

# INDIAN RAILWAY WELFARE ORGANISATION

Railway Offices Complex, Shivaji Bridge (Behind Shankar Market), New Delhi – 110 001

Tel: MTNL 23413627 | RLY: 23527, 23495 | Website: www.irwo.net

## TENDER DOCUMENT

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### **Tender No. IRWO/SNP/C/2026-03, dated: 25-06-2026**

**Name of Work:** Special Repair and Rehabilitation Works to Blocks J, K, L, M (Type II) and E, F, G, H (Type III) from Basement to Terrace Roof — comprising structural repairs to Columns, Beams, Slabs, External Plaster, Balconies, Roof Top, Expansion Joints, Fire and Domestic Water Tanks, Retaining Walls, and Painting of repaired surfaces — at IRWO Residential Housing & Rehabilitation Society (RHRS), Sector 10, Sonipat, Haryana.

**Estimated Value (Inclusive of GST):** **Rs. 1,95,88,000/- (Rupees One Crore Ninety-Five Lakhs Eighty-Eight Thousand Only)**

**Earnest Money Deposit:** **Rs. 1,00,000/- (Rupees One Lakh Only)**

**Period of Completion:** **09 (Nine) Months**

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**NOTE:** The IRWO General Conditions of Contract, April 2015 (with Amendments No. 1, 2, and 3), hereinafter referred to as "GCC", are expressly incorporated into and form part of this tender document and shall be read together with it. Where any provision of this tender document (including the Special Conditions set out herein) is in conflict with the GCC, the provision in this tender document shall prevail, unless the GCC provision is mandatory under applicable law, in which case the mandatory GCC provision shall apply. Bidders are required to download the GCC from IRWO's website ([www.irwo.net](http://www.irwo.net)) and read it carefully before submitting their Bid.

## SECTION – 1

### NOTICE INVITING TENDERS (NIT)

**Tender No.: IRWO/SNP/C/2026-03, dated: 25-06-2026.**

Sealed offers are invited by the Managing Director, Indian Railway Welfare Organisation (IRWO), Railway Office Complex, Shivaji Bridge, New Delhi – 110 001, from eligible Bidders for the following work, strictly in the manner and on the terms and conditions set out in this Tender Document:

Tender No.	Name of Work	Estimated Value (Incl. GST)	EMD (Rs.)	Period of Completion
IRWO/SNP/C/2026-03, dated: 25-06-2026.	Special Repair and Rehabilitation Works to Blocks J, K, L, M (Type II) and E, F, G, H (Type III) from Basement to Terrace Roof — Columns, Beams, Slabs, External Plaster, Balconies, Roof Top, Expansion Joints, Fire & Domestic Water Tanks, Retaining Walls, and Painting of repaired surfaces at IRWO RHRS, Sector 10, Sonipat.	<b>Rs. 1,95,88,000/-</b> (Rs. One Crore Ninety-Five Lakhs Eighty-Eight Thousand)	Rs. 1,00,000/-	<b>09 (Nine)</b> Months from date of issue of Letter of Acceptance

#### 1.1 Availability and Submission of Tender Documents

(a) (i). Tender documents shall be available for download from IRWO's official website ([www.irwo.net](http://www.irwo.net)) from **27.06.2026** onwards, and may also be obtained in person from the office of the Managing Director, IRWO, Railway Office Complex, Shivaji Bridge, New Delhi – 110 001, between 11:00 hrs. and 16:00 hrs. on all working days from **20.07.2026 to 26.07.2026**.

(ii) Pre-Bid Meeting will be held on **13-07-2026 at 12:00 Hours** in the office of Managing Director, IRWO, New Delhi. The same may be also joined through VC for which link will be shared.

(b) Completed Bids, duly accompanied by the Earnest Money Deposit (EMD) and all required documents, shall be submitted in a sealed cover and must reach the office of the Managing Director, IRWO, at the above address not later than **15:00 Hours on 27-07-2026**.

(c) The sealed cover shall be superscribed as: "**TENDER FOR IRWO/SNP/C/2026-03, dated: 25-06-2026. — SPECIAL REPAIR WORKS, IRWO RHRS SONIPAT — NOT TO BE OPENED BEFORE 16:00 HOURS ON 27-07-2026.**" The envelope shall also clearly bear the Bidder's full name and address.

(d) Tenders shall be opened at **16:00 Hours on 27-07-2026** in the presence of such Bidder representatives as may be present at the time of opening. Bidders or their duly authorised representatives may attend the Tender opening.

(e) IRWO reserves the right to extend the last date and time for submission of Tenders and the date of opening, by issuing a written corrigendum on the IRWO website. Bidders must regularly check the website for any such corrigendum.

#### 1.2 Earnest Money Deposit (EMD)

(a) **Amount:** Each Bidder shall deposit **Rs. 1,00,000/- (Rupees One Lakh Only)** as Earnest Money.

(b) **Instruments:** The EMD shall be submitted in one of the following forms only, drawn on a Scheduled Bank in favour of "**Indian Railway Welfare Organisation**" payable at New Delhi:

- Banker's Cheque; or
- Demand Draft; or
- Bank Guarantee (from a Scheduled Bank) in the prescribed format (Appendix E of GCC); or
- RTGS/NEFT transfer to: Bank — Indian Overseas Bank; Account No. — 084001000009151; IFSC Code — IOBA0000840; Branch — Gole Market, New Delhi. [A printed/scanned copy of the transaction receipt confirming successful transfer must be enclosed with the Bid. The reference in the transfer must

indicate the Tender number IRWO/SNP/C/2026-03, dated: 25-06-2026 and the Bidder's name. IRWO is not responsible for failed or misdirected transfers.]

**(c) Validity:** The EMD shall be valid for a minimum period of 30 days beyond the Bid validity period (i.e., valid for at least 120 days from the date of Bid submission). Where IRWO extends the Bid validity under Clause 1.7, the Bidder shall correspondingly extend the validity of the EMD instrument, failing which the Bid shall be liable to rejection.

**(d) No Bid without valid EMD:** Any Bid not accompanied by a valid EMD in an acceptable form shall be summarily and irrevocably rejected without any reference to the Bidder.

**(e) Refund to unsuccessful Bidders:** The EMD of unsuccessful Bidders shall be refunded, without interest, within 30 days from the date of acceptance and formal award of the tender to the successful Bidder, or within 30 days from the date of withdrawal or cancellation of the tender process, whichever is earlier. No Bank charges, collection charges, or other costs shall be reimbursed by IRWO.

**(f) EMD of successful Bidder:** The EMD deposited by the successful Bidder shall be retained by IRWO and adjusted as part of the Security Deposit in accordance with Clause 2.19 of the GCC. The Maximum Security Deposit to be deducted will be 5% of Contract Value.

### 1.3 Forfeiture of Earnest Money Deposit

The EMD shall stand forfeited, without any prior notice or compensation, in any of the following circumstances:

1. The Bidder withdraws, revokes, modifies, or qualifies its Bid (in any manner not acceptable to IRWO) after submission and during the Bid validity period, whether or not any such communication is received by IRWO before opening.
2. The Bidder fails to sign the formal Agreement within 15 (fifteen) days from the date of issue of the Letter of Acceptance (LOA), or such extended date as IRWO may communicate in writing.
3. The Bidder fails to commence work within the time stipulated from the date of LOA/work order, as directed by IRWO/General Manager.
4. The Bidder is found to have submitted false, forged, or misleading documents or declarations at any stage prior to commencement of work.
5. The Bidder fails to submit the Performance Guarantee within 15 days of issue of the LOA.
6. The Bidder fails to extend the EMD validity within 7 (seven) days of a written request from IRWO to do so.
7. Any other ground specified in the GCC entitling IRWO to forfeit the EMD/Security Deposit.

*For the avoidance of doubt: forfeiture of the EMD shall be without prejudice to IRWO's right to claim further damages, losses, or costs arising from the Bidder's default, and is not in substitution of any other remedy available to IRWO under law or the GCC.*

### 1.4 Eligibility and Qualification Criteria

#### 1.4.1 Technical Eligibility

The Bidder shall have successfully completed (having obtained a Completion Certificate), or have substantially completed (having achieved more than 90% physical completion), at least one work of a **similar nature** of a contract value of not less than Rs. 1,00,00,000/- (Rupees One Crore Only) (inclusive of all building materials) in the last 5 (five) consecutive financial years, i.e., works commenced on or after 01.04.2021.

**"Similar nature of work"** for this purpose means: *"Structural rehabilitation, repair, or retrofitting of any RCC framed multi-storied residential or institutional building (of not less than G+3 storeys) using techniques including but not limited to concrete jacketing, micro-concreting, crack injection/grouting, waterproofing membrane application, and corrosion-protection treatment to reinforcement, for any Government, Public Sector, or Private Organisation."*

In case of a Joint Venture (JV) or Consortium, the above technical eligibility must be met by the Lead Member individually. Experience of other Members of the JV/Consortium shall not be counted towards technical eligibility unless expressly permitted in writing by IRWO.

### 1.4.2 Financial Eligibility

The average annual audited turnover of the Bidder for the last 3 (three) completed financial years ending 31st March 2025 (i.e., 2022-23, 2023-24, and 2024-25) shall not be less than Rs. 1,00,00,000/- (Rupees One Crore Only) per year. Audited Balance Sheets and Profit & Loss Accounts for all three years are mandatory. Provisional accounts or unaudited statements will not be accepted.

In case of a JV/Consortium/Partnership Firm, the financial turnover of all constituent members shall be added, subject to the condition that the Lead Member's individual average annual turnover is not less than Rs. 50,00,000/- (Rupees Fifty Lakhs Only) per year.

### 1.4.3 JV/Consortium Requirements

Where the Bid is submitted by a Joint Venture or Consortium, the following conditions shall apply:

- a. The number of members shall not exceed three (3).
- b. The Lead Member shall hold at least 51% (fifty-one percent) equity in the JV/SPV at all times, from the date of submission of Bid until at least one year after expiry of the Defect Liability Period.
- c. Any member of the JV/Consortium whose technical experience is being relied upon for eligibility shall hold at least 26% equity and such equity shall not be diluted at any time until one year after expiry of the Defect Liability Period.
- d. A Joint Tendering Agreement executed on non-judicial stamp paper of the requisite value (as per the law of the state of execution), duly notarized, in the format at Appendix 'A' of the GCC, shall be submitted with the Bid.
- e. A Power of Attorney authorizing the Lead Member to act on behalf of the JV/Consortium, in the format at Appendix 'B' of the GCC, shall be submitted with the Bid.
- f. A firm that is a member of any one JV/Consortium tendering for this contract shall not be a member of any other JV/Consortium or submit an individual Bid for the same contract. Violation of this condition shall result in summary rejection of all Bids in which such firm participates.
- g. IRWO shall not recognize any change in the composition of the JV/Consortium after submission of the Bid, except as may be permitted under succession laws and where IRWO is satisfied in writing that the minimum eligibility criteria are not vitiated.

## 1.5 Manner of Quoting and Offer

(i) The cost shown in the Item Schedule (Section 5) is based on IRWO's internal estimation. The quantities are approximate and are for guidance only. Bidders are strongly advised to visit the site (all eight Blocks) and carry out their own assessment of the nature, quantum, and condition of distressed areas before quoting, since the scope of structural repair may vary block-by-block. IRWO shall not entertain any claim for additional payment on the ground that site conditions were different from those anticipated from the Item Schedule alone.

(ii) Bidders shall quote their rate as a percentage above or below the Estimated Cost in the format prescribed at Section 6. The Bid shall be completed both in figures and in words. Where the two are inconsistent, the rate in words shall prevail.

(iii) Conditional Bids, Bids with qualifications, and Bids offering an alternative scope of work shall be summarily rejected.

(iv) Bids that do not contain all the mandatory documents listed in Clause 1.9 shall be summarily rejected.

## 1.6 Bid Validity

The Bid, once submitted, shall remain valid and open for acceptance for a period of **90 (Ninety) days** from the date of opening of Tenders. IRWO may, prior to the expiry of the validity period, request Bidders to extend the validity for a further period. A Bidder may decline to extend, but such declination shall not result in forfeiture of the EMD. A Bidder who extends validity agrees that the EMD instrument validity is also extended correspondingly.

## 1.7 Post-Award Requirements

**(a) Performance Guarantee (PG):** The successful Bidder shall, within 15 (fifteen) days from the date of issue of the Letter of Acceptance, submit an irrevocable Bank Guarantee from a Scheduled Bank in the format at Appendix 'F' of the GCC for an amount equal to 5% (five percent) of the Contract Value (inclusive of GST), valid until the expiry of the Defect Liability Period. The PG shall be released as per provisions of GCC.

**(b) Agreement:** The formal Agreement shall be signed within 15 (fifteen) days from the date of issue of the LOA, on non-judicial stamp paper of requisite value as per applicable stamp law. Stamp duty shall be borne entirely by the Contractor. Until the formal Agreement is signed, the LOA and its acknowledgment by the Contractor shall constitute a binding contract.

**(c) Commencement of Work:** The Contractor shall commence work within 15 (fifteen) days from the date of issue of the LOA/work order, and shall strictly adhere to the programme of work submitted and approved under Clause 2.26 of the GCC.

## 1.8 Special Conditions

**(a) No Price Variation:** There is no Price Variation Clause in this contract. The quoted rates shall be firm and fixed for the entire contract period and shall not be subject to any escalation or revision on any account, including material price increases, currency fluctuation, labour rate changes, or statutory levies, except as follows: any tax newly introduced or any increase in the rate of an existing tax by the Central or State Government or any local authority after the date of submission of the Bid shall be reimbursed to the Contractor on production of authenticated proof of payment to the concerned authority. Any reduction or abolition of tax after the date of Bid opening shall be recovered by IRWO from the Contractor's bills.

**(b) GST:** GST shall not be paid extra. The quoted rates (whether above or below the estimated cost) shall be deemed inclusive of GST. The Contractor must possess a valid GST registration and furnish the GST registration number with the Bid.

**(c) Labour Cess:** Labour Cess at the rate of 1% (one percent) of the cost of construction (excluding cost of materials supplied under a separate Schedule item, if any) shall be deducted from each Running Bill and deposited by IRWO on behalf of the Contractor with the competent authority. The Contractor shall have a valid Labour Licence and shall provide registration documents with the Bid.

**(d) Defect Liability Period (Special Condition):** Notwithstanding anything contained in Clause 5.6 of the GCC or any amendment thereto, the Defect Liability Period (DLP) for this contract is expressly agreed to be **12 (Twelve) months** from the date of completion of the work as certified by the Engineer. This special condition overrides the general DLP provisions in the GCC insofar as the duration of the DLP is concerned. However, all other rights and obligations of the Contractor in respect of the DLP period (including the obligation to rectify defects, the right of IRWO to recover costs of rectification, and the retention of the Security Deposit and Performance Guarantee until expiry of the DLP) shall continue to apply as per the GCC. For the avoidance of doubt: this clause does not limit or waive any right of IRWO or any allottee to claim damages or seek remedies in respect of latent structural defects that manifest after the DLP, under the provisions of any applicable law.

**(e) Insurance (Occupied Premises):** In addition to the insurance obligations under Clause 2.31 of the GCC, since the work is being carried out in an occupied residential colony, the Contractor shall, before commencement of work, obtain and maintain throughout the contract period (including DLP):

- A Workmen's Compensation / Employer's Liability policy covering all labour and supervisory staff deployed on site.

Originals of all policies and premium payment receipts shall be deposited with IRWO within 21 days from the date of signing of the Agreement. Failure to furnish insurance will entitle IRWO to arrange the same at the Contractor's cost and to deduct premiums from bills.

**(f) Site Safety in Occupied Colony:** The Contractor shall be solely responsible for ensuring that all work activities are conducted with utmost care for the safety and security of the residents, their belongings, and their property. The Contractor shall:

- Restrict working hours to 08:00 hrs. to 20:00 hrs. on working days, and 08:00 hrs. to 13:00 hrs. on Sundays and public holidays, unless expressly permitted otherwise in writing by the Engineer/IRWO and approved by the RWA.
- Obtain an entry permit/gate pass for each worker from IRWO/RWA before deploying such worker on site.

- Maintain a complaint register at site, open to inspection by IRWO and the RWA at all times, recording all complaints received from residents and the action taken thereon. All complaints must be resolved within 48 hours of receipt, failing which IRWO may take such remedial action as it deems fit at the Contractor's cost.
- Not allow any worker or material to enter or remain within any occupied residential flat/unit without the prior written consent of the allottee/occupant.
- Ensure all debris, dust, and waste arising from work activities is contained and does not spread to occupied areas; and remove all malwa/debris from the colony campus at the Contractor's own cost within 24 hours of generation.

**(g) Water and Electricity:** The Contractor shall make own arrangements for water and electricity required for execution of the work, outside the colony premises. IRWO may assist in obtaining connections by issuing a No Objection, but cannot guarantee supply. No claim shall lie against IRWO on account of non-availability or interruption of water or electricity. The Contractor shall not use any utility/facility of the residential colony without express written permission from IRWO/RWA.

**(h) Arbitration — Supplementary Provision:** In accordance with the principles laid down by the Hon'ble Supreme Court of India, the appointment of the Arbitrator shall be made in a manner that is not unilateral. Notwithstanding Clause 9.2 of the GCC, in the event of a dispute referred to arbitration, the Arbitral Tribunal shall be constituted as per GCC.

### 1.9 Mandatory Documents to be Submitted with the Bid

The following documents shall be submitted along with the Bid. Bids not containing all mandatory documents shall be summarily rejected:

1. Sealed Bid / Offer Form (Section 6), with percentage rate quoted both in figures and in words, duly signed and stamped.
2. Earnest Money Deposit (EMD) in an acceptable form (as per Clause 1.2).
3. Draft Forwarding Letter (Section 3), duly completed, signed, and stamped by the authorised signatory.
4. GST Registration Certificate (copy).
5. PAN Card of Firm/Company (copy).
6. Certificate of registration of firm (Sole Proprietorship / Partnership / Company / LLP / JV) with the competent authority.
7. Audited Balance Sheets and Profit & Loss Accounts for financial years 2022-23, 2023-24, and 2024-25.
8. Work Experience Certificate(s) establishing similar-nature work as per Clause 1.4.1, including completion certificate(s) or certificate(s) from the Engineer-in-Charge of the ongoing project, indicating name and description of work, contract value (inclusive of materials), period of execution, and confirmation of satisfactory completion or stage of work.
9. PF and ESI Registration documents.
10. Labour Licence under the Contract Labour (Regulation and Abolition) Act, 1970.
11. Registration certificate under the Building and Other Construction Workers' Welfare Cess Act, 1996.
12. Anti-Collusion and Integrity Certificate (Annexure A to this tender document), duly executed by the authorised signatory.
13. Site Visit and Due-Diligence Acknowledgment Certificate (Annexure B to this tender document), duly signed, confirming that the Bidder has personally visited all eight Blocks and assessed site conditions.
14. In case of JV/Consortium: Joint Tendering Agreement (Appendix A of GCC) and Power of Attorney (Appendix B of GCC).
15. Power of Attorney in favour of the person signing the Bid, if the Bid is signed by a person other than the proprietor/managing partner/director (Appendix C of GCC format may be adapted).

### 1.10 IRWO's Reserved Rights

IRWO expressly reserves the following rights, which may be exercised at any time without any liability, obligation, or compensation to any Bidder or any other person:

1. To accept or reject any or all Bids without assigning any reasons whatsoever.
2. To annul, cancel, or withdraw the tender process at any stage, before or after opening of Bids, without any liability to any Bidder for costs incurred in preparing or submitting a Bid.
3. To re-invite tenders on the same, modified, or different terms.
4. To accept a Bid other than the lowest Bid, where IRWO determines that the lowest Bid is not in its best interest or where the eligibility of the lowest Bidder is not satisfactorily established.
5. To seek clarifications from any Bidder after opening of Bids, without such clarification being treated as a modification of the Bid or a negotiation, and a Bidder's failure to respond to a clarification request within the stipulated time may result in rejection of the Bid.
6. To negotiate with the lowest-evaluated Bidder on the price and/or terms, and to conclude the contract with any other Bidder if negotiations fail.
7. To relax any eligibility or procedural condition in its sole discretion, provided that such relaxation is applied uniformly and is not discriminatory.
8. To split or reduce the scope of work, or award the work in parts, if deemed necessary.

*No Bidder shall have any right or entitlement to challenge the exercise of any of these rights, and no Bidder shall be entitled to any claim or compensation on account of IRWO's exercise of these rights.*

## SECTION – 2

### INSTRUCTIONS TO BIDDERS

#### 2.1 Documents Forming the Bid

The Bidder shall carefully examine all the following documents forming part of this Tender Document:

- Section 1: Notice Inviting Tenders (NIT)
- Section 2: Instructions to Bidders
- Section 3: Draft Forwarding Letter (to be completed and signed by the Bidder)
- Section 4: Draft Agreement
- Section 5: Item Schedule / Schedule of Quantities (BOQ)
- Section 6: Offer Form
- Annexure A: Anti-Collusion and Integrity Certificate
- Annexure B: Site Visit and Due-Diligence Acknowledgment Certificate
- IRWO's General Conditions of Contract (GCC), April 2015, with Amendments No. 1 (dated 13.10.2015), No. 2 (dated 27.04.2018), and No. 3 (dated 04.02.2019), available on [www.irwo.net](http://www.irwo.net).
- CPWD Handbook for Repair and Rehabilitation of RCC Buildings (latest edition).

#### 2.2 Site Inspection — Mandatory

**2.2.1** Bidders are required to inspect all eight Blocks (J, K, L, M and E, F, G, H) of the IRWO RHRS, Sector 10, Sonipat, at their own cost and responsibility before submitting their Bid. Site inspection shall be arranged by the Bidder by contacting the IRWO Site Representative (details available from IRWO HQ). IRWO shall facilitate access to the Blocks for inspection purposes on all working days.

**2.2.2** Bidders shall examine the structural condition of all Blocks, the extent and nature of distress, accessibility constraints, working-height considerations, restrictions due to occupancy of the residential colony, and any other conditions that may affect the execution, cost, or methodology of the work.

**2.2.3** Ignorance of site conditions, local constraints, the occupied nature of the premises, or any information that could have been ascertained by a diligent site inspection shall not be accepted as a ground for any claim, variation in contract price, extension of time, or any other relief.

**2.2.4** The Bidder shall submit a completed and signed Site Visit and Due-Diligence Acknowledgment Certificate in the format at Annexure B to this document, as a mandatory enclosure with the Bid. Bids without this certificate shall be rejected.

#### 2.3 Taxes and Statutory Deductions

**2.3.1 GST:** The quoted rates shall be deemed inclusive of GST. No GST shall be paid over and above the quoted price. The Contractor shall furnish its GSTIN with the Bid and in all invoices. IRWO shall deduct TDS on GST as applicable under the GST laws.

**2.3.2 Income Tax:** Deduction of Income Tax (TDS under Section 194C or any other applicable provision of the Income Tax Act, 1961) shall be made from each bill at the prevailing rate.

**2.3.3 Labour Cess:** As specified in Clause 1.8(c).

**2.3.4 Security Deposit:** 5% (five percent) of the gross value of each Running Bill (on-account bill) shall be deducted as security deposit in terms of Clause 2.19(d) of the GCC, subject to the conditions therein. No Security Deposit shall be deducted until 10% of the contract value has been certified for payment.

#### 2.4 Period of Completion

The Contractor shall complete all works under this contract in all respects within **09 (Nine) calendar months** from the date of issue of the Letter of Acceptance / Work Order. Time is the essence of the contract. The Contractor shall submit a CPM/PERT/Bar Chart programme of work within 30 days of the issue of the LOA, as required under Clause 2.26 of the GCC.

## 2.5 Payment Milestones

Since this is not an item-rate contract, Running/On-Account Payments shall be made on the basis of certified physical progress of work, measured on a block-by-block basis. For the purpose of Running Payments, the average value per Block shall be computed as the total Agreement Amount divided by 8 (the number of Blocks). The Engineer-in-Charge shall certify the stage of completion of work for each Block before any milestone payment is released. The following milestone stages and corresponding payment percentages shall apply:

S.N o.	Stage of Work	% of Block Value Payable on Engineer's Certification
1	On certification by Engineer that Basement and Stilt structural repair works for a Block are complete	3.5%
2	On certification by Engineer that Balcony and Service Shaft repair/rehabilitation works for a Block are complete	3.5%
3	On certification by Engineer that Fire and Domestic Water Tank works for a Block are complete	1.5%
4	On certification by Engineer that Roof Treatment/Waterproofing for a Block is complete	1.5%
5	On certification by Engineer that Overhead Tank Column repairs are complete to the desired level for a Block	1.5%
6	On certification by Engineer that Final Finishing, Painting, and all Remedial Works are complete for a Block	1%

### **Notes:**

- All milestone payments are conditional upon the Engineer-in-Charge issuing a written certification of satisfactory completion of that stage. "Mutual understanding" between the parties shall not constitute a valid basis for any payment.
- From each milestone payment, applicable deductions (Security Deposit 5%, TDS, Labour Cess, any recoveries due to IRWO) shall be made before release.
- The final 5% payment (Milestone 6) shall not be released until the Contractor has cleared the site of all scaffolding, debris, materials, and temporary structures, and delivered vacant and clean possession to the satisfaction of IRWO.
- IRWO shall endeavour to release milestone payments within 30 days of submission of a complete and valid bill supported by the Engineer's certificate. No interest shall be payable for delayed payments unless IRWO defaults for more than 90 days after submission of a valid bill.

## 2.6 Scope of Work

The work includes, without limitation, the following (all Blocks: J, K, L, M — Type II; and E, F, G, H — Type III):

1. Special Repair/Rehabilitation to Basement Columns, Beams, and Slabs wherever necessary as per the instructions of the IRWO Engineer.
2. Special Repair/Rehabilitation to Basement Expansion Joints in Slabs and Retaining Walls.
3. Special Repair/Rehabilitation to Balconies and their Beams.
4. Special Repair/Rehabilitation to Fire and Service Tanks (internal and external surfaces).

