and the Contract Documents.

11.4 Make payments of certified amounts in accordance with Clause 12, subject to statutory deductions, recoveries, retention and other contractual adjustments.

11.5 Assist in resolving access or occupant-related issues that are not attributable to the Contractor, without assuming the Contractor's execution or safety obligations.

11.6 Any facilities such as storage space, water or electricity shall be provided only to the extent and on the terms stated in the Tender/Award Documents or separately agreed in writing.

M/s 3S ENGINEERING WORKS

Proprietor

ANSAL TOWER 38 NEHRU PLACE FLAT OWNERS WELFARE ASSOCIATION
Sitt Floor, Ansal Tower 38, Nehru Place, New Delhi-110019

NOTARY ASHOK KUMAR AREA DELHI R No - 3061 Exp. On 17-08-2030 GOVT. OF INDIA

12. MEASUREMENTS, BILLS AND PAYMENT

12.1 The Contract is an item-rate contract. Payment shall be based on actual quantities of accepted work measured jointly and recorded in the prescribed Measurement Book, subject to BOQ rates and the Contract Documents.

12.2 No mobilisation advance or material advance shall be payable.

12.3 The Contractor may submit monthly running account bills in the format prescribed by the Consultant, supported by measurements, invoices, tax documents, test records, progress photographs and other required documents.

12.4 The Engineer-in-charge shall endeavour to verify measurements within 7 days of receipt of a complete bill. The Client shall make payment of the certified amount within 15 days of submission of the complete bill, subject to verification, contractual deductions and availability of all required supporting documents.

12.5 TDS and other statutory deductions shall be made as applicable. GST shall be dealt with in accordance with law and the Contractor shall provide valid tax invoices and evidence/compliance documents required under the Contract.

12.6 Security deposit/retention money shall be deducted from RA bills and released after successful completion of the DLP in accordance with the Tender/Award Documents.

12.7 Certification of an interim bill shall not constitute final acceptance of work or waive the Client's right to recover overpayments, correct measurements or require rectification.

12.8 The final bill shall be processed after completion, reconciliation, successful testing, handing over, submission of all documents and rectification of recorded defects/snags.

13. VARIATIONS, OMISSIONS AND EXTRA ITEMS

13.1 The Client, through the Consultant, may issue written instructions modifying drawings, methodology, quantity, routing, sequence or scope due to site conditions or operational requirements.

13.2 BOQ quantities are estimated and may increase or decrease. Payment shall be based on actual accepted measurements at BOQ rates, subject to the Contract Documents.

13.3 For a substituted or extra item, the Contractor shall submit a rate analysis with supporting market quotations and statutory components. No such work shall commence without written approval, except emergency measures necessary for safety and immediately reported.

13.4 Where a rate is available for a similar BOQ item, it may be derived appropriately; otherwise the rate shall be mutually agreed and approved in writing before execution, as far as practicable.

13.5 No claim shall arise from mere change in sequence, restricted working, coordination requirements or operational constraints already contemplated by the Contract.

14. DEFECT LIABILITY AND WARRANTIES

14.1 The Contractor shall remain responsible during the DLP for prompt rectification, at no extra cost, of defects, leakages, failures, poor workmanship or non-performance attributable to the Contractor, its materials, suppliers or subcontractors.

14.2 Upon written notice, the Contractor shall commence rectification within the time directed. In urgent cases, the Client may carry out rectification through others and recover the cost, without prejudice to other rights.

14.3 Manufacturer warranties and guarantees shall be assigned/handed over to the Client and shall not limit the Contractor's obligations under this Agreement.

BANSAL TOWER 38 NEHRU PLACE FLAT ★ Sixth Floor, Bansal Tower 38, Nehru Place, New Delhi-110019 ★ OWNERS WELFARE ASSOCIATION

NOTARY ASHOK KUMAR AREA DELHI R. No.- 3061 Exp. On 17-06-2030 GOVT. OF INDIA

M/s 3S ENGINEERING WORKS

Proprietor

14.4 The DLP shall recommence for the repaired or replaced part from the date of satisfactory rectification where so provided by the Contract Documents or required by the nature of the defect.

15. DELAY, DEFAULT, RISK AND COST

15.1 If the Contractor delays, abandons, persistently performs defective work, breaches safety requirements or fails to comply with contractual obligations, the Client may issue a written notice requiring cure within a reasonable specified period.

15.2 If the default is not cured, the Client may, on the Consultant's recommendation and without prejudice to other rights, withhold payments, impose applicable contractual compensation/penalties, engage others at the Contractor's risk and cost, take over materials/equipment intended for the Works where legally permissible, or terminate the Contract.

15.3 Additional cost reasonably incurred in completing or rectifying the Works due to Contractor default may be recovered from bills, retention/security or otherwise from the Contractor.

15.4 Before risk-and-cost completion or termination, the Client shall account for the value of acceptable work executed up to the relevant date, after deductions and recoveries.

16. INDEMNITY AND LIABILITY

16.1 The Contractor shall indemnify and keep indemnified the Client and Consultant against claims, losses, damages, penalties, costs and proceedings arising from bodily injury, death, property damage, statutory non-compliance, labour claims, intellectual-property infringement or breach of contract caused by the Contractor, its personnel, suppliers or subcontractors.

16.2 The Contractor shall be solely responsible for accidents and damage arising from its execution methods, temporary works, tools, equipment, labour or materials.

16.3 Neither the Client nor Consultant shall be liable for indirect, special or consequential loss suffered by the Contractor, including loss of profit, opportunity or productivity, except where such exclusion is prohibited by law.

16.4 The Consultant's liability, if any, shall be limited to losses directly resulting from its proven gross negligence or wilful misconduct in performing its professional services and shall not extend to the Contractor's execution, safety, labour, materials or statutory obligations.

16.5 Nothing in this Agreement shall exclude liability that cannot lawfully be excluded or limited.

17. FORCE MAJEURE

17.1 A Party affected by an event beyond its reasonable control, including natural calamity, war, riot, governmental prohibition, court order or widespread statutory shutdown, shall notify the other Parties promptly with particulars and mitigation measures.

17.2 The affected obligations shall be suspended only to the extent and duration directly prevented. The Contractor shall continue unaffected portions and take reasonable steps to minimise delay and cost.

17.3 Normal seasonal conditions, foreseeable operational restrictions, labour/material shortage attributable to the Contractor, financial difficulty or subcontractor default shall not constitute force majeure.

17.4 Any extension or other relief shall be determined by the Client on the Consultant's recommendation and in accordance with the Contract Documents.

M/s 3S ENGINEERING WORKS

Proprietor

18. SUSPENSION AND TERMINATION

18.1 The Client may suspend all or part of the Works by written instruction for safety, operational, statutory or contractual reasons. The Contractor shall protect the Works and minimise cost during suspension.

18.2 Either Party may seek termination for a material breach not cured within the notice period stated in the notice, subject to the Contract Documents.

18.3 The Client may terminate for abandonment, insolvency, repeated safety violations, persistent defective work, unauthorised assignment/subcontracting, corrupt practice or failure to maintain progress.

18.4 Upon termination, the Contractor shall stop work as directed, secure the Site, hand over records/materials paid for, remove temporary facilities when instructed and cooperate in measurement and closure.

18.5 Termination shall not affect accrued rights, indemnities, warranties, confidentiality or dispute-resolution provisions.

19. INTEGRITY, CONFIDENTIALITY AND RECORDS

19.1 The Contractor confirms that it has not offered any improper inducement or undisclosed benefit to secure the Contract. Proven corrupt or fraudulent practice shall constitute material breach.

19.2 Information, drawings, records, rates and documents exchanged for the Project shall be kept confidential and used only for execution, except where disclosure is required by law or authorised in writing.

19.3 Project records shall be preserved for the period required by the Contract or applicable law and produced for reasonable audit/verification by the Client or Consultant.

20. RELATIONSHIP, ASSIGNMENT AND NOTICES

20.1 The Parties act on a principal-to-principal basis. Nothing creates a partnership, joint venture, agency or employment relationship among them.

20.2 The Contractor shall not assign or transfer its rights or obligations without prior written consent of the Client and Consultant.

20.3 Notices shall be in writing and delivered by hand, registered post/courier or email to the authorised addresses notified by the Parties. Email notice shall be valid when sent to the designated official email addresses, subject to delivery confirmation or subsequent acknowledgement.

20.4 Each Party shall promptly notify changes in its authorised representative or contact details.

21. DISPUTE RESOLUTION AND GOVERNING LAW

21.1 The Parties shall first attempt to resolve any dispute through good-faith discussion among authorised senior representatives within 30 days of a written dispute notice.

21.2 If unresolved, the dispute shall be referred to a sole arbitrator appointed by mutual consent of the Parties. The arbitration shall be conducted in accordance with the Arbitration and Conciliation Act, 1996, as amended from time to time.

21.3 The seat and venue of arbitration shall be New Delhi, India. The language shall be English. The award shall be final and binding, subject to remedies available under applicable law.

21.4 This Agreement shall be governed by the laws of India. Courts at New Delhi shall have exclusive jurisdiction for matters not subject to arbitration and for proceedings relating to the arbitration.

21.5 During a dispute, the Contractor shall continue the Works so far as reasonably possible, unless the Contract has been suspended or terminated.

TOWER 38 NEHRU PLACE FLAT ★ WELFARE ASSOCIATION ★ Stilt Floor, Ansal Tower 38, Nehru Place, New Delhi-110019

NOTARY ASHOK KUMAR AREA DELHI R.No.- 3061 Exp. On 17-08-2030 GOVT. OF INDIA

M/s 3S ENGINEERING WORKS

Proprietor

22. GENERAL PROVISIONS

22.1 This Agreement and the Contract Documents constitute the entire understanding concerning the Works. Any amendment shall be in writing and signed by authorised representatives of all Parties.

22.2 If any provision is held invalid or unenforceable, the remaining provisions shall continue in full force, and the Parties shall replace the affected provision with a lawful provision closest to the original intent.

22.3 Failure or delay in enforcing a right shall not constitute waiver. Any waiver must be in writing and shall apply only to the specific instance.

22.4 This Agreement may be executed in counterparts, each of which shall be deemed an original. Signed scanned copies may be relied upon pending exchange of originals.

22.5 The Recitals and Annexures form an integral part of this Agreement.

23. ANNEXURES

- Annexure A – Letter of Intent/Letter of Award and Award Document;
- Annexure B – Tender Documents, Book-01 (NIT, Scope, General/Special Conditions, Payment Schedule, Safety Compliance, Technical Specifications, Formats, Forms and Drawings);
- Annexure C – Accepted BOQ, Book-02;

IN WITNESS WHEREOF, the Parties have executed this Agreement through their duly authorised representatives on the date first written above.

FOR ANSAL TOWER OWNERS WELFARE ASSOCIATION (CLIENT)	FOR M/S 3S ENGINEERING WORKS (CONTRACTOR)
Signature:	M/S 3S ENGINEERING WORKS Signature:
Name: Rajkumar K. Sharma	Name: Mohd Samiullah Ahmed
Designation: President/Authorised Signatory	Designation: AR Proprietor
Date: 28/08/2026	Date: 29/08/2026
Email: info.atwa@gmail.com	Email: 3sengsworks@gmail.com
Official Seal:	Official Seal:

WITNESSES

WITNESS 1	WITNESS 2
Signature:	Signature:
Name: AYUSH BANSAL	Name:
Address: C-62 VIVEK VIHAR Delhi-95	Address:

NOTARY ASHOK KUMAR AREA DELHI R. No.- 3061 Exp. On 17-08-2030 GOVT OF INDIA

ATTESTED
NOTARY PUBLIC, DELHI
24 AUG 2026

ANSAL TOWER 38 NEHRU PLACE FLAT OWNERS WELFARE ASSOCIATION 5th Floor, Ansal Tower 38, Nehru Place, New Delhi-110019

Tender No......

ANSAL TOWER

Plot no. 38, Nehru Place, Delhi-110019

BOOK-1

Tender

For

"REPLACEMENT & MODIFICATION IN FIRE FIGHTING SYSTEM"

Addendum: 1- NIL

ANSAL TOWER 38 NEHRU PLACE FLAT OWNERS WELFARE ASSOCIATION
6th Floor, Ansal Tower 38, Nehru Place, New Delhi-110019

3S ENGINEERING WORKS NOIDA

SECTION - 1.0

NOTICE INVITING TENDER (NIT)

PRESS NOTICE

TENDER NOTICE

ANSAL TOWER

Plot No. 38, Nehru Place, New Delhi-110019

Sealed Item Rate tenders are invited on behalf of the Management Committee (MC) of the Ansal Tower in 'Two Bid System' from eligible & Specialized Contractors for the Fire Fighting System Works.

Nature of work:	**Replacement & Modification in Fire Fighting System**
Estimated Cost:	Rs 77.00 Lakh inclusive of GST
Earnest Money Deposit:	Rs. 2 Lakhs (Rupees Two lakhs only) in the form of DD. In favor of Ansal Tower Flat Owners Welfare Association.
Time of Completion:	4 Months (Four Months)
Date of Purchase:	
Last Date of Submission:	
Prebid Meeting:	
Tender Opening:	At Stilt floor, Ansal Tower 38, Nehru Place, New Delhi-110019.
Tender Fee:	Rs1,000/- (Rupees one thousand only), non-refundable, either by UPI or cash payment.

The tender can be obtained from the office on any working day from 10.00 a.m. to 5.00 p.m.

