



UNIVERSITY OF KASHMIR

Office of the Executive Engineer, Construction Division E-TENDER NOTICE FOR CIVIL AND SANITARY STAGE WORKS FOR THE YEAR 2026-27

For and on behalf of the University of Kashmir e-tenders for Civil and Sanitary Stage Works for the year 2026-27 (In Double cover system) are invited on (Percentage % age) basis from approved and eligible Civil and Sanitary Contractors registered with Govt. of J&K/ other union territories, CPWD, Railways and other State/Central Governments for the following: -

S.No.	Name of the work	Earnest Money (L.S.)In (Rs.)	Cost of tender document (In Rs.)	Time and date of opening of tender	Class of contract
1.	Civil and Sanitary Stage Works at Main, Zakura and South Campuses University of Kashmir (Group A) for the year 2026-27.	Rs.1.40Lacs	Rs.1600/-	16-04-2026 (2:00 PM)	A
2.	Civil and Sanitary Stage Works at Mirza Bagh, Naseem-bagh, North and Kupwara Campuses University of Kashmir (Group B) for the year 2026-27.	Rs.1.40Lacs	Rs.1600/-	16-04-2026 (2:00 PM)	A

Position of A.A = 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 as per schedule of dates given below:-

S.No:	Particulars	Date and Time
1.	Date of Issuance of Tender Notice	23-03-2026
2.	Period of downloading of bidder documents.	26-03-2026 to 15-04-2026 (4:30 PM)
3.	Bid submission start date.	26-03-2026
4.	Bid submission end date.	15-04-2026 (4:30 PM)
5.	Date for pre bid meeting to be conducted in the office chamber of the executive engineer	06-04-2026 (11:00 AM)
6.	Date and time of opening of bid (online).	16-04-2026(2:00 PM)

- 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.

The EMD amount is based on the calculations of the previous Civil and Sanitary Stage Works executed. The baseline presumed amount may vary

Any deviation shall render the bidder as non-responsive.

2.1 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.

2.2 The successful bidder (L-1) shall have to Submit CDR and e-challan in original in the office of the undersigned before issuance of LOI.

2.3 A Bidder shall have to participate in the bidding only for One component / group (A or B) of the Stage Contract. In case any bidder/agency is found to have participated in both the Components /groups of the Stage Contract, both the bids of the Bidder shall be rejected at the risk and responsibility of the bidder without giving any reasons thereof.

3. The Lowest bidder L1 also called the successful Bidder has to produce a performance security amount equal to 5% (five percent) of the Advertised Cost + additional performance security amount as per SR.no-4 (If applicable) in the shape of CDR / FDR/BG pledged to Executive Engineer, Construction Division, University of Kashmir immediately after the opening of financial bids.

4. The Earnest Money Deposit (EMD @ 2% of Advertised Cost) of the successful Bidder shall be released after receiving Performance security @ 5% of ADVERTISED COST Plus additional performance security deposit of the ADVERTISED COST as applicable in the shape of CDR/FDR and Performance security & additional performance security shall be released after successful completion of Defect Liability Period (DLP) of the work. (An illustrative example is shown below)

Illustrative Example

Example	Quoted bid percentage	Percentage Quoted	Performance security amount equal to @5% of Advertised Cost	Additional Performance Security equal to (in Rs)	Total Deposit to be paid by the successful bidder (L-1) in Lacs
Case-1	upto 10% below	upto 10% below	<u>3.50 lacs</u>	0%	3.5
Case-2	Below 10% upto 20%	11% below	<u>3.50 lacs</u>	7000	3.57
		12% below	<u>3.50 lacs</u>	14000	3.64
		13% below	<u>3.50 lacs</u>	21000	3.71
		14% below	<u>3.50 lacs</u>	28000	3.78
		15% below	<u>3.50 lacs</u>	35000	3.85
		16% below	<u>3.50 lacs</u>	42000	3.92
		17% below	<u>3.50 lacs</u>	49000	3.99
		18% below	<u>3.50 lacs</u>	56000	4.06
		19% below	<u>3.50 lacs</u>	63000	4.13
		20% below	<u>3.50 lacs</u>	70000	4.2
Case-3	Below 20% Or more	(21)% below	<u>3.50 lacs</u>	84000	4.34
		22% below	<u>3.50 lacs</u>	98000	4.48
		23% below	<u>3.50 lacs</u>	112000	4.62
		24% below	<u>3.50 lacs</u>	126000	4.76
		25% below	<u>3.50 lacs</u>	140000	4.90
		26% below	<u>3.50 lacs</u>	154000	5.04
		27% below	<u>3.50 lacs</u>	168000	5.18
		28% below	<u>3.50 lacs</u>	182000	5.32
		29% below	<u>3.50 lacs</u>	196000	5.46

		30% below	3.50 lacs	210000	5.60
		31% below	3.5 lacs	224000	5.74
& so on					

5. The date and time of opening of Financial Bids of a responsive bidder shall be notified on Website 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 Financial 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 securities 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 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 document 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 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 and relevant action under law will be initiated against the bidder.

