



**Online Request for Tender (e-NIT)
for**

Comprehensive Maintenance of Central Heating Systems and Hot Air Generators installed at Various Branches/Offices of the Bank in Kashmir & Ladakh Zones for the Winter Season of 2025-26 (tentatively from 15th November, 2026 to 15th of March, 2027 which may vary subject to weather conditions).

**e- NIT Ref. No.JKB/E&ED/CAMC—Hot-Air-Generators/2026-1869
Dated : 24-08-2026**

Issued by:
J&K Bank Ltd.
Estates & Engineering Department, Corporate Headquarters, Srinagar,
M. A. Road Srinagar, 190 001 J&K Tele: 0194- 2402665
email: engineering.chq@jkbmail.com

E-Tender for Comprehensive maintenance of Central Heating Systems and Hot Air Generators installed at Various Branches/Offices of the Bank in Kashmir & Ladakh zones for the Entire Winter Season 2026-27 ((tentatively from 15th November, 2026 to 15th of March, 2027)).

For and on behalf of Jammu & Kashmir Bank bids in electronic format bid system are invited for the Comprehensive maintenance of Central Heating Systems and Hot Air Generators installed at Various Branches/Offices of the Bank in Kashmir & Ladakh zones for the Entire Winter Season 2026-27. The maintenance contract shall be for various branches/offices of the bank in following Zones.

1. Zone “A”----- Branches/Offices under Zonal Office Srinagar and Ladakh .
2. Zone “B”----- Branches/Offices under Zonal Office Budgam and Baramulla.
3. Zone “C”----- Branches/Offices under Zonal Office Pulwama and Anantnag.

The details of the RFP, along with documents, price bid, prequalification documents, SLA etc can be downloaded from the e-portal link <https://jkbank.abcpocure.com>. The details of work are as under:-

Name of the work	Tender Processing fees	EMD Amount	Last Date of submission
Comprehensive maintenance of Central Heating Systems and Hot Air Generators installed at Various Branches/Offices of the Bank in Kashmir & Ladakh zones for the Entire Winter Season 2026-27	Rs.1,500/- to be credited through NEFT only as per details given in tender documents	Rs.27,900/- (for Zone A) Rs.37,300/- (for Zone B) Rs.34,200/- (for Zone C) to be credited through NEFT/Bank Transfer only as per details given in tender documents	September 17, 2026 17.00 Hrs.

Timelines & Estimated cost:-

1	Date of issue of tender notice	August 27, 2026 16.00 Hrs.
2	Bid submission start date	August 27, 2026 16.00 Hrs.
3	Bid submission end date	September 17, 2026 17.00 Hrs.
4	Opening of Technical Bid	Will be notified
5	Opening of financial Bid	Will be notified

The Bank reserves the right to reject any or all tenders without assigning any reason whatsoever.

**Deputy General Manager
Business Support Division**

DISCLAIMER

The information contained in this tender document or subsequently provided to Bidder/s, whether verbally or in documentary form by or on behalf of the J&K Bank or any of their representatives, employees or advisors (collectively referred to as – Bank Representatives), is provided to Bidder(s) on the terms and conditions set out in this tender Document and any other terms and conditions subject to which such information is provided. This document shall not be transferred, reproduced or otherwise used for purpose other than for which it is specifically issued.

This tender document is not an agreement and is not an offer or invitation by the Bank Representatives to any party other than the entities who are qualified to submit their Proposal (Bidders). The purpose of this tender document is to provide the Bidder with information to assist the formulation of their Proposal. This tender document does not purport to contain all the information each Bidder may require. This tender document may not be appropriate for all persons, and it is not possible for the Bank Representatives, their employees or advisors to consider the investment objectives, financial situation and particular needs of each party who reads or uses this tender document.

The Bank, its employees and advisors make no representation or warranty and shall have no liability to any person, including any Applicant or Bidder under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of anything contained in this tender or otherwise, including the accuracy, adequacy, correctness, completeness or reliability of the tender and any assessment, assumption, statement or information contained therein or deemed to form or arising in any way for participation in this bidding process. The Bank also accepts no liability of any nature whether resulting from negligence or otherwise, howsoever caused arising from reliance of any Bidder upon the statements contained in this tender.

The Bidder is expected to examine all instructions, forms, terms and specifications in the bidding Document. Failure to furnish all information required by the bidding Document or to submit a Bid not substantially responsive to the bidding Document in all respect will be at the Bidder's risk and may result in rejection of the Bid.

The Bank Representatives may in their absolute discretion, but without being under any obligation to do so, update, amend or supplement the information in this tender document.