For Further details, contact:

Email: info.atwa@gmail.com

Ph: 011-26453517

This advertisement was published in the following newspapers-

1. Nav Bharat Times dated-___ 2026
2. Times of India dated- ___2026

ANSAL TOWER 38 NEHRU PLACE FLAT WELFARE ASSOCIATION Stilt Floor, Ansal Tower 38, Nehru Place, New Delhi-110019

3S ENGINEERING WORKS NOIDA

I. NOTICE INVITING TENDER

The Management Committee (MC) of this tower invites sealed item rate tenders in two bid system "Technical Bid" and "Financial Bid" on the prescribed proforma. The tender document can be obtained from the office on any working day during office hours on dates as specified below, on payment of the prescribed fees (non-refundable) either by UPI or cash payment. In case of UPI payment or online transfer, the payment receipt requires to be submitted.

1. Definitions:

a) "**Client/Management**" Means the agency for which the work will be carried out i.e. Ansal Tower Flat Owners Welfare Association.

b) "**Bidder/Contractor**" Means any private or public entity that will undertake works for the Client under the Contract.

c) "**Consultant**" Means who is nominated by the Client for technical know-how & advice.

d) "**Personnel**" Means professionals and support staff provided by the Contractor assigned to undertake the works or any party thereof.

e) "**Contract**" means the Letter of Acceptance & Agreement issued by the Client/Management duly signed by the parties and all the attached documents.

f) "**Premises**" Means the area/land of the said client on which works is to be carried out.

ANSAL TOWER 38 NEHRU PLACE FLAT OWNERS WELFARE ASSOCIATION Shiv Floor, Ansal Tower 38, Nehru Place, New Delhi-110019

3S ENGINEERING WORKS NOIDA

2. SALIENT FEATURES OF THE BIDDING DOCUMENT:

Date of Purchase	
Last Date of Submission	
Opening Date	
Prebid Meeting with the Prospective Bidders	
Cost of the Tender	Rs1,000/- (Rupees one thousand only), non-refundable, either by UPI or cash payment
Type of Tender	Item Rate Tender
Estimated cost	Rs 77.00 lakh inclusive of GST
Completion Time	4 Months (Four Months)
EMD	Rs 2.0 Lakhs (Rupees Two lakh only) in form of DD in favor of Ansal Tower Flat Owners Welfare Association.
Security Amount to be deducted from every RA bill.	Security of 5% as Retention Money is to be deducted from every running bill. Maximum up to: Rs. 10.00 Lakhs (EMD to be adjusted in security).
Statutory Requirements	The Contractor has to provide Work Insurance as follows: (a) The Contractor shall provide worker/labour insurance cover for labour with cover amount of Rs.10.00 lakhs. (b) The Contractor shall also provide third party insurance, to cover any mishappening that may occur within the Society, for an amount of Rs 10.00 lakhs. (c) GST Registration
Defect Liability Period	1 years from the date of completion and handing over.
Validity of the Bid Rates	3 Months / 90 days from the date of opening of the tender.
Mobilization period	7 days from the Letter of Intent (LOI).

3. Contact details of the society is as follows:

Name: Mob:

Name: Mob:

Email: info.atwa@gmail.com

ANSAL TOWER 38 NEHRU PLACE FLAT OWNERS WELFARE ASSOCIATION Still Floor, Ansal Tower 38, Nehru Place, New Delhi-110019

3S ENGINEERING WORKS NOIDA

Instructions to the Tenderers / Bidders:

1. The Tenderer/Bidder is to quote on item rate basis: as per the schedule of quantities mentioned in the BOOK 2 of the tender. The quoted rate shall be treated as firm & no escalation shall be permissible within the Contract period & extension of time (EOT) granted thereto.
2. The Contractor shall visit the site himself before bidding to assess the site condition, After award of tender there shall be no payment will be made on this account.
3. The earnest money deposit (EMD) of the Unsuccessful Bidders shall be returned, without any interest, within 5 days of the issue of the LOI to the successful Bidder.
4. The tender not accompanied by the requisite EMD in the specified form, shall be summarily rejected.
5. It is mandatory that the bidders should visit the site for proper understanding of the nature of work before quoting. Any claim afterwards in this regard shall not be entertained. During the visit to the site, all the security processes at the main gate should be followed.
6. Client reserves the right to cancel or not accept any tender without assigning any reason. The Client is not bound to award the tender to the **lowest bidder**.
7. The quoted rates should be inclusive of transportation to destination/ project site and **GST**.
8. The Tenderer shall submit their bids in **two separate sealed envelopes** i.e., (i) Technical bid & (ii) Financial bid. **Both the sealed envelopes shall be further sealed in one master envelope. All the three envelopes should be signed and stamped across the sealing flaps.**
9. The Financial Bid of only those bidders will be opened who qualify the technical bid evaluation.
10. A 5% of security will be deducted from the running account (RA) bills which will be refunded after the completion of the defect liability period (DLP).
11. The date of start of work shall be reckoned from the mobilization period counted after issue of the LOI.
12. Those filling the tender are advised to ensure that their tenders are complete in all respects, all the documents have been filled in and all the supporting documents are enclosed in Packet-I.
13. Completely filled forms as attached to the tender document.

ANSAL TOWER 38 NEHRU PLACE FLAT OWNERS WELFARE ASSOCIATION
Sd/- Flat No. Ansal Tower 38, Nehru Place, New Delhi-110019

3S ENGINEERING WORKS NOIDA

14. The tender document should be duly signed & stamped by the Bidder / authorized person on each page.

II. **Eligibility Criteria:**

Packet I - Technical Bid

1. Earnest money in the form of Demand Draft.
2. Self-attested copies of the following documents:
   a. Constitution of the Bidder- Proprietorship/ Partnership/Pvt Ltd.
   b. Pan Card & GST Number.
   c. ITR of the past three (3) years (audited) as per Form A.
   d. Similar works as per Form B.
   e. Details of the Company as per Form C.
   f. List of Staff - Engineers/Technical and Non-Technical as per Form D.
   g. List of Plant & Equipment owned as per Form E.
3. Certificates / Work Orders of successful execution of similar works during the last three years should be submitted by the bidder as follows:

Estimated Amount – Rs. 77.00 lakh.

One similar work of at least 80% of the estimated amount.

or

Two similar works of at least 60% of the estimated amount.

or

Three similar works of at least 40% of the estimated amount.

4. **Financial Strength**

Average yearly turnover of the last 3 years shall be at least **Rs.60 lakh** (Rs. Sixty Lakh only).

It is desirable that the bidder submits the audited balance sheet of the last three years.

Packet-II (Financial Bid)

1. Completed BOQ, duly signed & stamped by the bidder/ authorized person of the company on each Page.

ANSAL TOWER 38 NEHRU PLACE FLAT OWNERS WELFARE ASSOCIATION 5th Floor, Ansal Tower 38, Nehru Place, New Delhi-110019

3S ENGINEERING WORKS NOIDA

III. Compliances for the Successful Bidder:

1. Workman Insurance as per The Workmen Compensation Act 1992 and latest amendments.
2. 3rd party insurance for damage of vehicles in the premises.
3. Labor License if required.

IV. Bid Clarification:

All questions and requests for clarification or interpretations related to the NIT document shall be addressed in writing to:

Client: info.atwa@gmail.com

3S ENGINEERING WORKS ★ NOIDA ★

ANSAL TOWER 38 NEHRU PLACE FLAT ★ OWNERS' WELFARE ASSOCIATION ★ Sixth Floor, Ansal Tower 38, Nehru Place, New Delhi-110019

SECTION - 2.0

Scope of Work

&

General Conditions

1. BRIEF PROJECT DESCRIPTION:

This tender is for the **"Replacement and Modification in Fire Fighting System".** The inspection carried out suggested that replacement and modification needs to be done, whose items have to be executed as mentioned in the BOQ of this tender.

The following major activities are required to be completed in this Tender.

The Work has been stated in following Parts:

1. It is found that certain fire fighting equipment are damaged & non operational and these needs to be replaced.
2. In addition to these, the new provisions of fire fighting NBC 2016 Part-4 are to be implemented. It was found that certain requirements of fire fighting were not met and same should be incorporated.
3. The damaged MS pipes will be replaced and connected with the existing with welding where ever possible.

Architectural Information:

Nos. of Fire Shaft at each floor	= 01
Nos. of hydrant pipes of size 150mm dia. in MS	=02
Nos. of main sprinkler pipe of size 150mm & 100mm dia. in MS	=01
Nos. of drain pipe of size 50 dia. in GI	=01
Nos. of Fire Hydrant valve (2Nos. at each floor &3Nos. at yard)	=39
Nos. of Floors	=Basement+Stilt+16 floor +terrace
Height of building	=58m including basement &terrace

A. Scope of work considered:-

1. There are various MS fire pipe that can be classified as
   a. Pump room to shaft
   b. Inside shaft
   c. From shaft to corridor
   d. Then inside flat (Not considered in this scope)
   e. Shaft to terrace
2. The MS pipe of size 200mm & 150mm will be replaced .
3. The G.I drain pipe will not be replaced in the shaft. Only the drain Pipe in corridor connected with branch will be replaced.
4. The damaged existing GI pipes will be changed and it is considered in the estimate.
5. Sprinkler branch pipe from sprinkler main pipe having dia. 100mm & 80mm in corridor will be changed.
6. Sprinkler branch pipe having dia. 32mm & 25mm in corridor will not be replaced as these pipes are inside flat and inside work is in the scope of owner.

7. Any work inside flat is not considered & shall be carried out by the owner. In case any owner wants to change/modify system in the flat, same will be carried out by the contractor & borne by owner.
8. The hydrants will be replaced with New hydrants with SS valve including Flange plate and bolts.
9. The Four way hydrant at stilt floor level will be dismantled. Instead three way will be provided
10. The hose reel with drum will be replaced at all floors.
11. Butterfly valve will be replaced. New butterfly valve will be added as per drawings.
12. New Fire Brigade connections will be added at stilt floor level.
13. New Pipeline for this Fire Brigade Connection will be laid and.will be connected to the UG Tank.
14. Fire Extinguisher at every floor is in good condition and not considered in the estimate.
15. Replacement of Jockey pump with panel (electrical driven) of capacity 12.5HP at basement level will be done as required for Fire NOC.
16. A new jockey pump of 7.5 HP will be installed at terrace to maintain pressure.
17. Single acting Air Release valves will be placed at 9th and 16th floor.
18. Fire pump of capacity 75HP both (Diesel driven & electrical driven) is not required to be replaced.
19. A flow switch will be added at all floors and the present NRV will be dismantled. A Butterfly valve will be installed.
20. A ball valve in 32mm dia be added so that the flat owner can operate these valve for any work inside the flat.
21. Non return valve shall be placed at stilt level-100mm dia (Fire Brigade line) and at terrace level-80mm dia.
22. Pressure Gauge will be replaced at basement, 3rd floor, 9th floor & 16th floor.
23. Pressure switch shall be installed near jockey pumps.

    According to NBC 2016 Part-4 (Missing in present scenario).

    a. Provisions at each floor having hose reel-30m each & 2 branch pipe will be made in the Fire Shaft.
    b. Provision of 2 RRL pipe-15m each & 2 branch pipe & nozzle shall be placed in fire shaft.
    c. Sand bucket at basement & stilt floor will be placed near panel.
    d. 8 Nos. of smoke detector will be placed in each corridor.
    e. New 4 hydrant box will be placed at stilt floor.
24. Sprinklers will be replaced in corridor or wherever required except inside flats.
25. Red Paint is considered for the full length of pipeline (Horizontal & Vertical) with a coat of primer.
26. The electrical panel will be replaced at the terrace.

ANSAL TOWER 38 NEHRU PLACE FLAT OWNERS ASSOCIATION Stilt Floor, Ansal Tower-38, Nehru Place, Delhi-110019

3S ENGINEERING WORKS NOIDA

27. Manual call points , Hooters, Ceiling Speakers (Public Address System) will be placed at every floor near both staircase.
28. For public address system, Control Panels shall be place at Basement.
29. Repair and Replacement in Main Fire Panel is considered.
30. Material which are reusable will be re-used.
31. All necessary permissions, Fire NOC and liasoning from govt. Body and local authorities is in the contractor's scope.

Detail of fire shaft proposed:

Sr. No.	Description of shaft	Total number
1.	Hydrant pipe (Wet & dry riser)	02
2.	Sprinkler main pipe	01
3.	Drain pipe	01
4.	RRL pipe-delivery hose pipe 15 mtr	02
5.	Hose reel	01
6.	Branch pipe & nozzles in SS	02
Valve and Components for All floors		
7.	RRL pipe-delivery hose pipe 15 mtr long	44
8.	Hose reel-30mtr long	24
9.	Branch pipe & nozzles in SS	44
10.	Single way hydrant	42
11.	3 way fire Hydrant	1
12.	Electrical Panel for Jockey Pump	02
13.	Butterfly valve-150mm	03
14.	Butterfly valve-100mm	22
15.	Butterfly Valve-80mm	02
16.	CI Strainer-200mm	01
17.	CI Strainer-150mm	02
18.	Pressure gauge	14
19.	Pressure Switch	02
20.	Jockey pump	02
21.	Smoke Detectors	150
22.	Sprinklers	350
23.	Ball Valve (32mm)	560

24.	Single acting Air Release Valve	02
25.	10mm 3.5 core Wire for jockey pump at basement	25m
26.	Fire Brigade Connection	03
27.	Flow switch	22
28.	Manual call point	38
29.	Hooters	36
30.	Ceiling Speakers	36
31.	P.A. System Control Panel	1
32.	Non Returning Valve	5
33.	10mm 2 core Wire for jockey pump at terrace	50m
34.	2x1.5 armored wire	500m
35.	Fire buckets	6

Special Instructions:

1. All pipes for Replacement has been considered of Class C, G.I. pipe is considered for class B
2. Pipe replacement for 75HP Motor is not considered till distribution header.
3. Repair of False ceiling and civil repairs shall be included in the rates.
4. The Rates for fixing PVC Sleeps between MS Pipes and concrete in shaft are included in the rates.
5. The Rates of connection of Old and New Pipes are included.
6. System modifications are done for making automatic system.
7. Scrap Pipe & accessories will belong to the RWA.
8. Malba removal shall be done on daily basis and shall be dump in designated place by the RWA and cost shall be borne by the contractor
9. Payment Shall be made on actual basis

Exclusions:

a) Rain water Harvesting is not Considered.

b) Electrical Works are not considered.

c) Sewer Works are not considered.

d) Underground pipeline work.

3S ENGINEERING WORKS NOIDA

ANSAL TOWER 38 NEHRU PLACE FLAT OWNERS WELFARE ASSOCIATION Stilt Floor, Ansal Tower 38, Nehru Place, New Delhi-110019

II GENERAL TERMS & CONDITIONS

1. OBLIGATIONS OF THE CONTRACTOR:

a) The Contractor shall carry out the Contract at the Project Site on a Tender basis & on direction of the PMC/Client.

b) The Contractor shall carry out the described Works as per the technical conditions of the LOI.

c) The brand of products used by the Contractor for the repairs shall be pre-approved by the Client/PMC.

d) The Contractor shall provide a Process Flow Chart / PERT Chart to the Client before commencement of the Contract.

e) The Contractor shall maintain the inventory record and get it signed by PMC/Client.

f) The Contractor shall mobilize the team within the specified days of signing of this Agreement and commence the work at the Project Site. The Contractor shall complete the work in all respects within the stipulated period.

g) In case, if the work is getting delayed for any reason whatsoever, the Contractor will make arrangements for additional manpower.

h) The Contractor shall clear and clean the Project Site in all respects to the satisfaction of the PMC/Client on a daily basis.

i) In the case of abandonment of the Project Site, the Contractor agrees to the deduction of Rs. 5,00,000/- (Rs. five lakhs) from the outstanding bills and forfeiture of the Retention Money/Security by the Client.

j) The Contractor shall:

- Ensure that the Client is fully satisfied with the work and any deficiency and defects in the work are remedied immediately upon defect being pointed out **at no extra cost** to the Client.
- Provide suitable cover for plants, air conditioners, cars, balconies and window glass of the Client while the repair work is in progress. Any damage to the properties of the Client or its residents shall be made good to the satisfaction of the Client and the people concerned within a reasonable period of time not exceeding one month from the date it is brought to the Contractor's notice. If the Contractor fails to remedy the damages to the satisfaction of the Client and the residents concerned within the agreed time frame, the Client shall remedy the same on its own and deduct 125% of the cost incurred for remedying from the Contractor's bills to cover for its supervision and management expenses.
- Carry out the work with no or minimum disturbance to the peoples.
- Ensure that adequate safety measures are in place while the work is in progress. The Client reserves the right to stop the work if any serious safety gap is observed till it is addressed by the Contractor.
- Ensure that its personnel on duty carry a valid entry pass for entering and working on the Project Site. The process required to get such entry-pass shall be as per the existing process prescribed by the Client.

k) Ensure that its personnel on duty conduct themselves in a proper and befitting manner. No spitting (except in wash basin or designated spots), chewing tobacco, smoking cigarette/bidi, consuming alcohol etc., is allowed within the Project Site. A fine of Rs. 100/- per incident shall

be imposed on the Contractor for any violation. Gate passes of repeat offenders shall be confiscated and the person shall be barred from entering the Project Site. Any damage or loss caused due to the negligence of such personnel to the property of the Client or of any of the residents thereof or their guests shall be made good by the Contractor. The Client reserves the rights to withhold payment to the Contractor to make good any such loss or damage.

l) It is clearly understood that in case the damage, defect or problem arises due to the negligence or deliberate omission or commission/misconduct/ or mishandling or break of obligation on the part of the Contractor or any of his employees or agents, the same shall be recovered by the Client from the Contractor only and the Contractor shall fully indemnify.

m) The Contractor, at his own expense, shall before the start of the work, provide a copy of the following insurance policies to the Client for complete duration of the Contract:
   i. Contractors All Risk Policy.
   ii. Workmen Compensation Policy covering all employees on the Project site.
   iii. Third Party Risk Policy.

n) The Contractor, in respect of its employees, supervisors or workers (employed or contracted), shall:
   i. Be solely liable to comply with all the laws including the existing labor and child labor laws, workman compensation policy (WCP) as applicable.
   ii. Be solely liable for any claim damages arising out of any injury suffered by the personnel engaged in repair and repainting work. Such personnel shall have no form of agreement of any kind with the Client.
   iii. Be solely responsible for arranging the necessary safety equipment for the project site workers/staff/personnel/labor.
   iv. Be responsible for observing safe work practices & the safety, security and wellbeing of his employees and/or workers employed at the Project Site to execute the project and shall abide by all the safety measures. The Contractor shall provide to their employees and / or workers all the safety appliances, such as helmets, safety belts etc., as required, for carrying out the work safely and shall not allow their employees and /or workers to carry out any unsafe practices. Any liabilities arising in the event of any injury or unforeseen mishap will be exclusively borne by the Contractor and the Client shall bear no responsibility.
   v. The Contractor shall alone be liable for the payment of wages and all the other statutory dues, benefits and claims to the staff and workforce employed by it to carry out its obligations under this agreement and agrees to indemnify and keep harmless the Client.
   vi. Since the building is a commercial premises, utmost care shall be taken by the Contractor to ensure that noise and pollution are kept at the barest minimum level. The Contractor shall eliminate all the possible causes of hazards. No waste shall be burnt or disposed of within and outside the Project Site.
   vii. The Contractor shall depute a knowledgeable person to supervise the work at site ("Contractor's Supervisor") independently and available at all times at the site for consultation/discussion with the Client. The CV of the person requires to be submitted.
   viii. Safety net shall be provided by the Contractor wherever necessary to avoid debris falling on the persons walking in the compound as well as vehicles parked therein, without extra cost.

ANSAL TOWER 38 NEHRU PLACE FLAT OWNERS WELFARE ASSOCIATION Sale Floor, Ansal Tower 38, Nehru Place, New Delhi-110019

3S ENGINEERING WORKS NOIDA

ix. Accident compensation - The total responsibility shall be that of the Contractor and all expenses shall be borne by him.

x. The Contractor shall ensure that all debris/rubble/waste are stored at designated place and cleared from the Client's premises from time to time, at his own costs, so as to keep the compound clean while the work is in progress as well as on completion of the said works.

xi. No hutment, cooking activities are allowed at the Project Site.

xii. Child labor and labor with toddlers are not allowed at the Site premises.

xiii. In case of dispute, the Contractor should first approach the PMC.

2. OBLIGATIONS OF THE CLIENT:

a) In case of change in MC, the current MC shall ensure the proper handover to the new MC for smooth progress of the pending work.

b) The Client shall provide the Contractor suitable space for the Contractor to develop infrastructure for the storage of repair and painting materials and temporary office for their supervisory, technical, planning and quality control personnel at the site, free of cost, till the project completion. The Contractor shall refurbish and restore the space to match it with the repaired and repainted Project Site at the time of hand over to the Client.

c) Electricity and water for the said Project will be provided by the client.

d) In case of any dispute between MC and the Contractor, the Client shall assist in resolving the dispute amicably.

e) The Client shall provide access to all the areas within the Project Site to ensure that the repair and painting work is completed within the prescribed time.

NOTE:

1. The Contractor shall submit samples of all the material required for works, before procurement, for the approval of the Client. The samples can be submitted from any of the makes mentioned in this tender document, and they shall conform to the specifications. The samples, as approved by the Client, shall only be used for the works and the decisions of the Client regarding the samples shall be final.
2. For materials where approved makes are not specified in this tender document, the selection shall be made by the Client, and the material must be approved by the Client through samples before procurement.

3. QUALITY CONSCIOUSNESS:

The Contractor is expected to perform the work as per the specific quality usage and application norms as accepted and approved by the Client. The same has to be documented and will form a part of the required documents for processing of the final payment.

4. RISK AND COST:

a) In case any work is not found as per the prescribed norms or is not carried out in time or the Contractor fails to undertake the work in time, the Client may impose Liquidated damages @ 0.1 % of the contracted value or may get the remaining/unexecuted job from a third party at the cost & risk of the Contractor.

b) In case the works undertaken by the Contractor are found to be unsatisfactory or if any incidence of misbehavior by the staff of the applicant is reported or service is not provided in time, then the Client may impose a penalty as specified in the payment terms.

c) The Contractor has to submit the work plan of the assigned work. If the Client is not satisfied with the progress and quality of the work by the Contractor under the Contract, the Client may impose a damage as specified in the payment terms.

5. INTEGRITY ASSURANCE:

The Contractor, hereby, confirms that they do not have any association, directly, with any of the employees or members of the Client. The Contractor further confirms that they have not yielded any direct and / or indirect influence, material or otherwise, to secure the Client's Contract. The Contractor consents to immediate cancellation of the Contract by the Client, at their will and discretion, if any facts and / or information become available to the contrary.

6. FRAUD AND CORRUPTION:

a. "**Corrupt practice**" means the offering, receiving, or soliciting, directly or indirectly, of anything of value to influence the action of a public official in the selection process or in execution.

b. "**Fraudulent practice**" means a misrepresentation or omission of facts in order to influence a selection process or the execution of a Contract.

c. **"ENTIRE AGREEMENT"** means this Agreement expresses fully the understanding between the Parties and all prior understandings, agreement may be modified, amended, supplemented, waived, or discharged only in writing signed by the Parties hereto.

7. SEVERABILITY:

Should any clause, provision, sentence, paragraph, or part of this Agreement, for any reason whatsoever, be adjudged by any court of competent jurisdiction, or be held by any other competent government authority having jurisdiction over the parties to be invalid, unenforceable or illegal, such judgment or holding shall not affect, impair or invalidate the remainder of this agreement, shall be confined in its operation to the clause sentence, provision , paragraph or part of this Agreement directly involved in the matter, controversy or proceeding in which such judgment of holding shall have been rendered, and the remainder of this Agreement shall remain in full force and effect.

8. LIMITATION OF LIABILITY:

Not withstanding anything to the contrary that may be contemned or implied in this agreement and to the extent permitted by law, in no event the Client shall be liable to the other for any direct, indirect, special, incidental consequential, punitive damages or any lost revenue

ANSAL TOWER 38 NEHRU PLACE FLAT OWNERS WELFARE ASSOCIATION 5th Floor, Ansal Tower 38, Nehru Place, New Delhi-110019

ENGINEERING WORKS NOIDA

regardless of whether such party knew or should have known of the possibility of such damages.

9. RELATIONSHIP OF THE PARTIES:

Nothing in this agreement is intended, nor shall it be operated to create any relationship between the Client and the Contractor. The Contractor and Client shall not hold themselves as an agent, subsidiary, or affiliate of each other, nor have the authority to bind each other to any obligation and interest. It is clear to have understood and acknowledged that the relationship amongst all the three parties is connected to Principal-to-Principal basis.

10. GOVERNING LAW AND JURISDICTION:

In the event that the parties fail to settle the dispute amicably, the same shall be settled by arbitration under the Arbitration and Conciliation Act, 1996. The language of the arbitration proceedings shall be English. Any disputes arising in relation to this Contract shall be subject to the executive jurisdiction of courts at New Delhi.

11. MEASURES TO BE TAKEN:

a. The time for the completion of the entire work is as specified in the NIT, i.e., from the date of Award of the Contract, unless it is delayed due to reasons beyond the control of both the parties under unforeseen circumstances. **In such an eventuality, the rates quoted in the Original Bid will remain applicable for the extended period as well**.

b. The Client will have the sole discretion to award the work to any bidder ignoring the L-1 or L-2 criteria and or split the jobs to the other bidders and/or last. The bidder(s) will have no right to object/ challenge the above discretion of the Client. In case of receiving insufficient Tender Applications, the Client reserves the right to even cancel or postpone the whole process of tendering without bearing any kind of financial liability.

c. After the last date of submission of tender, no revision in the tendered price would be allowed.

12. COMMENCEMENT AND MODIFICATION OF THE CONTRACT:

a. This Contract shall come into effect from the date the Contract is signed by the Client and Contractor.

b. The Contractor shall begin carrying out the work no later than 15 days after the Effective date of the Contract.

c. Any modifications or variation of the terms and conditions of this Contract, including any modification or variation of the scope of work, may be made by the Client and Consultant as per the ground realities without assigning any reasons whatsoever to the Contractor.

ANSAL TOWER 38 NEHRU PLACE FLAT OWNERS WELFARE ASSOCIATION
Stilt Floor, Ansal Tower 38, Nehru Place, New Delhi-110019

3S ENGINEERING WORKS NOIDA

13. FORCE MAJEURE:

For this Contract, "Force Majeure" means an event which is beyond the reasonable control of a Party and which makes a Party's performance of its obligations under the Contract impossible or so impractical as to be considered impossible under the circumstances, confiscation or any other action by the government agencies. The period of completion of job would be extended till the force majeure conditions are not cleared subject to maximum of six months.

14. TERMINATION:

The Contract would be terminated by the Client at any time in the event of violation of any of the tender conditions by the Contractor. The remaining job under the Contract would be got done through other sources at the cost & risk of the Contractor.

15. GOOD FAITH AND INDEMNITY:

The Parties undertake to act in good faith with respect to each other's right under this Contract and to adopt all reasonable measures to ensure the realization of the objective of this Contract.

16. SETTLEMENT OF DISPUTES:

a. Amicable Settlement

The parties agree that the avoidance or early resolution of disputes is crucial for the smooth execution of the Contract and success of the assignment. The Parties shall use their best efforts to settle amicably all disputes arising out of or in connection with this Contract or its interpretation.

In the event of any dispute between the parties arising out of or in connection with this Contract, including the validity thereof, the parties, hereto, shall Endeavour to settle such dispute amicably in the first instance. The parties, hereto, after reasonable attempts, which shall continue for not less than 30 days, give a notice to this effect to the other party in writing

b. Arbitration:

In case of such failure, to resolve the dispute amicably, the same shall be referred to a sole Arbitrator, who shall be appointed by the parties by mutual consent. The arbitration proceedings shall be governed by the Arbitration and Conciliation Act, 1996 and any subsequent amendments thereto. The place and seat shall be New Delhi, India, and the proceedings shall be conducted in English language. The fee applicable to the Arbitrator would be shared equally by both the parties.

ANSAL TOWER 38 NEHRU PLACE FLAT OWNERS WELFARE ASSOCIATION
SUN Floor, Ansal Tower 38, Nehru Place, New Delhi-110019

3S ENGINEERING WORKS NOIDA

c. Jurisdiction:

The language of arbitration proceedings shall be English. Any disputes arising in relation to this Contract which are not solved amicably shall be subjected to the jurisdiction of courts at the premises i.e., New Delhi. The court at New Delhi, shall have exclusive jurisdiction in relation to the said Contract.

17. WORKING CONSTRAINTS:

The buildings are in use and shall remain operational during the work progress. The nature of surroundings is fire hazard prone. Also, the entire premises is sensitive from a security point of view. There will be constraints in working.

A congested network of pipes, electrical wires and other fixtures are running very closely to the structural elements to be retrofitted.

The working space will be less and there will be loss of time due to removal and relocation of these.

ANSAL TOWER 38 NEHRU PLACE FLAT OWNERS WELFARE ASSOCIATION
Sitiu Flook, Ansal Tower 38, Nehru Place, New Delhi-110019

3S ENGINEERING WORKS NOIDA

SECTION - 3.0

SPECIAL CONDITIONS OF THE CONTRACT

ANSAL TOWER 38 NEHRU PLACE FLAT OWNERS WELFARE ASSOCIATION
Sixth Floor, Ansal Tower 38, Nehru Place, New Delhi-110019

3S ENGINEERING WORKS NOIDA

SPECIAL CONDITIONS OF THE CONTRACT:

1. Important Terms:

- The drawings enclosed are tentative. During the execution, certain changes may be proposed by the consultant. Some methodological change might also be suggested as per the actual conditions. No claim or deviation can be claimed by the Contractor on account of this.
- The Consultant may change the methodology during execution and deviation from the scope of work.
- The engineer in charge may change item or drawing as per site requirement.
- In case of any ambiguity in the written clauses in this tender document, the Client's decision will be final.
- No payment will be made to the Contractor for damages caused by rains & other natural calamities during execution of the work and no such claim on this account will be entertained.

2. Deployment of Specialized Supervisory Manpower:

S. No.	Details	Nos
1.	Project Engineer (Graduate Civil Engineer with minimum 5 years' experience)	01 (Visit – Three times a week).
2.	Site Engineer (Graduate/Diploma Civil Engineer with minimum 3 years' experience)	01 (Full Time)

3. Notices:

Any notice, request or consent required or permitted to be given in this Contract shall be in writing. Any such notice, request or consent shall be deemed to have been given or made when delivered in person to an authorized representative of the party to whom the communication is addressed.

4. Contract Agreement:

The selected Bidder shall enter into and execute the Contract with the Client. The Contract agreement shall include the (i) bid document, (ii) copy of the bank guarantee (BG) for performance security, (iii) minutes of the pre bid meeting if any, (iv) all letters exchanged between the Bidder and Client before the date of execution of the Contract, (v) scope of

ANSAL TOWER 38 NEHRU PLACE FLAT OWNERS WELFARE ASSOCIATION Sitt Floor, Ansal Tower 38, Nehru Place, New Delhi-110019

3S ENGINEERING WORKS NOIDA

work, (vi) Contract fee, (vii) payment schedule, (viii) project time schedule, and (ix) other clauses like indemnity clause, provisions for modification of the Contract, termination of the Contract, confidentiality, obligations and liability of the parties, settlement of disputes, liquidated damages, representations, warranties and disclaimer, force majeure, serviceability, survival clauses etc. The Contract will be executed within 30 days from the date of issue of the Letter of Intent (LOI).

5. **Rate Variation:**

The bidder should take all necessary measures to ascertain that the information in its possession allows it to define the Contract price. The Contractor has fully considered that the said information only reflects the situation as known at the date of award of the Contract and has to consider that the said situation shall necessarily change during the life of the project. **The bidder further confirms that once the Contract is awarded and or signed at the agreed Contract price, there will not be any price variation / escalation.**

- No price escalation will be entertained for increased or reduced quantities.
- No escalation for time increases of project will be admissible
- Some items may not be executed on site. No escalation will be entertained in this regard

6. **Standard of Performance:**

The Contractor shall undertake the work and carry out its obligations hereunder with all due diligence, efficiency and economy, in accordance with generally accepted professional standards and practices and employ the qualified technical staff and effective equipment, machinery, material and methods. TheContractor shall execute the work and act always under the guidance of the Consultant.

7. **Working Constraints:**

a) The building is in use and shall remain operational during the work progress. The nature ofsurroundingis fire hazard prone. Also, the entire premisesis sensitive from the security point of view. There will be constraints in working.

b) The Contractor shall, at his own expense, remove all scrap and rubble on a daily basis and dispose it in accordance with the applicable guidelines and laws, after obtaining the necessary approvals from the authorities. The disposal process must also comply with the pollution control regulations.

c) Measures should be taken to ensure that:

   a. DTH service is not interrupted for more than 8 hours in a day,

ANSAL TOWER 38 NEHRU PLACE FLAT OWNERS WELFARE ASSOCIATION

3S ENGINEERING WORKS NOIDA

b. Internet service is not disrupted for more than 8 hours a day, and

c. There is no interruption in the gas supply during breakfast and dinner hours.

d) The drive way inside the complex is not conducive for any Trailer load entry and even long Truck load may have problem of turning radius.

e) The drive ways around the two towers are mostly having parked vehicles. Utmost care must be taken to avoid any damage from debris falling on the parked vehicles. Anydamage caused on this account shall be totally at the cost and expenses of the Contractor.

f) The working space will be less and there will be loss of time due to removal and relocating these.

8. Confidentiality:

The Contractor has to maintain the confidentiality of this Contract. The Contractor and his personnel shall not share any work information and status with anyone without the written consent of the Client and Consultant.

9. Accounting and Documents:

a) The Contractor shall keep accurate and systematic accounts and records in respect of the works under this Agreement, following established accounting principles. These records must be detailed and clearly identify all the relevant time changes and costs, along with the supporting documentation such as Bills, Measurement Books, Challans, Inventory, and Notices.

b) All the measurements & inspections will be taken jointly by the nominated Representative of the Contractor & the Consultant/Client. These measurements & inspections shall be duly recorded in the register, to be maintained at the site by the Contractor, duly signed by both the parties. These recorded measurements & inspections shall form the basis of payment(s) through RA Bill(s)/ Final Bill.

c) Any Additional work, which may be added at the later stage with the mutual consent of the Client and Contractor, will be settled only at the rates provided in the original bid.

d) The quantities given in the schedule are provisional and actual executed quantities shall be paid to the Contractor.

e) During execution of the work, certain items of the Schedule may not be executed at all and the Contractor shall have no claim for omitting these items totally.

f) The Tenderer's unit rates in the Schedule shall be deemed to include for full and entire completion of all work as described thereinafter and in accordance with good engineering practice and recognized principles. The specifications, drawings, and IS provisions are to

ANSAL TOWER 38 NEHRU PLACE FLAT OWNERS WELFARE ASSOCIATION Ansal Tower 38, Nehru Place, New Delhi-110019

3S ENGINEERING WORKS NOIDA

complement each other. In case of any detail missing or incomplete, the documents shall supplement the draw-back. The details of constructions which may not have been inadvertently specified or shown on drawing but are apparently and obviously required for making the building trades and services functional and are essential for the completion of the work, shall be deemed to be included in the unit rates quoted by the Contractor. The details of such work shall have appropriate quality and specifications comparable to the general specifications of this Contract. The decision of the Owner/Consultant in such matters shall be final and binding.

g) All the work under this Contract shall commence simultaneously and the period of completion for the entire work shall be as mentioned from the date of commencement which shall be within seven days from the date of signing of the Acceptance Letter.

h) For the purpose of keeping the record of material, particularly cement and reinforcement twisted bars, brought to the site and consumed in works, the Contractor shall maintain bound register in the form approved by the Client/Consultant/Site Engineer showing the daily receipts, consumption and balance in hand.

i) The register shall be kept at the work site and shall on demand produce the same for verifications by the society/Consultant/Site Engineer.

j) On completion of the work, the register(s) shall be handed over to the Site Engineer for record of the society.

10. <u>Clearance of the Site on Completion:</u>

a) On completion of works, the Contractor shall, within 30 days, clear away and remove from site all the construction plant, surplus material, rubbish and temporary works of every kind, and leave the whole site of work clean, tidy and in a workman like condition to the satisfaction of the Owner.

b) No final payment for the settlement of the account for works shall be made or considered until the site has been cleared by the Contractor.

c) Such clearance may be made by the Project Engineer through any other service provider at the expense of the Contractor in the event of the Contractor's failure to comply with this provision within 7 days after receiving notice to that effect from the Project Engineer.

d) Should it become necessary for the Project Engineer to have the site cleared at the expense of the Contractor, the Client and/or the Project Engineer shall not be held liable, for any loss or damage to the Contractor's property on the site due to such removal there from.

ANSAL TOWER 38 NEHRU PLACE FLAT OWNERS WELFARE ASSOCIATION Sixth Floor, Ansal Tower 38, Nehru Place, New Delhi-110019

3S ENGINEERING WORKS NOIDA

e) The removal may be affected by means of public sale of such plant, material and property or in such a manner as maybe deemed fit and proper by the Project Engineer. All expenses on such removal/clearance shall be debited to the Contractor as loans due from the Contract or to the Client, and the Client shall become entitled to recover the same from the Contractor's on account or final bills, or from the Performance Security amount or from any other amount payable to the Contractor.

ANSAL TOWER 38 NEHRU PLACE FLAT OWNERS WELFARE ASSOCIATION
Sub Floor, Ansal Tower 38, Nehru Place, New Delhi-110019

3S ENGINEERING WORKS NOIDA

SECTION - 4.0

PAYMENT TERMS

ANSAL TOWER 38 NEHRU PLACE FLAT OWNERS WELFARE ASSOCIATION
Still Floor, Ansal Tower 38, Nehru Place, New Delhi-110019

3S ENGINEERING WORKS NOIDA

1. PAYMENT TERMS:

a. No mobilization advance will be given.

b. The Bill of work done to be raised every month and payment shall be made within a week after verification of the bill by the authorized supervisor of the owner/PMC.

c. No dispute regarding the delay of payment will be entertained from the Contractor.

d. Approval of Extra Item shall be taken before execution of work and Extra item shall be payable as per DSR 2023 - % quoted. The relevant rate quoted to be considered for evaluation of the extra item.

e. The Contractor should abide by the norms of NGT. The Client will not be responsible for payment of any challan from NGT.

f. The Green Cloth, as per the NGT Norms, shall be erected on the scaffoldings. Also, covers for protection of cars should be done by the Contractor at own cost.

g. Security of 5% as retention money is to be deducted from every running bill. However, the EMD of the successful Bidder will be converted into Security Deposit on the award of the Contract. This retained security will be adjusted towards 5% security deduction from the approved amount of every running bill till it is completely adjusted.

h. No Extra Payment shall be made on account of Repair of False ceiling and civil repairs.

i. The security money will be refundable after completion of Defect liability period from the date of satisfactory completion of the entire project/ issuance of the Completion Certificate by the MC provided all the defects notified to the Contractor have been rectified.

j. The final retention shall be released after completion of the defect liability period (DLP) for a period of 12 month.

k. All the payments will be made through "Account Payee Cheques" or "Electronic Transfers", after deducting TDS etc., at applicable rate. **GST is inclusive on the rates quoted.** GST Tax invoices to be raised accordingly.

l. GST submission challans to be submitted to the Client.