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) as per Annexure 'A' enclosed.**
 - c. **Scanned Copy of Digital Registration Card with latest renewal on JKPWDOMS website for the year 2026-27 (Mandatory).**
 - 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 and further to the following conditions

- I. The bills corresponding to the Work Orders(M&R) will be forwarded to the account section only in parcel/packets comprising 1 to 10, 11 to 20, 21 to 30 and so on. **It is in-place to mention that if the contractor fails to execute any workorder in the parcel of workorders, his/her bills from that parcel/packet will not be forwarded to the account section. An illustrative example is summarized below**

If say in parcel of work orders numbering 1 to 10, the contractors fails to execute the work order number say 5 without any valid reason justified by the Assistant Engineer duly endorsed by the Executive engineer, his parcel of bills from numbering 1 to 10 will not be forwarded to the account section till the pending Work order is completed.

- II. The workorders will be categorized in two main categories namely Normal (Routine) & Emergency works (like works related to Convocation, VVIP visits, water supply

interruption, emergent repairs etc) has to be taken on utmost priority.

The timeline for completion of Normal workorders is mentioned below from the date of issue of work order

- a) 7-days for workorders amounting to Rs 50,000/=
- b) 12- days workorders amounting Rs 50,000/= to one lac.
- c) 20- days workorders amounting Rs one lac to 2.5 lac.

& for Emergency workorders, the time for completion will be fixed by the Executive Engineer.

Should the contractors fails to complete the workorders (Normal or Emergency), the office of the Executive Engineer will use means to get corresponding workorders done at the risk and cost of the contractor, besides the contractor may be suitably penalized as deemed necessary even to the extent of blacklisting of the firm/agency, along with forfeit of performance securities.

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.(As already illustrated at Sr.no-4)

- 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 unused 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 of **6-months** and shall be reckoned from date of expiry of the contract. 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 from the issuance of workorder.**
22. **In case the agency fails to execute the work, the performance securities 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/Contractor/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 as per Annexure 'A' enclosed.**
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 5-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 Securities 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 UOK/other departments for a period of two year/ or deemed necessary by the competent Authority.**
31. **Major Labour Laws applicable to establishment engaged in building and other construction Work:**
 - 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 two 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. Only the documents uploaded online by the bidder at the time of bid submission shall be considered for evaluation. In case of any shortfall or deficiency, clarification shall be sought/accepted only with respect to the documents submitted online.**
- 37. Submission of Annexure-A is Mandatory, otherwise the bidder will be considered as Non-responsive.**
- 38. Agreement**
- a) Clause 1: The Agreement shall be executed and signed only by the Proprietor/Partner/Director of the concerned agency/firm. No other person shall be permitted to sign the Agreement on his behalf under any circumstances.
 - b) Clause 2: However, the Proprietor may appoint an authorized representative to supervise the execution of the works, maintain liaison with the Engineering staff, and sign the bills on behalf of the agency.

- c) **Clause 3: Such authorization shall be made through a duly sworn affidavit containing the name, photograph, and specimen signature of the authorized representative, duly attested by a Judicial Magistrate(only)**
- d) **Clause 4: The authorized representative shall be responsible for correspondence and bill-related matters with the department, subject to the approval of the competent authority.**
- e) **The agency/ authorized representative shall not have the authority to transfer, sublet, or alter the terms of the contract in any manner.**
39. **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**

No: F (UCD)(Civil Sant. Stage 2026-27)KU/45/25

Dated: - 23-03-2026

Copy to the: -

1. Special Secretary to Vice Chancellor for kind information of the Vice Chancellor.
2. Director, IT & SS for information. He is requested to upload the main tender notice on the University Website for wide publicity.
3. Jr. Development for favour of information please.
4. F.A/CAO, for information, please.
5. P.A. to Registrar for information of the Registrar.
6. Head draftsperson for information and with the direction to upload the tender notice along with Rate list etc on the web site prescribed for the purpose (www.jktenders.gov.in)
7. Notice board.
8. File.

Annexure A (Mandatory)

Note: Handwritten form will be rejected, which will render the bidder as Non Responsive. All the fields to be filled mandatorily.

1. Name of Contractor/ Firm: _____
2. Registration Card Number: _____
3. GSTIN: _____
4. PAN Number: _____
5. Address: _____
6. Contact Number & Email ID: _____
7. Bank Account Number (Linked with GSTIN): _____
8. Name of Bank: _____
9. Branch Address: _____
10. IFSC Code: _____
11. Digital Registration card Details: _____
12. Latest renewal on JKPWDOMS website details _____

Verification by Chartered Accountant

Name of Chartered Account: _____

Membership Number: _____

FRN (Firm Registration Number): _____

Contact Number of C.A office: _____

Seal & Signature of CA: