Appointment of Agency for Special Repair Works, including Construction / Reconstruction of Boundary Walls at ESIC Buildings in Madhya Pradesh Region on Deposit Work Basis under GFR 133(3)

NCCF Ref.: NCCF/BPL/Project/2026-27/560

Date: 21.10.2026

ESIC NIT No.: 18/W/17/15/SRWORK/Construction/2026-27 dated 01.10.2026

1. INVITATION AND KEY PARTICULARS

Client / Principal Employer	Employees' State Insurance Corporation (ESIC), Regional Office, Indore
Estimated cost	Rs. 34.69 crore (indicative; final value shall be as per ESIC-approved detailed estimate and budget allocation)
Contract period	One year, extendable by one year subject to satisfactory performance and extension of NCCF's contract by ESIC
Completion period	As specified in the Work Order / Letter of Award and within the time allowed by ESIC
Tender fee	Nil
EMD	Rs. 50,000 by [DD/RTGS] in favour of NCCF Bhopal; A/c No: 1223411079, IFSC: CBIN0283134, Central Bank of India, Jail Road, Bhopal
Bid validity	90 days from opening of technical bid
Bid submission	Sealed two-cover bid (Technical Bid and Financial Bid) in a sealed outer envelope
Last date/time	05.11.2026 at 01:00 PM
Technical bid opening	05.11.2026 at 03:00 PM
Financial bid opening	Date to be notified to technically qualified bidders
Submission address	Branch Manager, NCCF Bhopal Branch, E6/1, Arera Colony, 11 No. Bus Stop, Bhopal – 462016

NCCF invites eligible and experienced contractors'/construction agencies to execute the above work on a percentage-rate basis, strictly back-to-back with the principal work to be awarded to NCCF by ESIC. The ESIC NIT, its appendices, agreement conditions and Integrity Pact shall be read with this tender and form part of the contract. The Bidder is therefore required to make itself aware of all the agreement conditions of ESIC NIT.

2. CONDITIONAL / BACK-TO-BACK AWARD

Award by NCCF is subject to ESIC awarding the work to NCCF, execution of the agreement, approval of the detailed estimate and release of funds by ESIC. If ESIC does not award, suspends, varies, or cancels the work, NCCF may cancel or curtail this tender without liability for bid-preparation costs; EMD shall be refunded without interest. The Contractor shall perform

the relevant obligations of NCCF under the ESIC NIT and shall have no direct contractual claim against ESIC or the Government of India.

3. SCOPE OF WORK

Execution of special repair works, including dismantling and construction/reconstruction/height enhancement of boundary walls, foundations, masonry/RCC, plastering, finishing, painting, testing and handing over at ESIC campuses in Madhya Pradesh, including Indore, Burhanpur/Sanawad, Dewas, Jabalpur/Satna, Nagda, Ujjain, Gwalior, Bhopal, Ratlam/Mandsaur and Pithampur, Dhar, as detailed in the ESIC NIT and work orders. ESIC/NCCF may allocate additional works in ESIC premises during the contract period at the accepted percentage rate, subject to approval.

Works shall comply with GFR, applicable CVC guidelines, latest CPWD specifications, relevant IS/BIS Codes, NBC and statutory requirements. The Contractor shall inspect sites before quoting; arrange labour, materials, tools, plant, utilities, storage, safety measures and site supervision; protect existing services and property; and remove/dispose of debris lawfully. All design, survey, soil testing and structural vetting required for execution shall be included in the quoted rates unless expressly approved otherwise in writing.

The Contractor shall deploy a qualified Civil Engineer with at least three years' relevant experience at site and maintain a dedicated engineering set-up including two Civil JEs and a Project Manager/Assistant Engineer, with a nominated officer for coordination. Engineer details shall be submitted before commencement.