ANSAL TOWER 38 NEHRU PLACE FLAT OWNERS WELFARE ASSOCIATION
1st Floor, Ansal Tower 38, Nehru Place, New Delhi-110019

3S ENGINEERING WORKS NOIDA

Format of the bill

Invoice: - As per the GST format

Summary Sheet:

SUMMARY SHEET			
S. No	Particulars	Previous Bill	RA Bill
1	RA Bill-01		
	Total [A]		
	GST **[B]**		
	Net Total **[A+B]**		
	Deductions	Previous Deduction	RA Bill Deduction
1	TDS @ 2%		
2	Security Deposit@5%		
	Total Deductions		
	Payment Received		
1	Cheque No. / dated-		

1) **Abstract Sheet**:

S. No	DESCRIPTION	Unit	Rate	Tender Qty.	Previous Bill Qty.	This Bill Qty.	Total Qty.	Previous Bill ,Amount	This Bill Amount	Total Amount
	ITEM									

ANSAL TOWER 38 NEHRU PLACE FLAT OWNERS WELFARE ASSOCIATION Stilt Floor, Ansal Tower 38, Nehru Place, New Delhi-110019

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2) **Measurement Book (MB)Sheet Format:**

Project:					**Page:**	
Date of measurement:					**Tender Sec:**	
Item:		**Unit**			**Item No.**	
S.No	**Particulars**	**Nos.**	**L**	**B**	**H**	**Content or Area**

ANSAL TOWER 38 NEHRU PLACE FLAT OWNERS WELFARE ASSOCIATION
Stilt Floor, Ansal Tower 38, Nehru Place, New Delhi-110019

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SECTION - 5.0

SAFETY COMPLIANCE

&

TECHNICAL SPECIFICATIONS

ANSAL TOWER 38 NEHRU PLACE FLAT OWNERS WELFARE ASSOCIATION
Stilt Floor, Ansal Tower 38, Nehru Place, New Delhi-110019

3S ENGINEERING WORKS NOIDA

1. SAFETY CODES & INSTRUCTIONS

Introduction:

1. This document entails some of the actions to be undertaken by the Contractor on "site" and "offsite" in connection with the "works" to avoid hazards to those engaged in the work and others who may be working, standing or passing in the vicinity. Notwithstanding the contents of this document, the Contractor shall take all additional actions required for the safe operation while carrying out the works under the Contract and be responsible for it.
2. It is expected from the Contractor to practice high standards of safety. Therefore, the Contractor must know and strictly follow all the relevant laws, statutory requirements and rules both for establishments, and workers and to conduct their business and methods of work to conform to the best safety practices. Particular attention is drawn in this regard to the "building and other construction workers" (Regulation of employment and condition of service) Act 1998.
3. The present document is to highlight, some of the common hazards, and suggested preventative measures in connection with the erection, construction of plant, machinery, buildings etc. These are for guidance and in no way limit the scope of the Contractor's safety obligation under the Contract.
4. Immediately on commencement of works under the Contract, the Contractor shall identify one responsible person designated as the 'Safety Officer', who shall be responsible for the implementation of safe work practices.
5. This report shall provide complete details of the safety hazards noticed at site, and remedial actions taken. It shall also provide details of any accidents, injuries, action taken and remedial actions taken or contemplated in that regard.

Safety guidelines for general observations:

1. There shall be a readily accessible place for first aid appliance, to be provided by the Contractor including adequate supply of sterilized dressings & cotton wool.
2. Safe working practices must be observed at all times.
3. Certain areas are designated hazardous (e.g. noisy and dusty areas) or otherwise risky. Warning signs must be displayed in these areas and their obedience ensured.
4. Where the Contractor's work presents a potential hazard, appropriate notices must be supplied and displayed, and the area made secure by proper fencing etc., to ensure safety of the staff and others.
5. An injured person shall be taken to a public hospital, without loss of time, in cases where the injury necessitates hospitalization.
6. Vehicle parking will be in the designated areas only.
7. Warning signs and speed restrictions must be observed.
8. The place of work should be left in a tidy and safe condition at the end of each work period.

ANSAL TOWER 38 NEHRU PLACE FLAT OWNERS WELFARE ASSOCIATION
Sd/- Floor, Ansal Tower 38, Nehru Place, New Delhi-110019

3S ENGINEERING WORKS NOIDA

9. Every opening in the floor of a building or in a working platform should be provided with suitable means to prevent the fall of persons or material by providing suitable fencing or railing whose minimum height shall be one meter.

10. No floor, roof or other part of the structure shall be so overloaded with debris or material as to render it unsafe.

11. Those engaged in welding works shall be provided with welder's protective eye-shields & gloves.

12. [a] No paint containing lead or lead products shall be used except in the form of paste or ready-made paint.

    [b] Suitable face masks shall be supplied for use by the workers when the paint is applied in the form of spray or surface having lead paint dry rubbed & scrapped.

13. Overall accessories shall be supplied by the Contractor to the painters & adequate facilities shall be provided to enable the working painters to wash during the periods of cessation of work.

14. Hoisting machines & tackle used in the works, including their attachments, anchorage & supports shall be in perfect condition.

15. The ropes used in hoisting or lowering material or as a means of suspension shall be free from wear & tear and of durable quality, adequate strength and free from defects.

16. The rates quoted shall be inclusive of providing covering to the existing openings /doors / windows with temporary plywood before starting of the repair works including removal of the same after completion of the works.

17. The rates quoted shall be inclusive of providing double steel / metal scaffolding having two sets of vertical supports which shall be provided. The supports shall be sound and strong, tied together with horizontal steel / metal support pieces over which scaffolding planks shall be fixed properly & secured and removal of the same after completion of the works up to 35 m. No extra rate shall be claimed on account of height.

18. The rates quoted shall also include the provision of props & other necessary temporary supporting arrangements such as bracings, steel angles, plates etc., which shall be provided for the areas in the vicinity in adequate numbers as directed by the Consultant and removal of the same after completion of the works.

19. The rates shall also include the safety netting required for the work all around the buildings & structures and removal of the same after completion of the works.

20. The rates shall also include all the safety gadgets for the work-force such as goggles, hand-gloves, helmets, suspending belts & hooks, aprons, protective shoes & boots etc., complete and at no point of time the work-force should be seen without the same.

21. At no point of time, the electrical wires or cables shall remain loose, suspended or without proper casing-capping or clamping. No loose tapping shall be allowed and connections shall be properly secured including necessary cables, wires etc., & all the necessary precautions regarding the proper electrification shall be followed during the course of execution of all the works on site.

ANSAL TOWER 38 NEHRU PLACE FLAT OWNERS WELFARE ASSOCIATION 6th Floor, Ansal Tower 38, Nehru Place, New Delhi-110019

3S ENGINEERING WORKS

22. In case of ban on the construction period by the NGT, the same days shall be granted in extension to the Contractor.
23. The NGT norms at the construction site shall be followed by the Contractor at his own cost.
24. Any challan regarding pollution by the construction activities shall be borne by the Contractor.

Emergency action plans:

1. Fire and explosion;
2. Collapse of lifting appliances and transport equipment;
3. Collapse of building, sheds or structures, etc.;
4. Gas leakage or spillage of dangerous goods or chemicals;
5. Drowning of building workers, sinking of vessels.

ANSAL TOWER 38 NEHRU PLACE FLAT OWNERS WELFARE ASSOCIATION
Sixth Floor, Ansal Tower 38, Nehru Place, New Delhi-110019

3S ENGINEERING WORKS NOIDA

SECTION - 6.0

FORMATS

The formats are enclosed duly filled in tender documents.

ANSAL TOWER 38 NEHRU PLACE FLAT ASSOCIATION
Sixth Floor, Ansal Tower 38, Nehru Place, New Delhi

3S ENGINEERING WORKS NOIDA

BANK GURANTEE FORMAT FOR PERFORMANCE SECURITY

(To be executed on Non-Judicial Stamp Paper of appropriate value)

Bank Guarantee No.....
Date.....

To,
[Employer's Name & Address]

Dear Sir,

In consideration of the ... [Employer's Name].....(Hereinafter referred to as the 'Employer' which expression shall unless repugnant to the context or meaning thereof, include its successors, administrators and assigns) having awarded to M/s ..... [Contractor's Name] ..... with its Registered/Head Office at ..... (hereinafter referred to as the 'Contractor', which expression shall unless repugnant to the context or meaning thereof, include its successors, administrators, executors and assigns), a Contract by issue of the Employer's Letter of Award No..... dated..... and the same having been acknowledged by the Contractor, for ----------[Contract sum in figures and words] for .....[Name of the work] and the Contractor having agreed to provide a Contract Performance Guarantee for the faithful performance of the entire Contract equivalent to .....(*) .....of the said value of the aforesaid work under the Contract to the Employer.

We .....[Name & Address of the Bank] .....having its Head Office at.....(hereinafter referred to as the 'Bank', which expression shall, unless repugnant to the context or meaning thereof, include its successors, administrators, executors and assigns) do, hereby, guarantee and undertake to pay the Employer, on demand any and all monies payable by the Contractor to the extent of .....(*) ..... as aforesaid at any time up to.....(@) .....[days/month/year] without any demur, reservation, contest, recourse or protest and/or without any reference to the Contractor. Any such demand made by the Employer on the Bank shall be conclusive and binding notwithstanding any difference between the Employer and the Contractor or any dispute pending before any Court, Tribunal, Arbitrator or any other authority. The Bank undertakes not to revoke this guarantee during its currency without the previous consent of the Employer and further agrees that the guarantees herein contained shall continue to be enforceable till the Employer discharges this guarantee or till .....(+).....[days/month/year] whichever is earlier.

The Employer shall have the fullest liberty, without affecting in any way the liability of the Bank under this guarantee, from time to time to extend the time for performance of the Contract by the Contractor. The Employer shall have the fullest liberty, without affecting this guarantee, to postpone from time to time the exercise of any powers vested in them or of any right which they might have against the Contractor, and to exercise the same at any time in any manner, and either to enforce or to forbear to enforce any covenants, contained or implied, in the Contract between the Employer and the Contractor or any other course or remedy or

security available to the Employer. The Bank shall not be released of its obligations under these presents by any exercise by the Employer of its liberty with reference to the matters aforesaid or any of them or by reason of any other act or forbearance or other acts of omission or commission on the part of the Employer or any other Hiring of Project Management Service (PMS) for the "**Replacement and Modification in Fire Fighting System**" at "**Ansal Tower, 38, Nehru Place, New Delhi-110019**" indulgence shown by the Employer or by any other matter or thing whatsoever which under the law would, but for this provision have the effect of relieving the Bank.

The Bank declares that this Bank Guarantee is issued by the Bank, utilizing the credit limit of M/s.....(name of the Contractor) and also agrees that the Employer at its option shall be entitled to enforce this Guarantee against the Bank as a principal debtor, in the first instance, without proceeding against the Contractor and notwithstanding any security or other guarantee the Employer may have in relation to the Contractor's liabilities.

i. Our liability under this bank guarantee shall not exceed (*)
ii. This Bank Guarantee shall be valid up to (+)
iii. We are liable to pay the guaranteed amount or any part thereof under this Bank Guarantee only and only if the employer serves upon the bank a written claim or demand on or before (@) dated this ..... day of.....20.....at.....

WITNESS

.....	.....
(signature)	(signature)
.....	.....
(Name)	(Name)
.....	.....
(Official Address)	(Designation with Bank Stamp)/with staff Authority no. Complete Address of the Bank with Tele-Fax

Notes:

1. (*) This sum shall be five percent (5%) of the accepted Contract amount denominated in the types and proportions of currencies.
2. (@) This date will be ninety (90) days beyond the issue of the Defects Liability Certificate as specified in the Contract.
3. (+) This date will be the date of issue of the Defects Liability Certificate.
4. The Bank Guarantee should be executed on appropriate stamp paper of the requisite value. Such stamp paper should be purchased in the name of the Issuing Bank, not more than six (6) months prior to the execution / issuance of the Bank Guarantee. The name of the purchaser should appear at the back side of the stamp paper in the Vendors Stamp. The Bank Guarantee should contain the rubber stamp of the authorized signatory of the bank indicating the name, designation and signature/ power of attorney number as well as telephone/ fax numbers with full. correspondence address of the Bank. In case the same is issued by a first-class International Bank, the law prevalent in the country of execution shall prevail for the purpose of Stamp Duty on the Bank Guarantee. However, in such a case, the Bank Guarantee shall be got confirmed through any Indian Scheduled/Nationalized Bank.
5. The Bank Guarantee is required to be submitted directly to the Employer by the issuing bank (on behalf of the Contractor) under registered post (A.D.). The Contractor can submit an advance copy of the Bank Guarantee to Client.
6. The issuing bank shall write the name of the bank's controlling branch/ Head Office along with contact details like telephone/ fax and full correspondence address in order to get the confirmation of the Bank Guarantee from that branch/ Head office, if so required.

AGREEMENT FOR THE "REPLACEMENT AND MODIFICATION IN FIRE FIGHTING SYSTEM" PROJECT AT ANSAL TOWER, 38 NEHRU PLACE, DELHI-110019

DRAFT AGREEMENT

(to be signed with the successful bidder who is assigned the work)

Articles of Agreement made at New Delhi this day of between ....

President, Ansal Tower Flat Owners welfare Association (hereinafter referred to as the 'EMPLOYER', which expression shall mean and include its successor in office, executor, administrator and assigns) of the one part and **M/s** (hereinafter referred to as the 'Contractor', which expression shall include his heir, executor, administrator and assigns) of the other part.