1. GENERAL INSTRUCTIONS

1.1 For the Bidding /Tender Document Purposes, the J&K Bank, shall be referred to as 'Client' and the Service provider/Bidder/Successful Bidder shall be referred to 'Contractor and /or Bidder or interchangeably.

1.2 The tender documents can be downloaded from the websites of <http://www.jkbank.com>, <https://jkbank.abcprocure.com> from August 27, 2026 onwards. The last date of submission of bids is September 17, 2026 17.00 Hrs

1.3 While all efforts have been made to avoid errors in the drafting of the tender documents, the Bidder is advised to check the same carefully. No claim on account of any errors detected in the tender documents shall be entertained.

1.4 The bidder shall submit the copy of the authorization letter/Power of Attorney as the proof of authorization for signing on behalf of the Bidder.

1.5 All Bidders are hereby explicitly informed that conditional offers or offers with deviations from the conditions of Contract, the bids not meeting the minimum eligibility criteria, Technical Bids not accompanied with earnest money deposit of requisite amount/format, or any other requirements, stipulated in the tender documents are liable to be rejected.

1.6 The Parties to the Contract/Agreement shall be the successful bidder (to whom the work has been awarded) and the Client, The J&K Bank Ltd.

1.7 For all purposes of the contract including arbitration there under, the address of the bidder mentioned in the bid shall be final unless the bidder notifies any change of address by a separate letter sent by registered post with acknowledgement due to the Deputy General Manager, J&K Bank Ltd, Corporate Headquarters, M.A.Road, Srinagar. The bidder shall be solely responsible for the consequences of any omission or error to notify any change of address in the aforesaid manner.

2. NAME OF THE WORK

Maintenance of Central Heating Systems and Hot Air Generators installed in various branches and offices of the Bank in Kashmir and Ladakh zones. The maintenance contract shall be for various branches/offices of the bank in the following Zones.

1. Zone "A"----- Branches/Offices under Zonal Office Srinagar and Ladakh .
2. Zone "B"----- Branches/Offices under Zonal Office Budgam and Baramulla.

3. Zone “C”----- Branches/Offices under Zonal Office Pulwama and Anantnag.

Main details of tender are as:-

e-NIT Ref. Number	JKB/E&ED/CAMC—Hot-Air-Generators/2026-1869 Dated : 24-08-2026
Department Name	Estates & Engineering Department, CHQ
Scope of Work	Comprehensive Maintenance of Central Heating Systems and Hot Air Generators installed in various branches and offices of the Bank in Kashmir and Ladakh zones
Comprehensive maintenance contract Period	For Entire Winter Season 2026-27 (tentatively from 15th Nov, 26 to 15th March, 2027, which may vary subject to weather conditions)
Bid Document Availability including changes/amendments, if any to be issued	NIT can be downloaded from and submitted on Bank's e-Tendering Services Provider's Portal https:// jkbank.abcprocure.com from August 27, 2026, 16.00 Hrs. to September 03, 2026, 17.00 Hrs.
Pre-bid Queries submission Date and Mode	All Clarifications / Queries shall be raised online only through e-Tendering Portal https:// jkbank.abcprocure.com by or August 29, 2026, 17.00 Hrs.
Clarifications to pre-bid queries will be provided by the Bank.	All communications regarding points / queries requiring clarifications shall be given online through prescribed e-Tendering Portal on August 31, 2026
Last date and time for Bid submission	September 03, 2026, 17.00 Hrs.
Submission of online Technical Bid	As prescribed in Bank's online tender portal https://jkbank.abcprocure.com

Earnest Money Deposit	Rs.27,900/- (for Zone A) Rs.37,300/- (for Zone B) Rs.34,200/- (for Zone C) to be credited through NEFT/Bank Transfer only vide below details: Account Name: Earnest Money deposit(EMD) 16-digit Account No : 9931070690000001 IFSC Code: JAKA0HRDCHQ(0 denotes zero) Bank: The J&K Bank Ltd Branch: Corporate Headquarters MA Road Srinagar J&K – 190001 UTR Number may be uploaded on E-tendering portal
Performance Security	The Successful Bidder immediately after the award of Work order/PO has to submit Performance Guarantee in the shape of DD/Bank Guarantee in favour of Deputy General Manager (BSD), J&K Bank equivalent to the amount of 5% of the total contract value (including EMD deposit).
Tender Processing Fee (Non- Refundable)	Rs.1,500/- (Rupees One Thousand Five Hundred Only) to be credited through NEFT only vide below details: Account Name: Tender Fee/ Cost Account 16-digit Account No : 9931530300000001 IFSC Code: JAKA0HRDCHQ (0 denotes zero) Bank: The J&K Bank Ltd Branch: Corporate Headquarters MA Road Srinagar J&K – 190001 UTR Number may be uploaded on E-tendering portal
Eligibility & Technical Criteria	As per Pre qualification Document
CORRIGENDUM	All the Corrigendum will be uploaded on online tender portal https://jkbank.abcpocure.com