4. ELIGIBILITY

- Similar work experience during the last seven years ending on 30.09.2026: (i) three works each not less than 40% of estimated cost; or (ii) two works each not less than 60%; or (iii) one work not less than 80%. Similar work means boundary-wall construction or residential/non-residential building construction, including boundary-wall work under ARMO/special repair contracts. Documentary proof and client certificates are required.
- Average annual turnover from similar works of at least 50% of tender cost during FY 2023-24, 2024-25 and 2025-26, supported by audited financial statements/CA certification; bidder should not have incurred a loss in each of these three years.
- Valid PAN, GST registration and applicable EPF, ESI, BOCW and contract-labour registrations/licences.
- Not blacklisted/debarred by any Government department, PSU or autonomous body; submit a signed declaration.
- No joint venture/consortium bids. One bid per bidder/business group; conflict of interest and any business/family relationship with NCCF/ESIC personnel involved in the tender must be disclosed.
- Existing NCCF-empanelled agencies may bid. Non-empanelled bidders may also bid but must apply for NCCF empanelment within one week of bid submission and submit supporting documents.

  Work certificates should be issued by the client/competent authority, ordinarily not below Executive Engineer or equivalent. Completed work value shall be based on completion certificate; ongoing work shall be supported by sanction/order and satisfactory-performance certificate. The tender value for eligibility shall be the approved value applicable to this tender.

5. BID SUBMISSION AND DOCUMENTS

Submit one sealed outer envelope containing two separately sealed envelopes marked "Technical Bid" and "Financial Bid". Late or conditional bids, bids without EMD, or bids that alter the prescribed price format may be rejected. Sign and stamp the tender documents and submit legible, self-attested documents.

- Technical Bid: signed tender acceptance/transmittal; EMD proof; registration documents (PAN, GST and applicable statutory registrations); work experience certificates and work orders; audited accounts/turnover certificate for the last three financial years; ongoing-work list; non-blacklisting declaration; conflict-of-interest declaration; site-visit certificate; engineer/organisation details; and signed Integrity Pact and other declarations required by the ESIC NIT. The Bidder shall submit all relevant and material documents along with the Technical Bid.
- Financial Bid: quote one percentage above/below the ESIC-approved estimated cost in the prescribed format, in figures and words, with the resultant amount. Quote shall be unconditional and inclusive of all applicable taxes, duties, cess, overheads, labour, materials, transport, insurance and incidental costs.
- Only technically qualified and responsive bidders' Financial Bids will be opened. Subject to competent-authority approval and ESIC award, the eligible bidder offering the lowest evaluated net offer (L1) shall be considered for award.

6. EMD, PERFORMANCE SECURITY AND RETENTION

EMD: Rs. 50,000 payable by [DD/RTGS] to Branch Manager, NCCF Bhopal. Unsuccessful bidders' EMD shall be returned without interest after tender finalisation. EMD may be forfeited for bid withdrawal/modification during validity, refusal to sign the agreement, failure to furnish performance security, or submission of false documents.

Performance Security: 5% of accepted tender value, to be submitted within 14 days of Letter of Award in the form of an unconditional bank guarantee or other mode expressly accepted by NCCF. It shall remain valid through the contract and for 365 days after completion, with a six-month claim period, and may be invoked for breach/default or recoveries.

Security Deposit: 5% deduction from running/final bills, capped at 5% of accepted tender value. 50% may be released after completion and clearance of dues; balance after the 12-month Defect Liability Period (DLP), subject to rectification of defects and settlement of dues/observations.

7. PRICE, PAYMENT AND TAXES

Quoted percentage by NCCF/Vendor shall remain firm throughout the contract, including extensions; no price escalation shall be payable. No mobilisation or advance payment shall be made. Payment shall be against actual measured work, certified by the Engineer-in-Charge, subject to complete bills/supporting documents, statutory deductions, availability of funds and receipt of corresponding funds by NCCF from ESIC. Payment will be processed within 30 days of receipt of complete documents, subject to the above conditions. No extra or out-of-scope work shall be undertaken without prior written approval of NCCF and ESIC, where required. The payment is conditional upon receipt of corresponding funds by NCCF from ESIC.

8. TIME, QUALITY, DEFECTS AND DELAY

Time is of the essence. The Contractor shall submit a work programme/milestone chart and complete the work within the approved period. Delay attributable to the Contractor shall attract liquidated damages at 1% of tendered value per week or part thereof, capped at 10%, without prejudice to recovery of any additional amount imposed on NCCF by ESIC due to the Contractor. Extension of time requires written approval and is not automatic.

Materials shall be new and conform to approved makes, CPWD specifications and relevant IS/BIS standards. NCCF/ESIC may inspect, test or reject materials/workmanship; testing costs for non-conforming materials shall be borne by the Contractor. The DLP shall be 12 months from completion/handing over. Defects notified during DLP shall be rectified at the Contractor's cost within seven days, failing which NCCF may arrange rectification at the Contractor's risk and cost.