5. Special Repair/Rehabilitation to all Service Shafts after removing existing RCC jali, including disposal of malba.
6. Repair/Rehabilitation and Waterproofing of Roof Slab.
7. Painting of repaired surfaces with 2 coats of waterproofing cement paint over one coat of cement primer, similar in colour and shade to the adjoining unrepaired surfaces. The Material to be used should be from anyone of the approved makes i.e. Birla, JK, Asian and Burger.
8. Special Repair/Rehabilitation to Overhead Tank Columns up to the desired level.
9. All allied and ancillary works including but not limited to scaffolding, corrosion protection to reinforcement, concrete jacketing, micro concreting wherever required, crack injection/grouting, expansion joint treatment, debris removal, and such other works as may be directed by the Engineer.

*The scope of work as set out in this clause and in the Item Schedule (Section 5) is indicative. The actual scope shall be as directed by the Engineer-in-Charge based on structural assessment of individual elements. The Bidder is not entitled to any claim for additional payment solely on the ground that the actual scope differs from the indicative scope, provided such variation falls within the powers of IRWO under the GCC.*

## 2.7 Technical Specifications

The work shall be executed strictly in conformity with:

- The specifications set out in the Item Schedule (Section 5) of this document.
- CPWD Handbook for Repair and Rehabilitation of RCC Buildings (latest edition).
- Relevant Indian Standards (BIS) and ASTM standards as referenced in the Item Schedule.
- Such additional instructions, approved drawings, and specifications as may be issued by the Engineer-in-Charge during the course of execution.

In case of any conflict, the order of precedence shall be: (1) Item Schedule of this document; (2) Special Conditions in Section 1; (3) Instructions to Bidders (Section 2); (4) CPWD Handbook; (5) GCC; (6) BIS/ASTM Standards.

## 2.8 Materials

All materials to be used in the works shall be of Sika brand, as specified in the Item Schedule. Alternatively, Fosroc, Pidilite or Cico brand products may be used, subject to the following conditions:

1. The Bidder/Contractor shall, prior to procurement of any substitute brand, submit to the Engineer-in-Charge a written request for approval, along with technical data sheets, test certificates, and proof that the proposed product meets or exceeds all the technical parameters (as per ASTM/EN/BIS standards) specified in the Item Schedule for the corresponding Sika product.
2. The Engineer-in-Charge shall respond to such a request within 14 (fourteen) calendar days of receipt of complete documentation. Silence beyond this period shall not constitute approval.
3. No substitute material may be brought to site or incorporated in the works without the prior written approval of the Engineer-in-Charge.
4. If the Contractor incorporates any unapproved substitute material, such material shall be removed and replaced at the Contractor's cost, without any extension of time.

*All materials shall be sourced directly from the manufacturer or their authorised distributor. ISO 9001 and ISO 14001 certifications of the manufacturer shall be produced as required by the Item Schedule.*

## 2.9 Safety in Occupied Premises — Special Precautions

The structure to be repaired is an occupied multi-storey residential complex (Basement + Stilt + 13 floors). The following safety measures are mandatory and non-negotiable throughout the contract period:

1. All workers deployed in the residential campus must wear safety helmets at all times.
2. Workers working at height shall wear safety harnesses/belts as per IS/BIS standards. No work through hanging swings (jhulas) is permitted. Full-height steel tube scaffolding is mandatory for all works at height.
3. One dedicated safety supervisor shall be posted on each working floor at all times to monitor safety of residents passing through or near the work area.
4. A Safety Management Plan (SMP) shall be submitted by the Contractor to IRWO/Engineer within 30 days of the LOA and shall be approved before commencement of work.
5. Workers shall be covered under a Group Insurance Policy (both Workmen's Compensation and Personal Accident).
6. Individual entry permits/gate passes for all workers shall be obtained from IRWO/RWA before deployment.
7. The Contractor shall bear full and exclusive responsibility for any accident, injury, death, damage to property, or loss suffered by residents, workers, or third parties arising from or in connection with the execution of the work. IRWO shall not be responsible, directly or vicariously, for any such event, and the Contractor shall indemnify IRWO against all claims, costs, and proceedings arising therefrom.
8. Any non-compliance with safety norms that results in a fatal accident or serious injury shall be reported by the Contractor to IRWO in writing within 24 hours, and the Contractor shall cooperate fully in any statutory investigation. Repeated non-compliance with safety norms shall be a ground for rescission of contract.

## 2.10 Confidentiality

The Bidder shall treat this Tender Document, the BOQ, the estimated costs, the drawings/specifications, and all information communicated by IRWO in the course of the tender process as strictly confidential. The Bidder shall not disclose any such information to any third party (including any competitor Bidder, any sub-contractor not engaged by the Bidder, or any media) except as required by applicable law. This obligation shall survive the completion or cancellation of the tender process.

## 2.11 Anti-Collusion

The Bidder shall submit the Anti-Collusion and Integrity Certificate at Annexure A, certifying that the Bid has been prepared independently and that the Bidder has not colluded with any other Bidder or person to influence the tender process or the Bid prices. IRWO may, at any time prior to award, disqualify any Bidder who is found to have engaged in collusion, cartel formation, or any corrupt or fraudulent practice in connection with this tender.

## 2.12 Definitions for this Tender Document

The following terms shall have the meanings assigned to them below, in addition to the definitions in the GCC:

Term	Meaning
"Block"	Each of the eight residential towers (Blocks E, F, G, H — Type III; and Blocks J, K, L, M — Type II) at IRWO RHRS, Sector 10, Sonipat, forming the subject of this contract.
"Type II"	Residential blocks of Type II configuration at IRWO RHRS Sonipat (Blocks J, K, L, M).
"Type III"	Residential blocks of Type III configuration at IRWO RHRS Sonipat (Blocks E, F, G, H).
"Engineer-in-Charge" / "Engineer"	The Engineer (Chief Project Manager / Project Manager) appointed by IRWO as its authorised representative at site, as defined under Clause 1.1(b)(ii) of the GCC. These terms are used interchangeably in this document and refer to the same person.

Term	Meaning
"DLP"	Defect Liability Period of 6 (six) months from the date of completion as specified in Clause 1.8(d) of this document.
"GCC"	IRWO's General Conditions of Contract, April 2015, with Amendments No. 1, 2, and 3.
"BOQ"	Bill of Quantities / Item Schedule at Section 5 of this document.
"Bid" / "Tender" / "Offer"	The complete submission by a Bidder in response to this Tender Document.
"Contract Value" / "Agreement Amount"	The total amount payable to the Contractor under the Agreement, being the estimated cost as adjusted by the percentage rate quoted by the Contractor (above or below).

## SECTION – 3

### DRAFT FORWARDING LETTER

*(To be completed on the Bidder's letterhead, signed and stamped by the authorised signatory, and enclosed with the Bid)*

From:

M/s. \_\_\_\_\_

Address: \_\_\_\_\_

GSTIN: \_\_\_\_\_ PAN: \_\_\_\_\_

To:

**The Managing Director**

Indian Railway Welfare Organisation

Railway Office Complex, Shivaji Bridge, New Delhi – 110 001

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

**Subject: Bid for Tender No. IRWO/SNP/C/2026-03, dated: 25-06-2026 — Special Repair and Rehabilitation Works, Blocks J, K, L, M (Type II) and E, F, G, H (Type III), IRWO RHRS, Sector 10, Sonipat.**

Dear Sir,

Having carefully read and examined all sections of the Tender Document (including Sections 1 through 6, Annexures A and B, and the GCC with Amendments), and having inspected the site and all eight Blocks in person, I/We hereby submit our Bid in conformity with all the terms, conditions, specifications, and requirements set out therein.

- 1) **Representations and Acknowledgments:** I/We hereby represent, warrant, and acknowledge that:
  - I/We have personally visited and inspected all eight Blocks (J, K, L, M and E, F, G, H) at IRWO RHRS, Sector 10, Sonipat, and have satisfied myself/ourselves as to the nature, location, conditions, and extent of the work required.
  - I/We have read and fully understood the Tender Document, the GCC (with all Amendments), and the CPWD Handbook for Repair and Rehabilitation of RCC Buildings.
  - I/We am/are aware that the quantities in the Item Schedule are approximate and for guidance only, and that I/We have made my/our own independent assessment of the quantities and conditions.
  - I/We am/are aware that the work is being carried out in an occupied residential colony and have accounted for all constraints, restrictions, and costs arising therefrom in my/our quoted rate.
  - I/We am/are aware that there is no Price Variation Clause and that the quoted rates are firm and fixed.
  - I/We am/are not blacklisted or debarred by IRWO, any Ministry of the Government of India, any State Government, any Railway or Railway PSU, or any other public authority, as on the date of this Bid.
  - The information and documents submitted with this Bid are true, complete, and accurate to the best of my/our knowledge and belief.

- 2) **Offer:** Should this Bid be accepted in whole or in part, I/We agree to:
- Execute and complete the works in strict conformity with the Tender Document, GCC, and all applicable specifications, within the stipulated time of **09 (Nine) months** from the date of issue of the Letter of Acceptance.
  - Sign the formal Agreement within 15 (fifteen) days from the date of issue of the Letter of Acceptance, on non-judicial stamp paper of requisite value at my/our cost.
  - Submit the Performance Guarantee of 5% of the Contract Value within 15 (fifteen) days from the date of issue of the Letter of Acceptance.
  - Pay the stamp duty on the Agreement.
- 3) **Forfeiture of EMD:** I/We agree that if I/We fail to comply with any of the conditions in Clause 1.3 of the NIT, the EMD deposited by me/us shall stand forfeited in favour of IRWO, without any notice, compensation, or liability on the part of IRWO.
- 4) **Enclosures:** I/We enclose herewith the following documents:
- Earnest Money Deposit: [specify instrument type and details] Rs. \_\_\_\_\_
  - GST Registration Certificate
  - PAN Card of Firm/Company
  - Certificate of Registration of Firm
  - Audited Balance Sheets and P&L Accounts for FY 2022-23, 2023-24, and 2024-25
  - Work Experience Certificate(s) for similar nature of work
  - PF and ESI Registration Documents
  - Labour Licence
  - Registration certificate under BOCW Act, 1996
  - Anti-Collusion and Integrity Certificate (Annexure A) — duly signed
  - Site Visit and Due-Diligence Acknowledgment Certificate (Annexure B) — duly signed
  - Offer Form (Section 6) — duly completed
  - [JV/Consortium only] Joint Tendering Agreement and Power of Attorney
  - [If signed by authorised representative] Power of Attorney in favour of signatory

Yours faithfully,

\_\_\_\_\_  
Signature of Authorised Signatory

Name: \_\_\_\_\_

Designation: \_\_\_\_\_

Name of Firm/Company: \_\_\_\_\_

Office Stamp and Seal:

## SECTION – 4

### DRAFT AGREEMENT

*(To be executed on non-judicial stamp paper of requisite value as per applicable stamp law, at the cost of the Contractor)*

### ARTICLES OF AGREEMENT

This Agreement is made at New Delhi on this \_\_\_\_\_ day of \_\_\_\_\_, 2026

BETWEEN

**INDIAN RAILWAY WELFARE ORGANISATION**, a Society registered under the Societies Registration Act, 1860 (Act XXI of 1860), having its registered office at Railway Offices Complex, Shivaji Bridge (Behind Shankar Market), New Delhi – 110 001 (hereinafter referred to as "**IRWO**" or "**Employer**", which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors in office, authorized representatives, executors, administrators, and permitted assigns), of the **First Part**;

AND

M/s. \_\_\_\_\_, [a Sole Proprietorship / Partnership Firm / Private Limited Company / Public Limited Company / LLP], having its registered/principal office at \_\_\_\_\_ (hereinafter referred to as "**Contractor**", which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors, executors, administrators, heirs, and permitted assigns), of the **Second Part**.

IRWO and the Contractor are hereinafter individually referred to as a "**Party**" and collectively as the "**Parties**".

#### WHEREAS:

1. IRWO invited Tenders vide Tender No. IRWO/SNP/C/2026-03, dated: 25-06-2026 for Special Repair and Rehabilitation Works to Blocks J, K, L, M (Type II) and E, F, G, H (Type III), IRWO RHRS, Sector 10, Sonipat.
2. The Contractor submitted a Bid dated \_\_\_\_\_ in response to the said Tender, and IRWO accepted the Contractor's Bid vide Letter of Acceptance No. \_\_\_\_\_ dated \_\_\_\_\_ (hereinafter referred to as "LOA"), a copy of which is attached hereto as Annexure I.
3. The Contractor has acknowledged the LOA vide letter dated \_\_\_\_\_.
4. The Parties are now executing this formal Agreement in accordance with the Tender Document and the GCC.

#### NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AS FOLLOWS:

##### Clause 1 — Contract Documents

The following documents shall be read and construed together as constituting the entire Agreement between the Parties, and shall be collectively referred to as the "Contract Documents". In the event of any conflict between these documents, the order of precedence stated below shall apply:

Priority	Document
1 (Highest)	This Agreement (the Articles of Agreement)
2	The Letter of Acceptance (Annexure I) and the Contractor's acknowledgment thereof
3	Section 1 — Notice Inviting Tenders (including all Special Conditions)
4	Section 2 — Instructions to Bidders
5	Section 5 — Item Schedule / BOQ (with specifications)
6	CPWD Handbook for Repair and Rehabilitation of RCC Buildings
7	IRWO's GCC April 2015 with Amendments No. 1, 2, and 3
8 (Lowest)	Indian Standard Specifications (BIS) and ASTM Standards as referenced

## Clause 2 — Scope and Execution of Work

In consideration of the Contract Amount specified in Clause 3 below, to be paid in the manner set out in the Contract Documents, the Contractor shall execute, complete, and maintain the works described as **"Special Repair and Rehabilitation Works to Blocks J, K, L, M (Type II) and E, F, G, H (Type III) from Basement to Terrace Roof, IRWO RHRS, Sector 10, Sonipat"**, strictly in accordance with the Contract Documents, within **8 (eight) calendar months** from the date of issue of the LOA ("**Date of Commencement**") as amended by any extensions of time duly granted under the GCC.

## Clause 3 — Contract Amount

IRWO shall pay to the Contractor the sum of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ Only) (inclusive of GST) ("**Contract Amount**"), being the estimated cost of Rs. 1,95,88,000/- adjusted by the Contractor's quoted rate of \_\_\_\_\_% ([above / below]) the estimated cost, as quoted in the Offer Form (Section 6), or such other sum as shall become payable in accordance with the Contract Documents.

## Clause 4 — Payment

All payments shall be made in accordance with the milestone payment schedule set out in Clause 2.5 of Section 2 of this Agreement and the GCC. All payments are subject to applicable deductions (Security Deposit, TDS, Labour Cess, GST-TDS, and any other recoveries). No interest shall be payable on any payment for any reason, except as specifically provided in the GCC.

## Clause 5 — Taxes and Duties

All charges on account of GST, Income Tax (TDS), Labour Cess, Octroi, Terminal Taxes, Sales Tax, VAT, and any other levies or duties applicable to the execution of the works shall be borne by the Contractor, except where otherwise specified in the Contract Documents. The quoted Contract Amount is inclusive of all such taxes and duties as are in existence on the date of submission of the Bid.

## Clause 6 — Defect Liability Period

The Defect Liability Period for this contract is **6 (six) months** from the date of issue of the Certificate of Completion by the Engineer, as a special condition of this contract, in accordance with Clause 1.8(d) of Section 1. All obligations of the Contractor in respect of defects, rectification, and maintenance during the DLP shall be as per the GCC, as modified by the Contract Documents.

## Clause 7 — Performance Guarantee

The Contractor has furnished / shall furnish a Performance Guarantee of 5% of the Contract Amount in the form of an irrevocable Bank Guarantee, valid until the expiry of the DLP. The PG shall be released as provided in Clause 1.7(a) of Section 1.

## Clause 8 — Liquidated Damages

If the Contractor fails to complete the work by the stipulated date of completion (or any extended date), IRWO shall be entitled to recover Liquidated Damages at the rate of 1% of the Contract Amount per month (or part thereof) of delay, subject to a maximum of 5% of the Contract Amount, in terms of Clause 2.28 of the GCC. The

recovery of Liquidated Damages shall not relieve the Contractor of any other obligation or liability under the Contract.

**Clause 9 — Indemnity — Occupied Premises**

The Contractor shall fully and unconditionally indemnify IRWO and keep IRWO indemnified against all claims, suits, proceedings, losses, damages, costs (including legal costs on a full indemnity basis), liabilities, penalties, and demands of every kind brought by any resident, allottee, third party, or statutory authority arising from or in connection with: (a) the execution of the works in or adjacent to the occupied residential colony; (b) any injury to persons (including residents, workers, or the public); (c) any damage to property (including personal property of residents, vehicles, finishes, and common areas); (d) any nuisance, disturbance, or obstruction caused by the Contractor's activities; or (e) any non-compliance with safety requirements or statutory obligations. IRWO's liability to the Contractor or any third party in connection with any of the above shall be nil, and the Contractor shall not implead IRWO in any such proceedings.