For e-Tender related Queries	Person Name	Email ID	Contact Number
	Safwan Ansari	safwan@eptl.in	6352631903
	Ravi Mudaliar	ravi.mudaliar@eptl.in	7859800622
	Akhilad Rajput	akhilad.rajput@eptl.in	7859800624
	Deepak Narekar	deepak@eptl.in	7859800610

3. SCOPE OF WORK

The Service provider shall be fully responsible for the following:

- De-carbonizing of the combustion chamber and cleaning of whole machine before 15 days of start of AMC period winter season i.e in the month of October-November, 2026.**
- Maintenance of the machines throughout the coming winter season, for which the service provider shall visit the branches/offices at least once in every month for preventive maintenance and on call whenever any fault occurs with the machine.
- Attending to any break down call from the branch within a maximum of 2 hours for the branches located within Srinagar Municipal limits and within a maximum time of 04 hours for the branches outside Srinagar City.
- In case of any major break down, Service provider shall replace the machine or its burner with a stand by machine or burner till the machine is repaired/replaced with the fresh one. For this the service provider shall keep in his stock sufficient number of burners, circulation pumps and other spare parts including fuel pumps, sequence controller etc required for smooth functioning of the central heating systems.
- The service provider shall replace the defective part of the system with a brand new component of equivalent or superior make wherever the repairing of the defective item is not possible. For this the service provider shall maintain sufficient stock of equipment used/installed in central heating system/hot air-blowers as mentioned in point (iii).
- De-carbonizing of the combustion chamber and cleaning of whole machine at the end of winter season in March, 2026 and covering of the whole machine with some water proof material, to avoid exposure to dust and moisture during the summer, when the machine is not operational.**

The Comprehensive maintenance contract shall include routine and preventive maintenance and also breakdown maintenance as and when required. Maintenance services shall be provided with 24 hour emergency call out service.

4. SAFETY

The Service provider shall at all times conduct his operation in such a manner so as to avoid any risk of bodily harm to persons or damage to property. In addition the service provider shall comply with all

applicable safety standards, codes and regulations. In case the service providers fails to comply safety standards, codes and regulations a punitive action against the service provider shall be initiated besides the service provider shall be barred from participating in all future projects/works.

5. SUFFICIENCY OF QUOTED PRICE

- i. The service provider shall be deemed to have satisfied himself as to the correctness and sufficiency of the quoted price. The rates shall cover all his obligations under the order and all matters and things necessary for the proper execution of his obligations.
- ii. A suitable provision should be incorporated in the tender enquiry document and in the resultant maintenance contract indicating that the prices charged by the maintenance contractor should not exceed the prevailing rates charged by him from others for similar services. While claiming payment, the contractor is also to give a certificate to this effect in his bill.
- iii. No price variations shall be allowed for any rise or fall in Taxes, cost of Labour, materials or any other factors influencing the order price.
- iv. The rates quoted shall be inclusive of (GST), duties, levies, inspection charges, and freight for carrying any faulty machine from branch to workshop and return.

6. PAYMENTS

Payment shall be released at the end of each month only after submission of satisfactory service reports (Preemptive Maintenance Reports) from each Branch/ currency chest, by the respective Zonal Offices. Kindly note that the reports have to be obtained from each site under maintenance for release of full payment, so as to ensure that all the sites including those in far flung areas have been properly attended to and serviced. T.D.S or any other applicable Tax, etc at prescribed rates shall be deducted from the monthly invoices.

7. PENALTY CLAUSE

Service provider shall guarantee a minimum uptime of 90% for each machine/heating system. The penalty for any down time of more than 10% (or more than 72 working hours throughout the winter season) shall be imposed on the service provider, which shall be 2% of the Maintenance Contract amount (of that particular branch/office) per day beyond maximum restoration time. In case the service provider does not attend to any break down call in time, the Bank shall arrange some other service provider for the rectification of the fault, at the cost, risk and responsibility of the empanelled service provider. The cost of same shall be deducted from the earnest money/payment due with the bank.

8. PRICE FIXATION

The bank shall fix the final prices as per the lowest rates offered by the qualifying tenderers, mere fixing of the prices shall not in any way be deemed to indicate the allotment of tender to any of the particular firm.