9. STATUTORY COMPLIANCE, SAFETY AND INSURANCE

The Contractor shall comply with all applicable labour, tax, building, environmental and other laws; pay wages and statutory dues; maintain records; provide PPE and site-safety arrangements; and obtain/maintain workmen's compensation/employer's liability, contractor's all-risk and third-party insurance. The Contractor is responsible for accidents, injury, damage, statutory penalties and claims arising from its acts/omissions and shall indemnify NCCF and ESIC against such liabilities.

10. DEFAULT, TERMINATION AND GENERAL CONDITIONS

NCCF may terminate the contract for material breach, poor performance, persistent delay, quality failure, insolvency, fraud, corruption, false documents, unauthorised subletting or failure to comply with written notice to remedy default. NCCF may complete the balance work at the Contractor's risk and cost and recover losses from bills/securities. If ESIC cancels, suspends or curtails its contract with NCCF, this contract may be terminated/curtailed correspondingly; payment shall be limited to accepted work executed and funds received from ESIC. Subletting/assignment requires prior written approval.

The Contractor shall observe the Integrity Pact, GFR/CVC requirements, audit/vigilance directions and confidentiality obligations. Fraud, collusion, canvassing, conflict-of-interest non-disclosure or false information may result in rejection, forfeiture of securities, termination, recovery and debarment/blacklisting. NCCF reserves the right to accept/reject any or all bids, seek clarifications, amend or cancel the tender, subject to applicable rules.

Disputes shall first be resolved amicably. Failing resolution, arbitration shall be conducted under the Arbitration and Conciliation Act, 1996, as amended; The Arbitration shall be conducted by a Sole Arbitrator to be mutually appointed by both the parties; seat and venue shall be Bhopal, Madhya Pradesh, and courts at Bhopal shall have jurisdiction, subject to applicable law and the arbitration clause. The Contractor shall continue performance during disputes to the extent required under the contract.

11. DOCUMENTS FORMING PART OF CONTRACT

The NCCF tender, accepted Technical and Financial Bids, Letter of Award, Contract Agreement, relevant ESIC NIT and Appendices A, B and C, Integrity Pact, approved estimates/drawings and written amendments shall form the contract. Where applicable, ESIC NIT requirements relating to execution shall be binding on the Contractor. In case of conflict, the signed Contract Agreement and applicable special/particular conditions shall prevail, subject to the ESIC contract and applicable law.

12. CHECKLIST / FORMS TO BE ATTACHED

- Annexure A – Bid document checklist and bidder details.
- Form 1 – Experience of bidder with supporting work orders/completion or performance certificates.
- Form 2 – Financial information/turnover with audited statements and CA certificate, as applicable.
- Form 3 – Declaration of non-blacklisting, no conflict of interest, no false information and acceptance of tender conditions.
- Form 4 – Site inspection certificate and undertaking.
- Form 5 – Financial Bid / percentage-rate quotation.
- Form 6 – Performance Security format (for successful bidder).
- Form 7 – Indemnity undertaking and deployment of qualified Civil Engineer.
- Integrity Pact and any mandatory forms/appendices prescribed in the ESIC NIT.

FINANCIAL BID (SUMMARY FORMAT)

Name of bidder	_____
Tender / ESIC NIT reference	NCCF/BPL/Project/2026-27/[Ref. No.] / ESIC NIT No. 18/W/17/15/SRWORK/Construction/2026-27
Estimated cost	Rs. 34.69 crore (indicative; as per ESIC-approved estimate)
Quoted percentage	_____ % above / below (strike out whichever is not applicable)
Quoted percentage in words	_____
Resultant offer amount (if required)	Rs. _____
Authorised signatory, seal and date	_____

Declaration: I/We have read and accepted the tender conditions, the relevant ESIC NIT and Integrity Pact. The quoted percentage is firm, unconditional and inclusive of all costs and applicable taxes. I/We certify that the information and documents submitted are true and complete.
Signature of authorised signatory: _____
Name/Designation: _____

For and on behalf of NCCF
Branch Manager / Tender-Accepting Authority, NCCF Bhopal Branch