**Clause 10 — Anti-Corruption and Integrity**

The Contractor represents and warrants that it has not offered, given, or promised any bribe, commission, gift, favour, or advantage to any officer or employee of IRWO or the Government in connection with the award of this contract, and shall not do so during the execution of the contract. Any breach of this clause shall entitle IRWO to immediately rescind the contract, forfeit all Security Deposits and encash the Performance Guarantee, debar the Contractor from future IRWO contracts, and recover all losses and damages from the Contractor.

**Clause 11 — Governing Law and Jurisdiction**

This Agreement shall be governed by and construed in accordance with the laws of India. Subject to the arbitration clause in the GCC (as supplemented by Clause 1.8(h) of Section 1) and the mandatory jurisdiction of competent statutory authorities (including labour, accident, and tax authorities), all disputes shall be subject to the exclusive jurisdiction of the courts having jurisdiction over New Delhi.

**Clause 12 — Entire Agreement**

This Agreement, together with the Contract Documents listed in Clause 1 above, constitutes the entire agreement between the Parties with respect to the subject matter hereof and supersedes all prior negotiations, representations, warranties, understandings, and agreements between the Parties, whether oral or written. No amendment to this Agreement shall be valid unless made in writing and signed by duly authorised representatives of both Parties.

**IN WITNESS WHEREOF**

the Parties hereto have signed this Agreement on the date and at the place first written above:

For IRWO (First Party)	For Contractor (Second Party)
Signature: _____	Signature: _____
Name: _____	Name: _____
Designation: _____	Designation: _____
Office Seal:	Firm Name and Seal:
Witness 1:	Witness 1:
Name: _____	Name: _____
Address: _____	Address: _____
Witness 2:	Witness 2:
Name: _____	Name: _____
Address: _____	Address: _____

## SECTION – 5

### ITEM SCHEDULE / SCHEDULE OF QUANTITIES (BILL OF QUANTITIES)

**Client:** Indian Railway Welfare Organisation — IRWO, New Delhi

**Name of Work:** Special Repair and Rehabilitation Works to Blocks J, K, L, M (Type II) and E, F, G, H (Type III), from Basement to Terrace Roof — Columns, Beams, Slabs, External Plaster, Balconies, Roof Top, Expansion Joints, Fire and Domestic Water Tanks, Retaining Walls, and Painting of repaired surfaces, IRWO RHRS, Sector 10, Sonipat.

**NOTE 1:** Quantities shown are approximate and for guidance only. Intermediate Payment will be made for complete block as per agreed payment milestones.

**NOTE 2:** All materials shall conform to the brands and specifications stated herein. Equivalent brands (Fosroc, Pidilite or Cico) may be used subject to the prior written approval of the Engineer-in-Charge as per Clause 2.8 of Section 2.

**NOTE 3:** Scaffolding (vertical and horizontal steel pipe scaffolding) is included in the rates for all items. No separate payment shall be made for any type of scaffolding or supporting works.

Item No.	Description of Items	Approx. Qty. (For all 8 Blocks)
<b>1</b>	<b>SURFACE PREPARATION FOR COLUMNS, BEAMS, SLABS, WATER TANKS, ETC.</b>	
1.1	Chipping of unsound/weak concrete material from slabs, beams, columns, overhead water tanks, and other designated locations using manual chisel and/or standard power-driven percussion equipment of approved make, including tapering of all edges, making square shoulders of cavities, cleaning the exposed concrete surface and reinforcement with wire brushes, and disposal of debris for all leads and lifts — complete as per directions of the Engineer-in-Charge.	8,000 Sqm
	<b>CORROSION PROTECTION TO EXISTING REINFORCEMENT</b>	
1.1(a)	Providing and applying Sika RustOff-100 (or approved equivalent) — a single-component liquid that removes rust and prevents further rusting of steel reinforcement by providing a passivating coat — in 2 coats at a consumption of 0.2 kg/sqm — in accordance with the manufacturer's specifications. The manufacturer shall be ISO 9001 and ISO 14001 certified; valid certificates to be produced.	8,000 Sqm
1.1(b)	Providing and applying Sika Ferrogard-901 Zinc-R (or approved equivalent) — a two-component, low-solvent, zinc-rich epoxy resin-based primer for steel reinforcement — with a mixed density of 2.28 kg/l at +27°C and solid content of approximately 76% by weight — at a consumption of approximately 0.25 kg/sqm — in accordance with manufacturer's specifications. The manufacturer shall be ISO 9001 and ISO 14001 certified; valid certificates to be produced.	
1.1(c)	Providing, mixing, and applying a two-component epoxy resin concrete bonding coat on prepared RCC surfaces as per manufacturer's specifications, including surface preparation by chipping and thorough cleaning, wherever required — as per directions of the Engineer-in-Charge. Product requirement: complies with ASTM C 881 Type II Grade 2 Class B+C.	
<b>2</b>	<b>FIXING AND GROUTING OF NEW REINFORCEMENT (REBARRING)</b>	<b>8,000 Kg</b>
2.1	Providing extra reinforcement with TMT bars as per site design requirement, including straightening, cutting, bending, placing in position, and binding with G.I. binding wire of 18 SWG, complete in all respects. Additional reinforcement shall be provided with adequate lap length and rings at required spacing, tied with existing reinforcement using binding wire or welded as required. Includes providing and applying Hilti HY-200 or Sika AnchorFix-3030 (or approved equivalent) — a two-part, thixotropic, high-performance, epoxy resin-based anchoring adhesive for anchoring threaded rods and reinforcing bars in cracked and uncracked concrete (dry or damp). Product requirements: ETA approval for cracked and uncracked concrete; ETA approval for post-installed rebar connections; seismic tested (C1 and C2); suitable for contact with drinking water; fire-resistant; styrene-free; shrinkage-free	8,000 Kg

Item No.	Description of Items	Approx. Qty. (For all 8 Blocks)
	hardening; LEED attestation available. Minimum properties: Compressive Strength approximately 95 N/mm <sup>2</sup> (ASTM D 695); Tensile Strength in Flexure approximately 45 N/mm <sup>2</sup> (ASTM D 790); Tensile Strength approximately 23 N/mm <sup>2</sup> (ASTM D 638); Modulus of Elasticity in Tension approximately 5,500 N/mm <sup>2</sup> (ASTM D 638). The manufacturer shall be ISO 9001 and ISO 14001 certified; valid certificates to be produced.	
<b>3</b>	<b>JACKETING WITH MICRO CONCRETE AND SHOTCRETE FOR RCC MEMBERS</b>	
3.1	Providing and fixing watertight centering and shuttering, including bolting, strutting, and propping, and removal of formwork from columns, beams, etc., complete as per site requirements and directions of the Engineer-in-Charge.	5,600 Sqm
3.2	Providing and applying Sika Rep Microcrete-4 (or approved equivalent) — a factory-designed, pourable, non-shrink repair concrete with selected cement, aggregate, and chemical admixtures — in accordance with manufacturer's specifications. The repair micro-concrete must comply with ASTM C1107. Minimum properties at +30°C (ASTM C 109, 70mm cube): 1 day: 25 N/mm <sup>2</sup> ; 3 days: 35 N/mm <sup>2</sup> ; 7 days: 45 N/mm <sup>2</sup> ; 28 days: 65 N/mm <sup>2</sup> . Flexural Strength (ASTM C 293): 7 days: 7 N/mm; 28 days: 8 N/mm. The manufacturer shall be ISO 9001 and ISO 14001 certified; valid certificates to be produced.	40 Cum
3.3	Providing and laying Reinforced Cement Concrete (RCC) M-40 grade as per approved design mix, with 10mm and down gauge aggregate using Rapid Hardening Portland Cement (RHPC), in accordance with specifications and directions of the Engineer-in-Charge.	120 Cum
3.4	Providing and inserting 12mm dia metal injection nipples in honeycombed areas and along crack lines, including drilling of holes of 20mm to 30mm diameter to a depth of 30mm to 80mm at required spacing; cleaning exposed concrete surface and reinforcement; and providing and injecting approved grout at the proportions recommended by the manufacturer, into cracks/honeycomb areas of concrete/masonry by suitable gun/pump at required pressure, including cutting of nipples after curing and all incidental works, as directed by the Engineer-in-Charge. The grout shall be stirrer-mixed Epoxy Grout (approved make) modified cement slurry made with shrinkage-compensating epoxy grout.	
3.4(a)	Fixing of (3x3) inch 10-gauge welded wire mesh; applying SBR latex prior to application of shotcrete mixture in the ratio of 1:4 (1 cement : 4 coarse sand) with added Recon fibre as secondary reinforcement; mechanically applied with compressed air under pressure, comprising cement, coarse sand, and 6mm grit guniting work (complete rate inclusive of all material). Applying 40–50mm thick (average), or the required thickness as per site conditions; repaired surface to be plastered with a protective plaster 12–15mm thick, admixed with integral waterproofing compound Sika Plastocrete Plus (or approved equivalent) conforming to IS 2645 at a dosage of 100g per bag of cement; repaired surface to be painted with waterproof paint of the same colour and pigment as the existing adjacent surface.	8,000 Sqm
<b>4</b>	<b>CURING COMPOUND</b>	
4.1	Supply and apply Sika Antisol E (WP) (or approved equivalent) — a concrete curing compound for newly laid concrete surfaces that forms a thin film barrier against premature water loss — on all freshly placed concrete surfaces, in accordance with manufacturer's specifications and directions of the Engineer-in-Charge.	8,000 Sqm
<b>5</b>	<b>EXPANSION JOINT TREATMENT</b>	
5.1	Joint Preparation: Removing any existing filler board or foam from the expansion joint; grinding the top of the joint for removal of laitance; cleaning the expansion joint by air blower to remove all dust, dirt, and loose particles — as directed by the Engineer-in-Charge.	
5.1(a)	Repair of joint edges: Repairing edges of the joint (where concrete at the joint edge is weak) and configuring the joint width (where the width is irregular or wider than the chosen Sikadur Combiflex tape width) with epoxy repair mortar Sikadur 31 IN and Sikadur 41 IN (or approved equivalent).	400 RM