WHEREAS the EMPLOYER is desirous of getting the **"Replacement and Modification in Fire Fighting System"** project one and has caused drawings, specifications and schedule of quantities describing the works to be done, to be prepared by the Consultant and WHEREAS the said drawings issued by the Consultant from time to time, and Notice Inviting Tenders, Instructions to Tenderers, General and Special conditions of the Contract, Technical Specifications and Schedule of Quantities have been signed by or agreed to execute up and subject to the conditions set forth herein(hereinafter referred to as the said conditions) and the special conditions of the work shown upon the said drawings and/or described in the said specifications and included in the said schedule of quantities at rates herein set forth amounting to the sum of Rs. (Rupees only) (hereinafter referred to as "the said Contract amount").

AND WHEREAS the Contractor has deposited with the Employer the sum of Rs. ---------- /-

(Rupees Only) as the Earnest Money which shall become part of the Security Deposit to be retained until the expiry of the Defects Liability Period for the due observance and performance of this Contract.

NOW IT IS HEREBY AGREED AS FOLLOWS:

1. In consideration of the said Contract amount to be paid at the times and in the manner set forth in the said conditions, the Contractor shall, upon and subject to the said conditions, execute and complete the work shown upon the said drawings and described in the said specifications and/or the schedule of quantities and other conditions and within 4 months (Four) months of the date of commencement of the work i.e., latest by . / /The date of commencement of the work will be taken as 07 days from the date of issue of the Letter of Intent (LOI) for the award of the Contract.
2. The Contractor clearly understands that the time is the essence of the Contract, and liquidated damages will be imposed for the delay in execution of the work as per the terms of the Contract (scope of work and general conditions, page 7, Risk and Cost clause a)
3. The Employer shall pay the Contractor the said Contract amount or such other sum as shall become payable at the times and the manner hereinafter specified in the conditions.
4. The Tender document shall be deemed to form and be read and construed as part of the Agreement along with the amendments, negotiated and confirmed in various subsequent letters exchanged.

ANSAL TOWER 38 NEHRU PLACE FLAT OWNERS WELFARE ASSOCIATION Stilt Floor, Ansal Tower 38, Nehru Place, New Delhi-110019

3S ENGINEERING WORKS

5. The Parties hereto shall respectively abide by submitting themselves to the conditions and perform the agreement on their part respectively in such conditions contained.

As witness our hands this .....day of..... 2024

1. Signed by the said

Employer (First Party)

2. Signed by the said

Contractor (Second Party)

In the presence of

Address

In the presence of

Address

ANSAL TOWER 38 NEHRU PLACE FLAT OWNERS WELFARE ASSOCIATION
Sixth Floor, Ansal Tower 38, Nehru Place, New Delhi-110019

3S ENGINEERING WORKS NOIDA

AFFIDAVIT

(TO BE SUBMITTED ON NON-JUDICIAL STAMP PAPER OF MINIMUM RS.10/- DULY CERTIFIED/ATESTED BY NOTARY PUBLIC)

I, ----------, S/o ---------, the deponent above named do, hereby, solemnly affirm and declare asunder:

1. That I am the Proprietor/ Authorized Signatory of .....,, having its Head Office/Regd. Office at……..
2. That the information / documents / Experience certificates submitted by……..along with this Tender Document are genuine and true and nothing has been concealed.
3. That I had no litigation in connection with the civil work carried out in the last 10 years.
4. I shall have no objection in case the Client verifies them from the issuing Authorities. I shall also have no objection in providing the original copy of the document(s), in case the Client demands so for verification.
5. I, hereby, confirm that in case any document, information and/or certificate submitted by me is found to be incorrect/false/fabricated, the Client, at its discretion, may disqualify / reject my application submitting tender outrightly, and also debar us from participating in any future tenders beside taking other appropriate actions.

DEPONENT

I, ……../ Authorized Signatory of ..... , do, hereby, confirm that the contents of the above Affidavit are true to my knowledge and nothing has been concealed there from and that no part of it is false.

Verified at ……. this……. day of …….. DEPONENT

ANSAL TOWER 38 NEHRU PLACE FLAT OWNERS WELFARE ASSOCIATION
Sub Floor, Ansal Tower 38, Nehru Place, New Delhi-110019

3S ENGINEERING WORKS NOIDA

Forms part of award documents

3S ENGINEERING WORKS

Deals in: All Types of Electrical Jobs and Materials.

GST No: 09CVJPA0881M1Z9

Date: August 28, 2026

M/s Ansal Tower Flat Owners Welfare Association
38, Ansal Tower Nehru Place New Delhi

Kind Atten: Mrs. Kavita Singhal (Joint Secretary)

Sub: Authorization Letter to deal with all financial and site matter on My Behalf

Dear Madam,
I, Shabiya Ahmed hereby authorize Mr. Mohd Samiullah Ahmed to sign and deal all financial and site matter with **M/s Ansal Tower Flat Owners Welfare Association** 38, Ansal Tower Nehru Place New Delhi (like Agreement, Work order, Monthly invoice bill, manpower permission and other works related to Ansal Tower site.) on my behalf with immediate effect and till the project has not been completed.

Given below is my identity proof with details and signature for the verification purpose:

- Name: Shabiya Ahmed
- Signatures:

Given below is identity proof of the person with details and signature for the verification purpose.

- Authorized Person: Mohd Samiullah Ahmed
- Identity Document: PAN Card
- Identity Document Number: APDPA6752K
- Signature:

We look forward to a continued value adding relationship.

Thanking you,

Your Faithfully

For 3S Engineering Works
Shabiya Ahmed
Proprietor
9899860496

M/s 3S ENGINEERING WORKS
Shabiya Ahmed
Proprietor

Address: B-15/701 Super tech Eco Vill-1, Sector-1. Greater Noida-201306

28-8-26

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

CVJPA0881M

नाम / Name
SHABIYA AHMED

पिता का नाम / Father's Name
SUBHAN ALI

जन्म की तारीख / Date of Birth
02/05/1993

Shabiya Ahmed
हस्ताक्षर / Signature

M/s 3S ENGINEERING WORKS
Shabiya Ahmed
Proprietor

040620 18

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

MOHD SAMIULLAH AHMED

ABDUL JALIL AHMED

06/05/1985

Permanent Account Number

APDPA6752K

Ahmed

Signature

M/s 3S ENGINEERING WORKS

Shabiya Ahmed

Proprietor

06072012

SECTION – 7.0

FORMS

TO BE FILLED AND SUBMITTED IN PACKET 1

FORWARDING LETTER

(On bidder's letter head)

From(Bidder Address)

To,
The President
Ansal Tower Flat Owners Welfare Association
Plot No. 38, Nehru Place, New Delhi-110019

Sub: "Replacement and Modification in Fire Fighting System"

Dear Sir,

With reference to the tender invited by you, I/we, hereby, offer to perform, provide, execute and complete the works in conformity with the conditions of the Contract.

1) I/We have satisfied myself/ourselves as to the location and prevailing conditions of the site, and have read carefully the Articles of the Agreement, Conditions of the Contract, Scope of Work, General and Special Conditions of the Contract etc., and I/we understand that the works are to be completed within the stipulated time from the date of issue of the letter of Intent (LOI), and fully understand that the time will be the essence of the Contract.
2) I/we enclose a Demand Draft as per the requisite clause of the Notice Inviting Tender as Earnest Money and fully understand that this amount will not bear any interest.
3) I/We agree to keep the offer open for 90 days from the date of opening the tender.
4) Should this tender be accepted in whole or in part, I/we hereby agree to abide by and fulfill the terms and conditions annexed thereto. If I/we fail to commence the work specified in the tender documents, I/we agree that my/our earnest money shall stand forfeited absolutely to Client. Otherwise, the said Earnest Money shall be retained by the Client towards the Security Deposit (retention money). I/we also agree to the balance security money being deducted from my/our bills in accordance with the conditions of the Contract.
5) All the terms and conditions contained in the Notice Inviting Tender, General & Special Conditions of the Tender, Agreement etc., constituting the tender documents, have been fully read by me/us and explained to me/us and I/we, hereby, accept the same and sign each and every page thereof as token of their acceptance.

ANSAL TOWER 38 NEHRU PLACE FLAT OWNERS WELFARE ASSOCIATION
Sub Floor, Ansal Tower 38, Nehru Place, New Delhi-110019

3S ENGINEERING WORKS NOIDA

6) We are further enclosing, herewith, the following documents:

   a) Partnership Deed, Article of Association and Power of Attorney. We agree that no change will be made in these documents without the prior approval of the Client.

   b) Tender documents duly signed along with all the forms etc.

   c) Demand Draft No. ……. …Dated …… drawn on ……..

   d) A statement giving names of the Partners /Directors of the firm.

Yours Faithfully,

Date:

Name & Signature of Tenderer(s)
Office stamp & seal of the Tenderer (s)

Witness:

Address:_____

ANSAL TOWER 38 NEHRU PLACE FLAT OWNERS WELFARE ASSOCIATION
Stilt Floor, Ansal Tower 38, Nehru Place, New Delhi-110019

FORMS SEEKING INFORMATION REGARDING ELIGIBILITY

FORM"A"

FINANCIAL

INFORMATION:

1. Financial Analysis–Details to be furnished duly supported by figures in balance sheet/ profit & loss account for the last five years as submitted by the Tenderer to the Income Tax Department (copies to be attached) duly certified by the Chartered Accountant.

S. NO.	Description	Years		
		2025-2026	2024-2025	2023-2024
1.	Gross Annual Turnover on Construction Works.			
2.	Profit/Loss			

2. Financial arrangements for carrying out the proposed work.
   a) Solvency certificate required.
   b) Working capital required.
   c) Arrangement of fund (Proportion of equity & debts).

Signature of Tenderer(s) with seal

Dated :

3S ENGINEERING WORKS NOIDA

ANSAL TOWER 38 NEHRU PLACE FLAT OWNERS WELFARE ASSOCIATION Stilt Floor, Ansal Tower 38, Nehru Place, New Delhi-110019

FORM "B"

PERFORMANCE REPORT OF WORKS REFERRED TO IN FORM"B"

1. Name of work/ project & location:
2. Agreement no. :
3. Estimated cost:
4. Tendered cost:

1. Date of start:
2. Date of completion:

   (i) Stipulated date of completion:

   (ii) Actual date of completion:

3. Amount of compensation levied for delayed completion, if any:
4. Amount of reduced rate items, if any:
5. Performance Report:

9.1 Quality of work	: Outstanding/Very Good/Fair/Poor*
9.2 Financial soundness	: Outstanding/Very Good/Fair/Poor*
9.3 Technical Proficiency	: Outstanding/Very Good/Fair/Poor*
9.4 Resourcefulness	: Outstanding/Very Good/Fair/Poor*
9.5 General Behavior	: Outstanding/Very Good/Fair/Poor*

*Strikeout which is not applicable

Signature of Tenderer(s) with seal:

Dated:

3S ENGINEERING WORKS NOIDA

ANSAL TOWER 38 NEHRU PLACE FLAT OWNERS ASSOCIATION Stilt Floor, Ansal Tower 38, Nehru Place, New Delhi-110019

FORM "C"

1	Name &address of the tenderer	:	
2	Telephone / Mobile no./E-mail	:	
3	Legal status of the tenderer (attach copies of the original document defining the legal status).	:	Any Individual/ A Limited Firm/ A Proprietary Firm in partnership/ A company or Corporation*
4	Particulars of registration with various Government Bodies (attach certified copies).	:	
5	Name and titles of Directors & Officers with designation relevant with this work.	:	
6	Name & Designation of individual(s) authorized to act for the work.	:	
7	Has the tenderer or any constituent partner in case of partnership firm, ever abandoned the awarded work before its completion? If so, give name of the project and reasons for abandonment.	:	
8	Has the tenderer or any constituent partner in case of partnership firm, ever been debarred/ blacklisted for tendering in any organization at any time? If so, give details.	:	
9	Has the tenderer or any constituent partner in case of partnership firm, ever been convicted by the court of law? If, so, give details.	:	
10	Any other information considered necessary but not included above.	:	

Signature of Tenderer(s) with seal
Dated :

3S ENGINEERING WORKS NOIDA

ANSAL TOWER 38 NEHRU PLACE FLAT OWNERS WELFARE ASSOCIATION
Sixth Floor, Ansal Tower 38, Nehru Place, New Delhi-110019

FORM "D"

Details of Technical & Administrative Persons including those to be employed for the work.

