



# NOTICE INVITING E-TENDER

## CIVIL WORKS

### SINGLE COVER SYSTEM

NIT No. F(E.Tend) (UCD)/KU/36/25

DATED: 12-12-2025

For and on behalf of the University of Kashmir, e-tenders (In single cover system) are invited on **Percentage (%age) Basis** from approved and eligible Civil Contractors registered with J&K Govt., CPWD, Railways and other State/U.T/ Central Governments for the following works:-

S.No	Nome of Work	Adv. Cost (Rs.In Lacs)	Cost of T/Doc. (In Rupees)	Earnest Money in Rs.	Time of completion	M.H of Account	Class Of Contactor
1.	2	3	4	5	6	7	8
1.	Renovation/Upgradation/ Facelifting of various Hostels at Main and Naseembagh Campus.	150.50 Lacs	Rs.2600/-	3,01,000/-	08-Months	"Capex Budget"	"AAY"
2.	Renovation/Upgradation/ Facelifting of various Hostels at Zakura Campus.	121.35 Lacs	Rs.2600/-	2,42,700/-	08-Months	"Capex Budget"	"AAY"

Position of AAA: - Accorded,

Position of funds: - Available.

- The Bidding documents consisting of qualifying information, eligibility criteria, specifications, Drawings, bill of quantities (B.O.Q), Set of terms and conditions of contract and other details can be seen/downloaded from the departmental website [www.jktenders.gov.in](http://www.jktenders.gov.in) as per schedule of dates given below--

1.	Date of Issue of Tender Notice	15/12/2025
2.	Period of downloading of bidding documents	From 15/12/2025, to 05/01/2026, 4:30 P.M
3.	Bid submission Start Date	15/12/2025
4.	Bid Submission End Date	05/01/2026 up to 4:30 P.M
5.	Date & time of opening of Bids (Online)	06/01/2026 at 2.00 P.M in the office of Executive Engineer University of Kashmir

- Bids must be accompanied with cost of Tender document (as mentioned above) in shape of e-Challan which can be downloaded from <http://egov.uok.edu.in/echallan> in terms of soft copies with the e-bid.

Note: - **The Date of EMD must be between the date of start of bid and Bid Submission End date.**

**Any deviation shall render the bidder as Non-responsive.**

- The Earnest money in favour of unsuccessful / Non-responsive bidders shall be released only after ensuring submission of Tender document Fee in original, (e-challan). Failure of submission of Tender document fee by the bidder using the site shall entail him for blacklisting.

(Note: - **Scan all the documents on 100 dpi with black and white option.**)

- The successful bidder (L-1) shall have to Submit CDR and e-challan in original in the office of the undersigned before allotting the work or issuance of Supply order.

3. **The Lowest bidder L1 also called the successful Bidder has to produce a performance security amount equal to 5% (five percent) of the contract value in the shape of CDR / FDR/BG pledged to Executive Engineer, Construction Division, University of Kashmir immediately after the opening of financial bids, but prior within 03 Days before to fixation of contract.**
4. **The Earnest Money Deposit (EMD @2% of Advertised Cost) in the shape of the successful Bidder shall be released after receiving Performance security @5% of the allotted cost in the shape of CDR/FDR and Performance security shall be released after successful completion of Defect Liability Period (DLP) of the work.**
5. The date and time of opening of Financial Bids of a responsive bidder shall be notified on Website [www.jktenders.gov.in](http://www.jktenders.gov.in) and conveyed to the bidders automatically through an e-mail message on their e-mail address.
6. The bids for the work shall remain valid for a period of 120 days from the date of opening of Technical bids.
7. **The earnest money shall be forfeited If:-**
  - a) Any bidder/ tenderer withdraws his bid/ tender during the period of bid validity or makes any modifications in the terms and conditions of the bid.
  - b) *Failure of Successful bidder to furnish the required performance security within the specified time limit.*
  - c) *Failure of Successful bidder to execute the agreement within 28 days after fixation of contract.*
  - d) **The tenders without E.Challan and EMD shall be summarily rejected. No exemption for EMD and E.Challan will be entertained.**

**6(A). Instruction to bidders regarding e-tendering process**

- 6.1 Bidders are advised to download bid submission manual from the "Downloads" option as well as from "Bidders Manual Kit" on website [www.jktenders.gov.info](http://www.jktenders.gov.info) acquaint bid submission process.
- 6.2 To participate in bidding process, bidders have to get 'Digital Signature Certificate {DSC}' as per information Technology Act-2000. Bidders can get digital certificate from any approved Vendor.
- 6.3 The bidders have to submit their bids online in electronic format with digital Signature. No bid will be accepted in physical form.
- 6.4 Bids will be opened online as per time schedule mentioned in Para-1.
- 6.5 Bidders must ensure to upload scanned copy of all necessary documents with the bid. Besides, original documents related to the bid shall be submitted by L1 before issuance of Allotment in his favour.
- 6.6. **Bidders must ensure to upload scanned copies of all necessary documents, tender documents fee in terms of soft copies and all other documents required as per NIT with technical bid. No document (s) which has/have not been uploaded shall be entertained for technical evaluation in the form of hard copy. However in case of any clarification the bidders all have to produce original documents in support of soft copies if need arises.**

Note:- Scan all the documents on 100 dpi with black and white option.

- 6.6(a) Bidders should note that if the documents uploaded/submitted on the basis of which the contract has been awarded are found forged/fake/not genuine at any time, the contract shall be cancelled and the contractor/bidder shall be recommended for blacklisting and debarred from taking part in tendering in University of Kashmir/Other Departments for a period of one year in the first instance, besides the performance security deposited for the said work shall be forfeited.
7. The department will not be responsible for delay in online submission due to any reasons.
8. **For item rate method** the unit rates and prices shall be quoted by the bidder entirely in Indian Rupees and the rates quoted shall be deemed to include price escalation and all taxes upto completion of the work. Deduction on account of taxes shall be made from the bills of the contractor on gross amount of the bill as per the rates prevailing at the time of recovery.  
**The %age rate method** requires the bidder to quote a percentage above / below / at par at the bottom of the BOQ percentage template for the work. The percentage quoted by the bidder shall be

deemed to include price escalation and all taxes upto completion of the work. Deduction on account of taxes shall be made from the bills of the contractor on gross amount of the bill as per the rates prevailing at the time of recovery.

9. Bidders are advised not to make any change in BOQ (Bill of Quantities) contents. In no case they should attempt to create similar BOQ manually.
10. **Price escalation and Taxes:** No price escalation shall be permissible. The deduction on account of taxes shall be made for the bills of the contractor for the gross amount of the bill as per the rates prevailing at the time of recovery.
11. Bidders are advised to use "My Documents" area in their user on R&B e-Tendering portal to store such documents as are required.
12. In case of CRF and any other specified project. The relevant guidelines standard bidding document shall be followed.
13. **Instructions to Bidder (ITB)**
  - 13.1 All bidders shall upload the following information and documents along with qualification criteria/qualification information with their bids:-
    - b. All bidders shall upload Copies of Original Documents defining constitution/Legal status, place of registration and principal place of Business with Cell No., Email ID, Bank Account Number and Correspondence Address (Mandatory).
    - c. Scanned Copy of Digital Registration Card with latest renewal on JKPWDOMS website for the year 2025-26.
    - d. All bidders shall upload e-challan and EMD as per NIT.
    - e. All bidders shall upload Valid GSTIN Registration & PAN Card.
    - f. All bidders shall upload Scanned copy of latest GST clearance certificate FORM GST-3B of the last quarter/preceding Month to the Issuance of NIT.
  - 13.2 The bidder at his own responsibility and risk should visit and examine the site of work and its surroundings before submission of bid.
  - 13.3 Non attendance of pre-bid meeting will not be cause of disqualification of the bidder.
  - 13.4 All documents relating to the bid shall be in the English Language.
14. **General Conditions of Contract: -**
  - 14.1 The date of start of the work shall be reckoned within one week from the date of issuance of LOI/Contract allotment as the case may be.
  - 14.2 **Penalty for delay in completion:** - In case of delay in completion of work beyond stipulated period of completion, **penalty upto maximum of 10% of the contract shall be imposed.**
15. **Time extension:** - Suitable time extension shall be granted in case of increase in scope of work and in the event of delay beyond control of contractor to be determined by the department.
  - 15.1 **Advance Payments:**-No mobilization advance/equipment advance shall be paid.
  - 15.2 **Secured Advance:**-No secured advance is admissible.
  - 15.3 **Schedule of Payment:**-The payment schedule shall be fixed after award of contract in favour of successful bidder, **on the basis of availability of funds** and value of work executed, shall be determined by the Engineer.
  - 15.4 **Amendment of bidding document:**-Before the deadline for submission of bids the employer may modify the bidding documents by issuing Addendum.
  - 15.5(a) The tender receiving authority reserves the right to accept or reject any tender or all tenders without assigning any reason thereof.
  - 15.5(b) The Employer reserves the right to accept or reject any bid and to cancel the bidding process and reject all bids, at any time prior to award of Contract, without thereby incurring any liability to the affected bidder or bidders or any obligations to inform the affected bidder or bidders of the grounds for the Employer's action.
16. **Unbalanced Bid:** In case bid of the successful bidder is unbalanced, the Successful bidder will have to provide additional performance security in the shape of CDR/FDR/BG pledged **to Executive Engineer, Construction Division, University of Kashmir** vide Principal Secretary to Government Finance Department's Circular issued under Endorsement No.: FD-Code/ 441/2021-02-158 Dated: 08-08-2025.
  - a) Where the bid price is below 10% but not below 20% of the project cost put to bid, the

additional performance guarantee/security percentage shall be Incremented by 0.1% for every percentage of bid price below 10% of the project cost put to bid starting at 11% with the additional bid performance guarantee being 0.1% and this additional performance guarantee percentage shall be applied on the bid price.

- b) Where the bid price is 20% or more below of the project cost put to bid, the additional performance guarantee percentage shall be Incremented by 0.2% for every percentage of bid price below 20% of the project cost put to bid in addition to 1% of the bid price and this additional performance guarantee percentage shall be applied on the bid price.
  - c) The additional performance guarantee percentage shall be rounded off to the next lower percentage based on whether the decimal point of the percentage of bid price is below 0.5% or next higher percentage based on whether the decimal point of the percentage of bid price is 0.5% or more.
  - d) The additional performance security shall be treated as part of the performance security. Additional performance security shall be taken only after approval of next higher authority.
17. **Restoration of work:-** On completion of contract the contractor shall be responsible to remove all un-used material and restore all work in its original position at his own cost.
  18. **Traffic regulations:-** The contractor is bound to adhere to traffic regulations as is applicable from time to time and ensure arrangements of smooth regulation of traffic during execution of work.
  19. **Arbitration:-** The arbitration shall be conducted in accordance with the arbitration procedure stated in the J&K Conciliation and Arbitration Act No:-xxxv of 1997 issued vide SRO No:-403 vide Notification of J&K Govt., "Law Department" 11th December-1997.
  20. **Defect Liability period:-** The DLP shall be Calculated from date of certified completion of work and period shall be **06 months**. The defects noticed in the work during execution or D.L.P. shall be corrected by the Contractor within the length of time specified by the Engineer. If the contractor does not correct the defects pertaining to D.L.P. to the satisfaction of the Engineer within the time specified, the Engineer will assess the cost of having the defects corrected and contractor will pay this amount on correction of defects.
  21. The date of start of work shall be reckoned within 07 (seven) days from the date of issuance of allotment/ Letter of intent.
  22. In case the agency fails to execute the work, the performance security in the shape of CDR/FDR/BG and normal deposit shall be liable for forfeiture besides initiating other punitive actions against the defaulter without serving any notice.
  23. **It is mandatory for every participating Bidder/Contrator/Supplier to disclose the Bank Account Number which is linked with their GSTIN at the Time of Bid Submission. No payment shall be released by the Govt. Department/Agency to any other bank account except the one linked with the GST Registered Number of the Successful Bidder.**
  24. **ALL KEY CONSTRUCTION MATERIAL** shall have to be strictly as per prescribed specifications and approval of the Engineer In-charge.
  25. Failure on part of the contractor to fulfill his obligations of maintenance schedules shall result in forfeiture of the deposits held for this purpose as well as the CDR/FDR/BG for this work.
  26. **Safety:-** The contractor shall be responsible for safety of all activities at site of work.
  27. **Discoveries:-** Anything of historical or other interest or of significant value unexpectedly discovered on the site shall be the property of the Govt.
  28. **Tests:-** The contractor shall be solely responsible for carrying out the mandatory tests required for the quality control at his own cost.
  29. **Termination:-** The employer may terminate the contract if the contractor causes a fundamental breach of the contract.
  30. **Fundamental breach of contract will include:-**
    - a) Continuous stoppage of Work for a period of 30 days without authorization of Engineer in-charge.
    - b) Contractor is declared bankrupt.
    - c) **Any evidence of involvement of contractor in corrupt practices.**
    - d) If the contractor indulges in willful disregard of the quality control measures put in place by the department.
    - e) Contractor delays the completion of work beyond stipulated time of completion.
    - f) **Pursuant to the process of termination of defaulted contract, the employer reserves the right to invite fresh tender for the balance work at the risk and cost of defaulting contractor.**
    - g) If in case contractor failed to start /complete the work, within the stipulated time period, his