Item No.	Description of Items	Approx. Qty. (For all 8 Blocks)
5.1(b)	Epoxy adhesive base layer: Providing and applying Sikadur 31C (or approved equivalent) — a solvent-free, moisture-tolerant, two-part, thixotropic epoxy adhesive for the Sikadur Combiflex SG tape system, capable of bonding with concrete and metal. Minimum properties: Compressive strength $\geq 45$ N/mm <sup>2</sup> at 1 day (ASTM C 579); bond strength $> 1.5$ N/mm <sup>2</sup> (ISO 4624) on both concrete and metal substrates. Consumption: not less than 0.7 kg/RM for the base coat.	
5.1(c)	Expansion joint tape: Providing and applying Sikadur Combiflex SG Tape 2mm x 150mm (or approved equivalent) — a modified, flexible, FPO-based root-resistant membrane with advanced adhesion. Minimum requirements: hydrostatic pressure resistance up to 6 bars (EN 1928-B); tensile strength $> 12$ N/mm <sup>2</sup> (EN 12311-2); tear strength $> 40$ N/mm (EN 12310-2); elongation $> 650\%$ (EN 12311-2); seam strength $> 400$ N/5cm (EN 12317-2); chemically resistant; low temperature foldability at $-40^{\circ}\text{C}$ (EN 495-5); artificial weathering 7,500 hours (EN ISO 4892-2); operating temperature range: $-40^{\circ}\text{C}$ to $+60^{\circ}\text{C}$ ; drinking water approval (WRAS and KTW). The tape, adhesive, and repair mortar shall be provided by the same manufacturer for full compatibility.	
5.1(d)	Epoxy adhesive top layer: Providing and applying Sikadur 31C (or approved equivalent), as described in Item 5.1(b) above. Consumption: not less than 0.7 kg/RM for the top coat.	
5.1(e)	Protective screed: Providing and applying a minimum 50mm thick protection layer of M-20 grade concrete screed (mix 1:2:4), admixed with integral waterproofing compound Sika Plastocrete Plus (or approved equivalent) conforming to IS 2645 at a dosage of 100g per bag of cement. The screed shall be applied at the required slope.	
<b>6</b>	<b>WATER TANK WATERPROOFING — INTERNAL</b>	
6.1	Providing and applying Sika Gard-67 (or approved equivalent) — a water-based, solvent-free, odourless epoxy resin protective coating of food-grade quality (USFDA 175.300, 1st April 2017; CFTRI, Mysore approved) — on the internal surfaces of water tanks, in accordance with manufacturer's specifications.	320 Sqm
6.2	Providing and applying Sika MonoTop-122 F (or approved equivalent) — a dual shrinkage-compensated, trowelable, fibre-reinforced, thixotropic, high-strength mortar for structural concrete repairs. Minimum properties at $+30^{\circ}\text{C}$ : Compressive Strength (ASTM C109): 1 day $\geq 20$ N/mm <sup>2</sup> ; 7 days $\geq 35$ N/mm <sup>2</sup> ; 28 days $\geq 50$ N/mm <sup>2</sup> . Flexural Strength (EN 196-1): 7 days $\geq 6$ N/mm <sup>2</sup> ; 28 days $\geq 9$ N/mm <sup>2</sup> . Bond Strength (ASTM C882): 7 days $\geq 8$ N/mm <sup>2</sup> ; 28 days $\geq 12$ N/mm <sup>2</sup> . Bulk density approximately 1.3 kg/l at $27^{\circ}\text{C}$ ; consumption approximately 2,200 kg/m <sup>3</sup> at water:powder ratio of 0.16. The manufacturer shall be ISO 9001 and ISO 14001 certified; valid certificates to be produced.	800 Sqm
6.3	Demolishing RCC work manually and/or by mechanical means, including segregating and stacking steel bars and disposal of unserviceable material within 50 metres lead, as directed by the Engineer-in-Charge.	80 Cum
6.4	Demolishing brickwork manually and/or by mechanical means, including stacking of serviceable material, as directed by the Engineer-in-Charge.	80 Cum
6.5	Packer drilling, installation, and finishing: Drilling and fixing injection packers in RCC — including drilling holes of 10mm diameter in structural concrete at intervals as recommended by the Engineer-in-Charge; cleaning holes by air blower before fixing nozzles; and fixing Sika Packer (or approved equivalent), 9.8mm diameter, 10cm long, with high-strength steel screw and structured rubber sealing, in cleaned holes — including cutting of packers by cut-off wheel after completion of grouting, without damaging structural elements.	800 RM
6.5(a)	Supply and application of Sikadur-55 L (or approved equivalent) — a two-part, low-viscosity, moisture-insensitive injection liquid based on high-strength epoxy resin. Mixed density: 1.1 kg/litre at $27^{\circ}\text{C}$ . Minimum compressive strength: approximately 65 N/mm <sup>2</sup> at 7 days (ASTM D 695).	
6.6	Disposal of building rubbish/malwa/similar unserviceable, dismantled, or waste material by mechanical transport, including loading, transporting, and unloading at an approved municipal dumping ground for lead up to 10 km, for all lifts, complete as per directions of the Engineer-in-Charge.	80 Cum

Item No.	Description of Items	Approx. Qty. (For all 8 Blocks)
6.7	New Wall Construction in brickwork with 1:6 cement mortar (using a combination of removed bricks and new bricks), 115mm thick and 230mm thick sections as directed.	40 Cum
6.8	Providing and applying a protective plaster 12–15mm thick, admixed with integral waterproofing compound Sika Plastocrete Plus (or approved equivalent) conforming to IS 2645 at a dosage of 100g per bag of cement.	8,000 Sqm
<b>7</b>	<b>RETAINING WALL WATERPROOFING AND TREATMENT OF VERTICAL EXPANSION JOINTS</b>	
7.1(a)	Demolishing CC work manually and/or mechanically; removing existing screed and any other material to expose the mother slab; and disposal of malwa as directed by the Engineer-in-Charge to the nearest approved waste area.	<b>800 RM</b>
7.1(b)	Providing and applying acrylic polymer-modified cementitious liquid waterproofing with fibre mesh and Sika Top-107 Seal IN (or approved equivalent) chemical.	
7.1(c)	Packer drilling, installation, and finishing: as described in Item 6.5 above, applied to retaining walls.	
7.1(d)	Providing and injecting polyurethane-based (PU) grout — Sika Injection-201 IN / Sika Injection-101 (or approved equivalent) — into the retaining wall to achieve complete waterproofing.	
7.1(e)	Providing and applying protective plaster 12–15mm thick, admixed with integral waterproofing compound Sika Plastocrete Plus (or approved equivalent) conforming to IS 2645 at a dosage of 100g per bag of cement.	
<b>8</b>	<b>ROOF WATERPROOFING</b>	
8.1	Supplying and laying a 3mm thick pre-fabricated plastomeric waterproofing membrane conforming to EN 12311-1 and ASTM D 5147, manufactured with atactic polypropylene (APP) modified premium-grade asphalt, specially reinforced with non-woven polyester core with polyester reinforcement at 160 gsm, with both faces covered with thermo-fusible polyethylene film; applied over a primer coat at 0.40 litres/sqm as per manufacturer's specification, on a smooth, clean, dry surface; lap joints of 50mm (longitudinal) and 75mm (transverse) to be fused using LPG/propane torch, with extra care to ensure full bondage, complete removal of entrapped air, and sealing of edges into grooves; complete as per directions of the Engineer-in-Charge — including all materials, labour, cleaning of roof, cleaning and refilling of all tile joints, replacement of all defective tiles with new tiles, and any other requirements as directed by the Engineer-in-Charge.	4,000 Sqm
<b>9</b>	<b>SCAFFOLDING WORKS</b>	<b>NA</b>
	All rates for items listed above include the full cost of vertical and horizontal steel scaffolding. No separate payment shall be made for any type of supporting or scaffolding works.	NA
<b>10</b>	<b>WATERPROOF CEMENT PAINT TO REPAIRED SURFACES</b>	<b>8,000 Sqm</b>
10.1	Providing and applying two coats of waterproof cement paint of the required shade (to match the existing colour of the exterior facade) on all repaired surfaces, over one coat of cement primer — including white-washing in basement and stilt floor — complete as per directions of the Engineer-in-Charge.	8,000 Sqm