S. No	Description	Total number	Number applicable for this work	Name	Qualification	Professional experience	How these would be involved in this work	Remarks
1	2	3	4	5	6	7	8	9

Signature of Tenderer(s) with seal

Dated :

3S ENGINEERING WORKS NOIDA

ANSAL TOWER 38 NEHRU PLACE FLAT OWNERS WELFARE ASSOCIATION

Sixth Floor, Ansal Tower 38, Nehru Place, New Delhi-110019

FORM "E"

LIST OF EQUIPMENT

A. Equipment used in Construction & Rehabilitation Activities:

Sr. No.	Description	Minimum Requirement	Equipped with (Nos)
1.	Demolition Hammer	03 Nos	
2.	Vibrator (Electric Type)	01 Nos	
3.	Mixture Machine	01 Nos	
4.	Re-baring Gun	02 Nos	
5.	Drill Machine	02 Nos	
6.	Blower	02 Nos	
7.	UTM (Universal Testing Machine)	01 Nos	
8.	Cube Moulds	12Nos	
9.	Scaffolding	40 % of the estimated qty.	
10.	Basic Tools (Chisel, Hammer, etc.)	As per the site requirement	
11.	Welding Machine	01 Nos	
12.	Steel Cutting Machine	02 Nos	
13.	Chemical Spray Gun	02 Nos	
14.	Power Brush	02 Nos	
15.	Mixing trays for mortar	02 Nos	
16.	Compressor for Grouting	01 Nos	
17.	Grouting Gun (Epoxy & Cement)	01 Nos	
18.	LED Lights	10 Nos	
19.	Gas Cutter	05 Nos	

B. Equipment used for Safety Purpose:

Sr. No.	Description	Equipped with (Yes/No)
1.	Helmets	
2.	Boots	
3.	Gloves	
4.	Jackets	

ANSAL TOWER 38 NEHRU PLACE FLAT OWNERS WELFARE ASSOCIATION 5th Floor, Ansal Tower 38, Nehru Place, New Delhi-110019

3S ENGINEERING WORKS

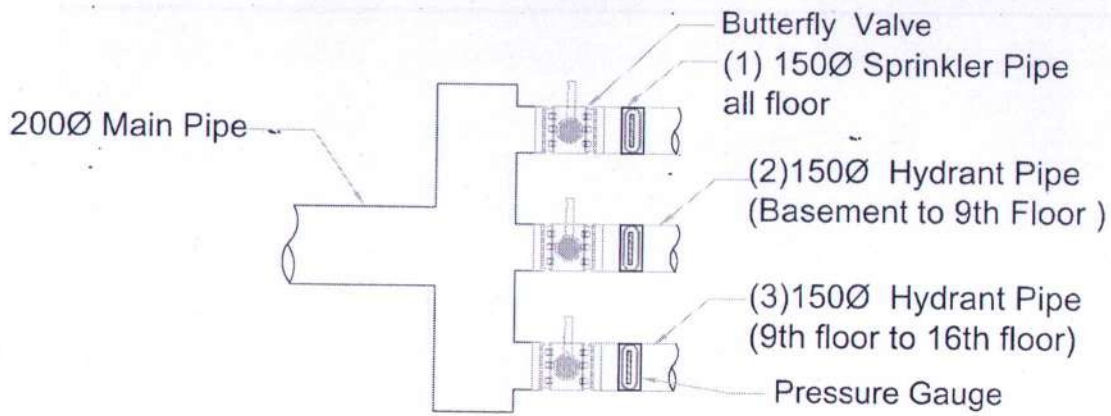
5.	Caution Tape	
6.	Eye wears	
7.	Safety Nets	
8.	Green Net	
9.	Car covers	
10.	Plastic Sheets	
11.	Safety Belt	
12.	Life line Rope	

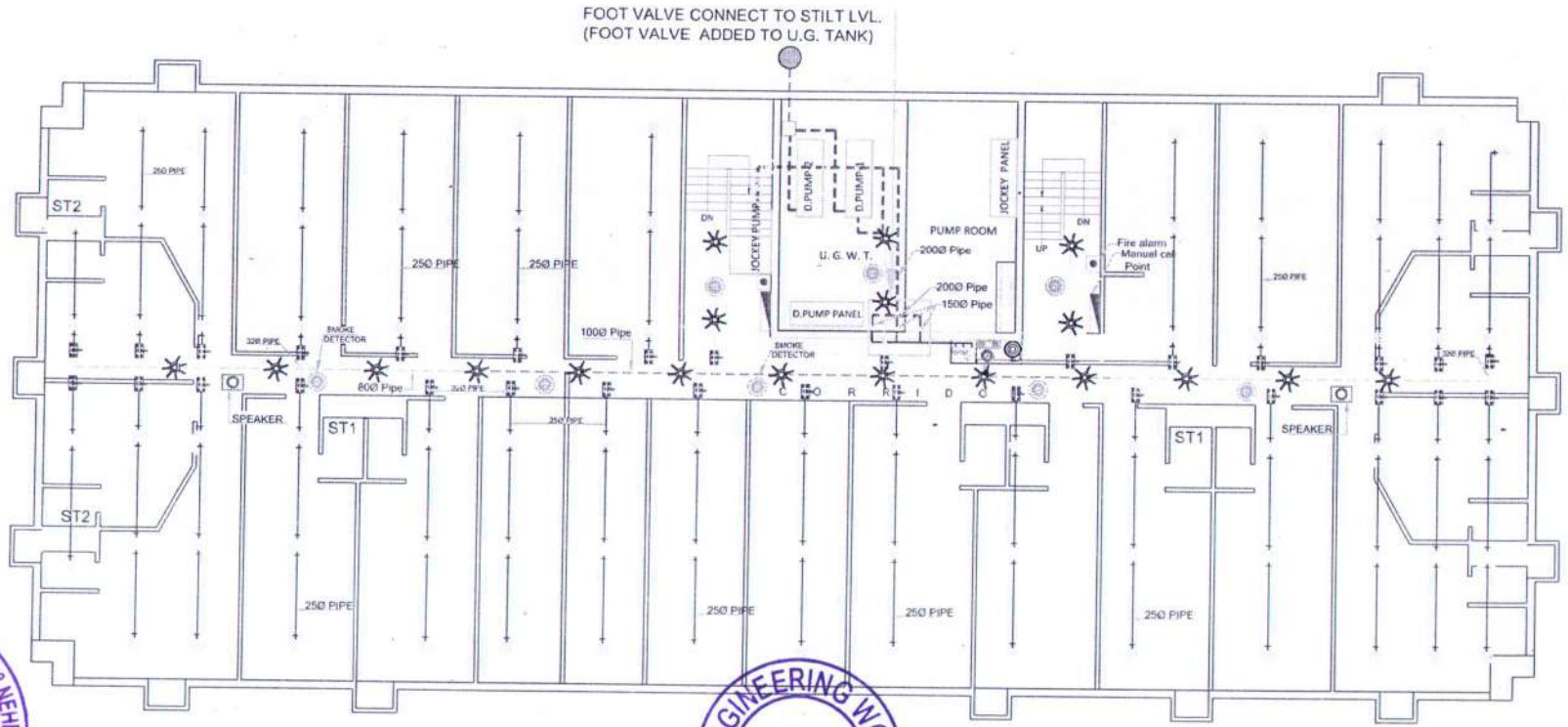
Signature of Tenderer(s) with seal

Dated:

3S ENGINEERING WORKS NOIDA

ANSAL TOWER 38 NEHRU PLACE FLAT OWNERS WELFARE ASSOCIATION
3rd Floor, Ansal Tower 38, Nehru Place, New Delhi-110019





BASEMENT PLAN

LEGEND

S.NO.	DESCRIPTION	CODE
1	150MM Ø Fire Hydrant Pipe	
2	150MM Ø Sprinkler Pipe	
3	50MMØ Drain Pipe	
4	200MM PIPE	
5	150MM PIPE	
6	100MM PIPE	
7	80MM PIPE	
8	50MM PIPE	
9	32MM PIPE	
10	25MM PIPE	

NOTE: SOME FIRE ACCESSORIES IS NOT SHOWN FOR DRAWING CLARITY

Detail of fire accessories:

3 Way Fire Hydrant	
1 Way Fire Hydrant	
Sprinkler	
Existing Sprinkler	
Hose Reel-30 mtr	
Butterfly Valve	
Non Return Valve	
Fire Hydrant Box	
Flow Switch	
Fire Brigade Connection	
Smoke Detector	
Manual call Point	
Fire Alarm / Hooter	
Ball Valve	
C.I. Strainer	
Pressure Switch	
Speaker	
Pressure Gauge	

REV NO.	DESCRIPTION	DRAWN BY	CHECKED BY	DATE
0	ISSUED FOR FIRE FIGHTING	VISHAL	AYUSH	16-12-25

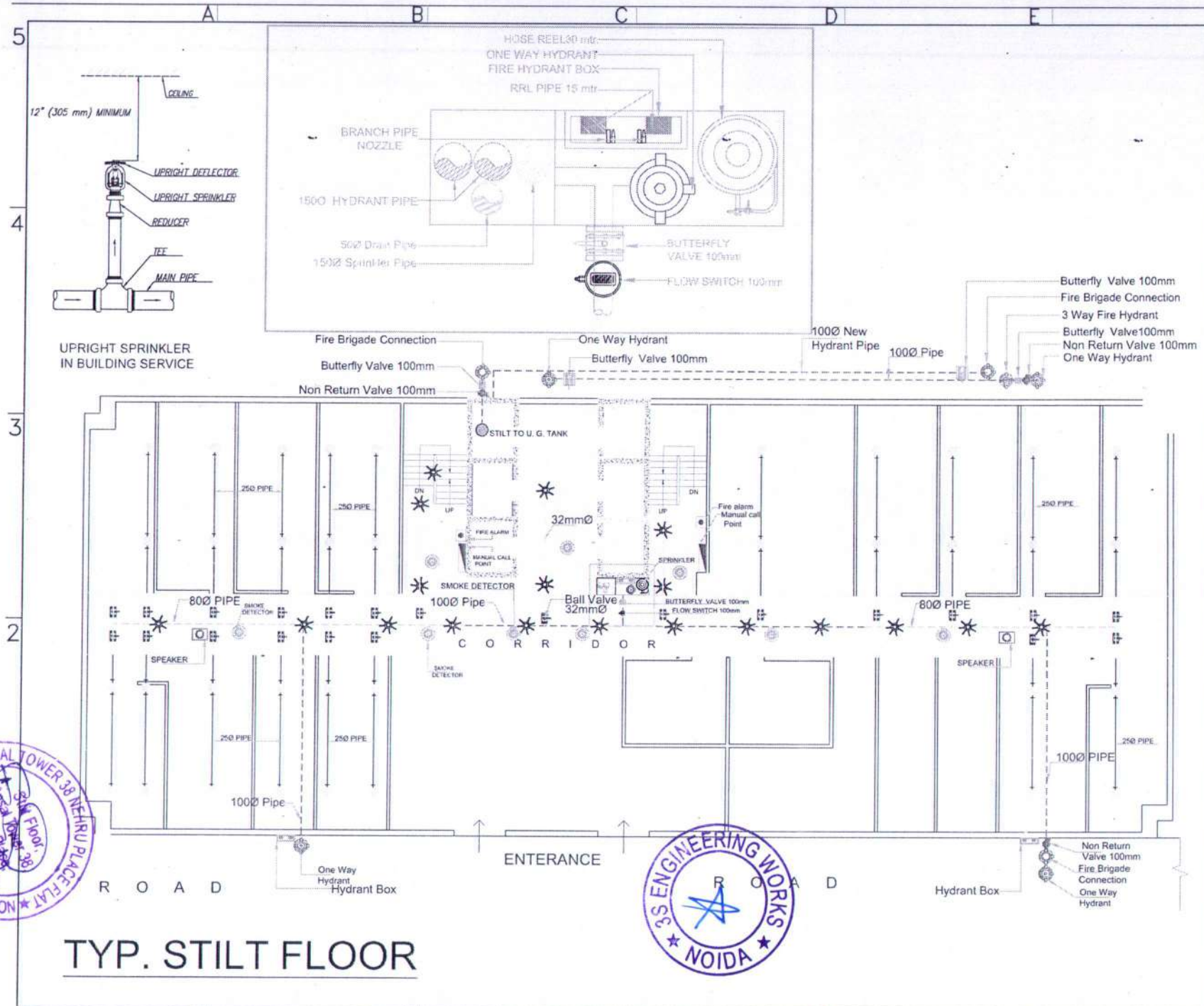
CONSULTANT : SLIP-TEC Ph. 011-43011519
C-39, BASEMENT SECTOR-15, VASUNDHARA GHAZIABAD - 201012

PROJECT : ANSAL TOWER-38, NEHRU PLACE

TITLE : PROPOSED BASEMENT FLOOR PLAN FIRE FIGHTING PIPE LINE LAYOUT

SCALE	DWG. SIZE	DWG. NO.	SHEET NO
N.T.S	A3	SLT/25/ANSAL TOWER/01	01 OF 04

ANSAL TOWER 38 NEHRU PLACE FLAT OWNERS ASSOCIATION
Slip Tec Ansal Tower 38 Nehru Place New Delhi-110019
3S ENGINEERING WORKS NOIDA



TYP. STILT FLOOR

LEGEND

S.NO.	DESCRIPTION	CODE
1	150MM Ø Fire Hydrant Pipe	
2	150MM Ø Sprinkler Pipe	
3	50MMØ Drain Pipe	
4	200MM PIPE	
5	150MM PIPE	
6	100MM PIPE	
7	80MM PIPE	
8	50MM PIPE	
9	32MM PIPE	
10	25MM PIPE	

NOTE: SOME FIRE ACCESSORIES IS NOT SHOWN FOR DRAWING CLARITY

Detail of fire accessories:

3 Way Fire Hydrant	
1 Way Fire Hydrant	
Sprinkler	
Existing Sprinkler	
Hose Reel-30 mtr	
Butterfly Valve	
Non Return Valve	
Fire Hydrant Box	
Flow Switch	
Fire Brigade Connection	
Smoke Detector	
Manual call Point	
Fire Alarm / Hooter	
Ball Valve	
C.I. Strainer	
Pressure Switch	
Speaker	
Pressure Gauge	