Performance Security shall be forfeited after termination of the contract. Besides, the **Bid Security Declaration shall be enforced and the defaulting contractor shall be debarred from taking part in tendering of works in R&B Department/other departments for a period of one year.**

**31. Major Labour Laws applicable to establishment engaged in building and other construction Work:**

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- a) Workmen compensation act 1923.
- b) Payment of Gratuity Act 1972.
- c) Employees P.F. and Miscellaneous Provision Act 1952.
- d) Maternity Benefits Act 1951.
- e) Contract Labour (Regulation & Abolition) Act 1970.
- f) Minimum Wages Act 1948.
- g) Payment of Wages Act 1936.
- h) Equal remuneration Act 1979.
- i) Payment of bonus Act 1965.
- j) Industrial disputes Act 1947.
- k) Industrial employment standing orders Act 1946.
- l) Trade Union Act 1926.
- m) Child Labour (Prohibition & Regulation) Act 1986.
- n) Inter State Migrant workmen's (Regulation of employment & Conditions of service) Act 1979.
- o) The Building and other Construction workers (Regulation of employment and Condition of service) Act 1996 and the Census Act of 1996.
- p) Factories Act 1948.
- q) Compliance with Labour Regulation Laws of J&K .

**32. Specification/Quality Control:**-All items of works shall conform to specifications as per IRC/ MORTH/ NBO/ CPWD/ SSRI Any other prescribed specifications.

**33. Insurance:**- Insurance cover to Labour / Machinery / Work / Plant material / Equipment by the contractor shall be mandatory.

**34. Laws Governing the Contract:** -The contract shall be governed by Laws of the land.

Court's Jurisdiction:-In case of a disputes/differences between contractor and Department the jurisdiction shall be J&K.

**35. Time Extension:** -

- a) The work is to be completed within the time limit specified in the NIT and the time of completion will also increase / decrease in proportion with additional / deleted quantum of work depending upon the actual quantum of work.
- b) Request for extension of time shall be made by the contractor in writing not later than fifteen days of happening of the event causing delay. The contractor shall also indicate in such a request the period for which extension is desired.
- c) Abnormal /bad weather or Serious loss or damage by fire or Civil commotion, strike or lockout (other than among the labour engaged by the contractor) affecting any or the trades employed on the work, or Non availability of departmental stores.
- d) Any other cause which in the absolute discretion of the accepting authority is beyond the contractor's desire.
- e) On contractor's representation based on the grounds as detailed above the time for completion of the work may be extended by a period considered reasonable by the Department.
- f) Extension of time shall be also admissible in the event of temporary suspension of work.

**36. The tender/bid is liable to rejection if it does not fulfill the requirements as laid down in NIT.**

All other terms conditions are as per PWD Form 25 (Double agreement Form)

Executive Engineer  
University of Kashmir