## SECTION – 6

### OFFER FORM — RATE QUOTATION BY BIDDER

*(This form must be filled in completely, signed, and stamped by the authorised signatory, and submitted as a part of the Bid in a sealed cover)*

**Tender No.:** IRWO/SNP/C/2026-03, dated: 25-06-2026.

**Name of Bidder / Firm:** \_\_\_\_\_

**GSTIN:** \_\_\_\_\_ **PAN:** \_\_\_\_\_

**Registered Address:** \_\_\_\_\_

Tender No.	Name of Work	Estimated Cost (Incl. GST)	Rate Quoted — % above or below the Estimated Cost
IRWO/SNP/C/2026-03, dated: 25-06-2026	Special Repair and Rehabilitation Works to Blocks J, K, L, M (Type II) and E, F, G, H (Type III) from Basement to Terrace Roof — Columns, Beams, Slabs, External Plaster, Balconies, Roof Top, Expansion Joints, Fire and Domestic Water Tanks, Retaining Walls, and Painting of repaired surfaces, IRWO RHRS, Sector 10, Sonipat.	Rs. 1,95,88,000/- (Rupees One Crore Ninety-Five Lakhs Eighty-Eight Thousand Only, inclusive of GST)	<p>_____ % (_____ percent)</p> <p>[Above / Below] (Delete whichever is not applicable)</p> <p><b>Total Bid Cost (In Digits)”</b></p> <p>_____</p> <p><b>Total Bid Cost (In words)”</b></p> <p>_____</p> <p>_____</p>

**I/We hereby declare and confirm:**

- I/We have carefully read and examined all sections of the Tender Document (including Sections 1 through 6, Annexures A and B, and the GCC with Amendments No. 1, 2, and 3), and I/We unconditionally accept all the terms and conditions thereof.
- I/We have personally visited and inspected all eight Blocks at IRWO RHRS, Sector 10, Sonipat, and I/We fully understand the nature, extent, and conditions of the work required.
- I/We have made my/our own independent assessment of the quantities and site conditions, and the rate quoted above accounts for all costs, risks, constraints (including the occupied nature of the premises), and contingencies associated with the execution of this work.
- The rate quoted above is firm and fixed and shall not be subject to any revision, escalation, or price variation on any account.
- I/We am/are not blacklisted or debarred by IRWO, any Government of India Ministry, any State Government, any Indian Railway entity, or any other public authority, as on the date of this Bid.
- I/We understand that IRWO reserves the right to reject any or all Bids, to annul the tender process, and to accept any Bid other than the lowest, without assigning any reasons and without any liability to me/us.
- This offer shall remain valid for a period of 90 (Ninety) days from the date of opening of Tenders and I/We agree to keep the EMD valid for the corresponding period.

Place: \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_  
Signature of Authorised Signatory

Name: \_\_\_\_\_

Designation: \_\_\_\_\_

Name of Firm/Company: \_\_\_\_\_

Office Stamp and Seal:

## ANNEXURE A

### ANTI-COLLUSION AND INTEGRITY CERTIFICATE

*(To be executed on the Bidder's letterhead, signed and stamped by an authorised signatory, and submitted with the Bid as a mandatory document)*

**To,**

The Managing Director

Indian Railway Welfare Organisation

Railway Office Complex, Shivaji Bridge, New Delhi – 110 001

**Subject: Anti-Collusion and Integrity Certificate — Tender No. IRWO/SNP/C/2026-03, dated: 25-06-2026.**

I/We, the undersigned, being the duly authorised representative(s) of M/s. \_\_\_\_\_  
("the Bidder"), hereby certify and declare as follows:

1. This Bid has been prepared by the Bidder independently and autonomously, without any consultation, communication, agreement, understanding, or arrangement with any other Bidder or prospective Bidder for this Tender, whether direct or indirect, with respect to the pricing strategy, rates quoted, or any other terms of the Bid.
2. The Bidder has not discussed or compared its pricing, rates, or technical approach with any other person who is submitting or intending to submit a Bid for this Tender, for the purpose of restricting competition.
3. The Bidder has not entered into any cartel, price-fixing arrangement, market-sharing arrangement, or any other anti-competitive arrangement with any other person in connection with this Tender.
4. Neither the Bidder, nor any of its directors, partners, proprietors, employees, or agents, has offered, given, or promised to give any bribe, commission, gift, favour, inducement, or advantage, directly or indirectly, to any officer or employee of IRWO, any Government official, or any other person involved in the evaluation or award of this Tender, in order to influence the outcome of the tender process.
5. The Bidder is not, as on the date of this Bid, blacklisted or debarred from participating in tenders by IRWO, the Ministry of Railways, the Government of India, any State Government, any Public Sector Undertaking, or any other public authority.
6. No conflict of interest exists between the Bidder and any official of IRWO or any member of the Tender evaluation committee. If any such conflict arises or is discovered at any time during or after the tender process, the Bidder undertakes to immediately disclose the same to IRWO in writing.
7. The Bidder acknowledges that any breach of this Certificate shall entitle IRWO to forthwith disqualify the Bidder, forfeit the EMD, and report the matter to the relevant authorities, including the Central Vigilance Commission and the Competition Commission of India, as appropriate. In the event of such breach discovered after award, IRWO may also rescind the contract, encash the Performance Guarantee, forfeit the Security Deposit, and blacklist the Contractor.

Declared and signed on this \_\_\_\_\_ day of \_\_\_\_\_ 2026.

Signature of Authorised Signatory

Name: \_\_\_\_\_

Designation: \_\_\_\_\_

Name of Firm/Company: \_\_\_\_\_

Office Stamp and Seal:

## ANNEXURE B

### SITE VISIT AND DUE-DILIGENCE ACKNOWLEDGMENT CERTIFICATE

*(To be executed on the Bidder's letterhead, signed and stamped by an authorised signatory who has personally visited the site, and submitted with the Bid as a mandatory document)*

To,

The Managing Director

Indian Railway Welfare Organisation

Railway Office Complex, Shivaji Bridge, New Delhi – 110 001

**Subject: Site Visit and Due-Diligence Acknowledgment — Tender No. IRWO/SNP/C/2026-03, dated: 25-06-2026.**

I/We, the undersigned representative of M/s. \_\_\_\_\_ ("the Bidder"), hereby certify and declare as follows:

**Site Visit:** I/We personally visited the site — IRWO RHRS, Sector 10, Sonipat — on \_\_\_\_\_ (date) and inspected all eight Blocks (J, K, L, M — Type II; and E, F, G, H — Type III), including Basement, Stilt floor, balconies, service shafts, expansion joints, fire and domestic water tanks, retaining walls, roof slabs, and overhead tank columns.

- Conditions Understood:** I/We have fully assessed the structural condition of all Blocks, the nature and extent of distress in columns, beams, slabs, and other elements, the accessibility constraints, the working-at-height requirements, and all other physical and logistical conditions relevant to the execution of the work.
- Occupied Premises:** I/We am/are fully aware that the work is to be carried out in an occupied residential colony with residents living in the Blocks during the entire period of execution, and that all constraints, safety requirements, and costs arising from this occupied nature have been accounted for in the Bid.
- Quantity Assessment:** I/We have made my/our own independent assessment of the quantities and scope of work required, and acknowledge that the quantities in the Item Schedule are approximate and for guidance only.
- No Claims for Lack of Site Information:** I/We unconditionally waive any right to make any claim, demand compensation, seek extension of time, or avoid any contractual obligation on the ground that the actual site conditions were different from what was anticipated from the Tender Document, or that the Bidder was not made aware of any site condition that a diligent inspection would have revealed.
- Responsibility:** I/We acknowledge that IRWO has afforded adequate opportunity for site inspection, and that it is the Bidder's responsibility to have examined the site fully before submitting the Bid.

**IRWO Site Representative (if any) who assisted/facilitated the visit:**

\_\_\_\_\_  
Declared and signed on this \_\_\_\_\_ day of \_\_\_\_\_ 2026.

\_\_\_\_\_  
Signature of Authorised Signatory

Name: \_\_\_\_\_

Designation: \_\_\_\_\_

Name of Firm/Company: \_\_\_\_\_

Office Stamp and Seal:

— END OF DOCUMENT —