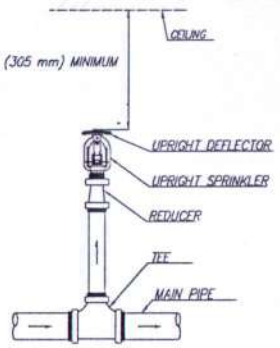
REV NO.	DESCRIPTION	DRAWN BY	CHECKED BY	DATE
0	ISSUED FOR FIRE FIGHTING	VISHAL	AYUSH	16-12-25

CONSULTANT : SLIP-TEC
C-39, BASEMENT SECTOR-15, VASUNDHARA GHAZIABAD - 201012 Ph. 011-43011519

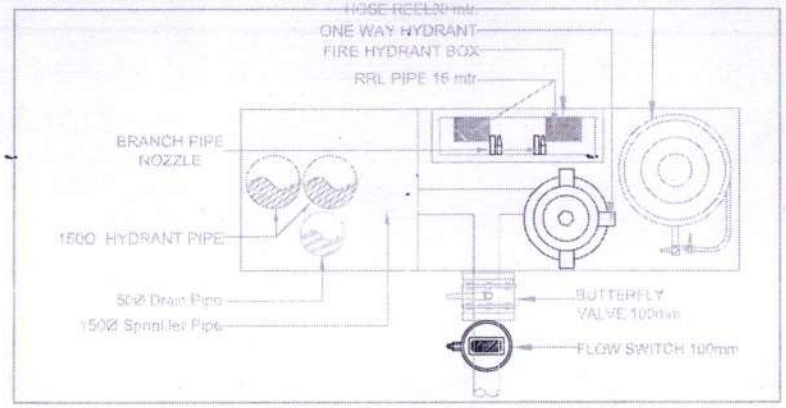
PROJECT : ANSAL TOWER-38, NEHRU PLACE

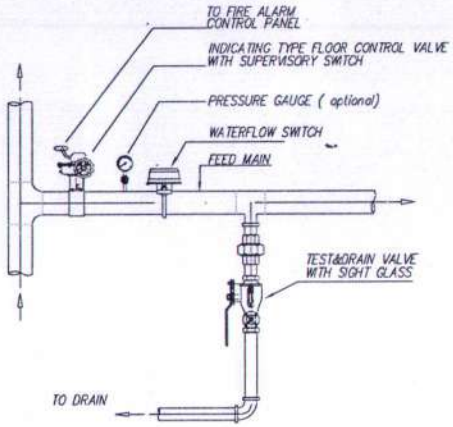
TITLE : PROPOSED TYP. STILT FLOOR FIRE FIGHTING PIPE LINE LAYOUT

SCALE	DWG. SIZE	DWG. NO.	SHEET NO
N.T.S	A3	SLT/25/ANSAL TOWER/01	02 OF 04

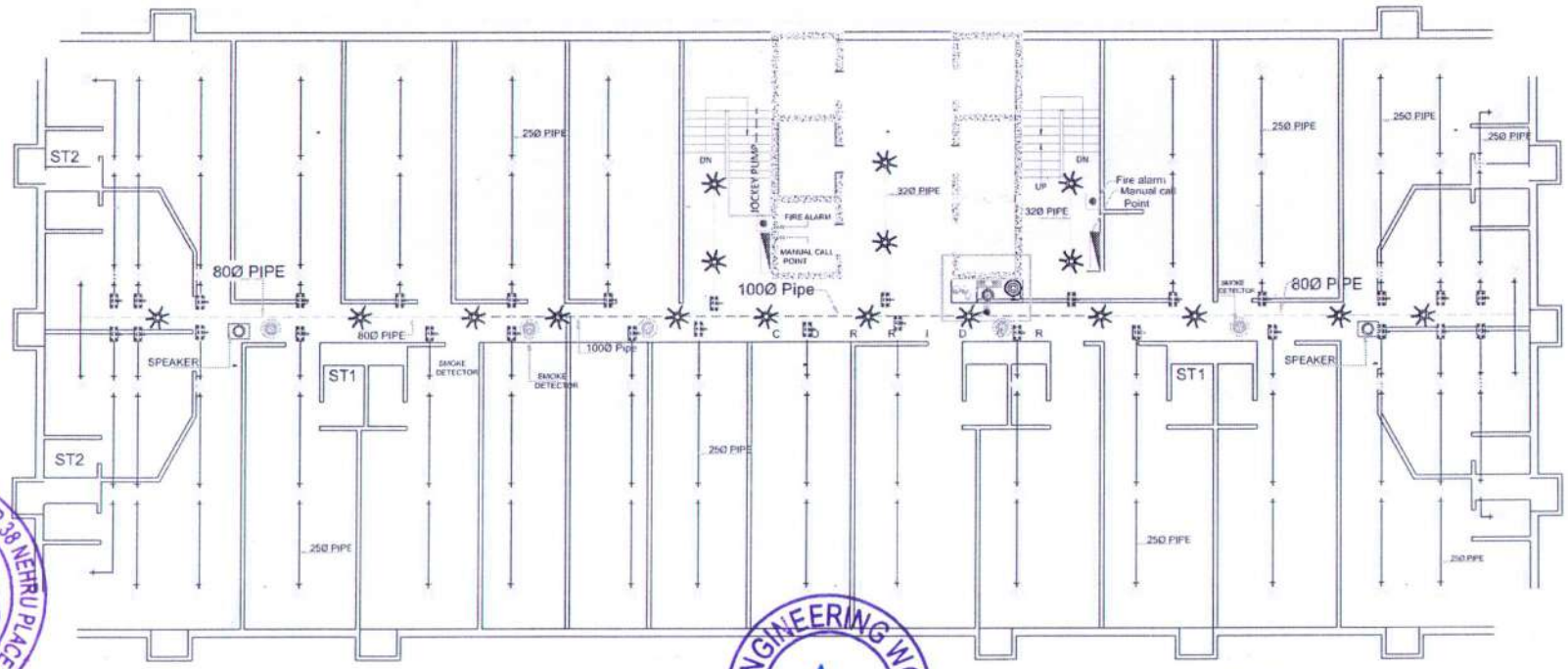


UPRIGHT SPRINKLER IN BUILDING SERVICE





FLOOR CONTROL VALVE DETAIL



LEGEND

S.NO.	DESCRIPTION	CODE
1	150MM Ø Fire Hydrant Pipe	
2	150MM Ø Sprinkler Pipe	
3	50MMØ Drain Pipe	
4	200MM PIPE	
5	150MM PIPE	
6	100MM PIPE	
7	80MM PIPE	
8	50MM PIPE	
9	32MM PIPE	
10	25MM PIPE	

NOTE: SOME FIRE ACCESSORIES IS NOT SHOWN FOR DRAWING CLARITY

Detail of fire accessories:

3 Way Fire Hydrant	
1 Way Fire Hydrant	
Sprinkler	
Existing Sprinkler	
Hose Reel-30 mtr	
Butterfly Valve	
Non Return Valve	
Fire Hydrant Box	
Flow Switch	
Fire Brigade Connection	
Smoke Detector	
Manual call Point	
Fire Alarm / Hooter	
Ball Valve	
C.I. Strainer	
Pressure Switch	
Speaker	
Pressure Gauge	

REV NO.	DESCRIPTION	DRAWN BY	CHECKED BY	DATE
0	ISSUED FOR FIRE FIGHTING	VISHAL	AYUSH	16-12-25

CONSULTANT : SLIP-TEC
C-39, BASEMENT SECTOR-15, VASUNDHARA GHAZIABAD - 201012 Ph. 011-43011519

PROJECT : ANSAL TOWER-38, NEHRU PLACE

TITLE : PROPOSED TYP. PLAN ALL FLOOR FIRE FIGHTING PIPE LINE LAYOUT

SCALE	DWG. SIZE	DWG. NO.	SHEET NO
N.T.S	A3	SLT/25/ANSAL TOWER/01	03 OF 04

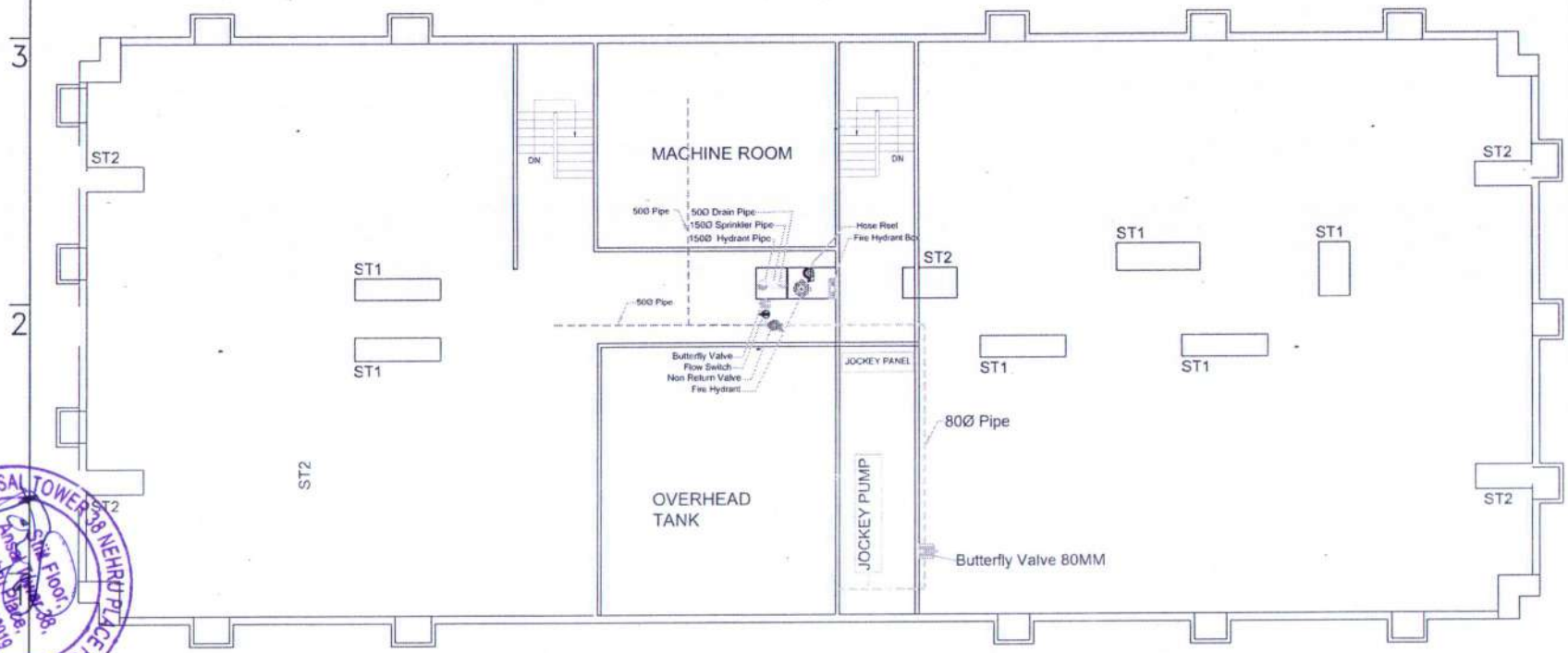
NOTE:
PRESSURE GAUGE TO BE INSTALL 3 IN BASEMENT, 3 at 3rd FLOOR, 3 at 9th FLOOR, 3 at 16th FLOOR AND 2 at TERRACE.

SINGLE AIR RELEASE VALVE - 1 AT 9th FLOOR & 1 AT 16th FLOOR in HYDRANT PIPE

TYP. PLAN ALL FLOOR

ANSAL TOWER 38 NEHRU PLACE FLAT OWNERS ASSOCIATION

3S ENGINEERING WORKS NOIDA



TERRACE PLAN

LEGEND

S.NO.	DESCRIPTION	CODE
1	150MM Ø Fire Hydrant Pipe	
2	150MM Ø Sprinkler Pipe	
3	50MMØ Drain Pipe	
4	200MM PIPE	
5	150MM PIPE	
6	100MM PIPE	
7	80MM PIPE	
8	50MM PIPE	
9	32MM PIPE	
10	25MM PIPE	

NOTE: SOME FIRE ACCESSORIES IS NOT SHOWN FOR DRAWING CLARITY

Detail of fire accessories:

3 Way Fire Hydrant	
1 Way Fire Hydrant	
Sprinkler	
Existing Sprinkler	
Hose Reel-30 mtr	
Butterfly Valve	
Non Return Valve	
Fire Hydrant Box	
Flow Switch	
Fire Brigade Connection	
Smoke Detector	
Manual call Point	
Fire Alarm / Hooter	
Ball Valve	
C.I. Strainer	
Pressure Switch	
Speaker	
Pressure Gauge	

REV NO.	DESCRIPTION	DRAWN BY	CHECKED BY	DATE
0	ISSUED FOR FIRE FIGHTING	VISHAL	AYUSH	16-12-25

CONSULTANT: SLIP-TEC
C-39, BASEMENT SECTOR-15, VASUNDHARA
GHAZIABAD - 201012
Ph. 011-43011519

PROJECT: ANSAL TOWER-38, NEHRU PLACE

TITLE: PROPOSED TERRACE FLOOR PLAN FIRE FIGHTING PIPE LINE LAYOUT

SCALE	DWG. SIZE	DWG. NO.	SHEET NO
N.T.S	A3	SLT/25/ANSAL TOWER/04	04 OF 04

3S ENGINEERING WORKS NOIDA

ANSAL TOWER-38 NEHRU PLACE FLAT OWNERS WELFARE ASSOCIATION