9. SPECIAL CONDITIONS

- a) Bidders have to submit Pre-qualification documents separately for each zone so that Pre-qualification of bidder is ascertained separately for each zone.
- b) Rates quoted shall remain valid till 31-03-2027.
- c) For any dispute arising between the parties of whatsoever nature, the jurisdiction of court shall be of Srinagar.
- d) Every page of the tender document including terms and conditions shall be agreed by the contractor before giving tender otherwise tender shall be rejected.
- e) The service provider will be provided with the list of sites to be maintained under Comprehensive Maintenance and list of sites presently under warranty period which shall come under Comprehensive maintenance contract once the warranty period expires, by the concerned Zonal offices.
- f) Bank reserves the right to reject any or all tenders without giving any reason thereof.
- g) Only those service providers who have valid GST Registration shall be considered for financial bid opening subject to fulfillment of the other conditions laid in the tender.
- h) Conditional tenders and tenderer without any valid experience shall be rejected outrightly.
- i) The Price bid only those contractors/firms who qualify the pre-qualification shall be considered. All successful bidders will have to go through E- Reverse Auction Process.

The e-tender can be submitted directly at <https://jkbank.abcprocure.com>.

10. GENERAL CONDITIONS & INSTRUCTIONS TO TENDERERS

A) The bid document is available online on the website <https://jkb.bank.in/tenderNotice> . The bid document can be downloaded free of cost, however, the bidder is required to submit scanned copy of receipt of NEFT towards cost of bid document in favour of the name given above. The bidder would be required to register in the web-site which is free of cost. For submission of bids, the bidder is required to have valid Digital Signature Certificate (DSC) from one of the authorized Certifying Authorities (CA). Before the deadline for submission of bids, Bank may modify the bidding documents by issuing online corrigendum. The corrigendum will appear on the web page of the website <https://jkb.bank.in/tenderNotice>. Under the “Latest Corrigendum”.

B) Documents Comprising the Bid

- The Bid submitted by the Bidder shall be in two separate parts:-

Part I This shall be named as Technical Bid Cum Eligibility Criteria of Bid and shall comprise of:-

- I. Form of bid for Part I of the bid, as per format given (to be submitted online).
- II. Scanned copy of the receipt of NEFT for the cost of the Tender documents.
- III. Scanned copy of the EARNEST MONEY DEPOSIT in the shape of CDR as prescribed in the form.

IV. Authorized address and contact details of the Bidder having the following information:-

Address of communication:

Telephone No. (s): Office:

Mobile No.:

(FAX) No.:

Electronic Mail Identification (E-mail ID):

V. Prequalification documents with the scanned copy of allotment letters, performance/ completion certificates, relevant TDS certificated and Undertaking as specified.

VI. Undertaking that the bid shall remain valid for the period specified.

VII. Any other information/documents required to be completed and submitted by bidders, as specified and

VIII. Scanned copy of the affidavit affirming that information he has furnished in the bidding document is correct to the best of knowledge and belief of the bidder.

Part II :- Commercial/Price- Bid. The commercial/price bid shall include prices for the said job separately for all the four zones. The contents of the Technical Bid and Commercial bid shall be as specified. All the documents are required to be signed digitally by the bidder. After electronic on line bid submission, the system generates a unique bid identification number which is time stamped. This shall be treated as acknowledgement of bid submission.

11. SUBMISSION OF ORIGINAL DOCUMENTS

The lowest bidder (L1) is required to submit (i) original copy of NEFT receipt towards the cost of bid document and (ii) original CDR and (iii) original affidavit regarding correctness of information furnished with bid document by hand within two working days of opening of financial bids. These documents must match the scanned copies submitted along with the bids online. In case, of any deficiency/discrepancy in this respect, it will be treated as mis-representation by such bidder & work shall be put to fresh tender at his risk and cost. Such a bidder shall be liable to be debarred for participating in bids under J & K Bank for one year.

The Bid Security/Earnest Money Deposit may be forfeited in case of breach of any of the terms and conditions of RFP and:

- (a) if the Bidder withdraws the Bid after bid opening (technical bid) during the period of Bid validity;
- (b) in the case of a successful Bidder, if the Bidder fails within the specified time limit to

- (i) Sign the Agreement; and /or
- (ii) Furnish the required Security Deposit.

12. DEADLINE FOR SUBMISSION OF BIDS

- Complete Bids in two parts must be submitted by the Bidder online not later than the date and time indicated in the Appendix.
- To give prospective bidders reasonable time in which to take an addendum into account in preparing their bids, the Bank shall extend, as necessary, the deadline for submission of bids. The Bank may extend the deadline for submission of bids by issuing an amendment. In such case all rights and obligations of the Bank and the bidders previously subject to the original deadline will then be subject to the new deadline.

13. BID OPENING AND EVALUATION AN AWARD CRITERIA

Bid Opening

- The Bank inviting the bids or its authorized representative will open the bids online and this could be viewed by the bidders also online.
- The file containing the Part-I of the bid will be opened first.
- In all cases, the amount of earnest money deposit, cost of bid documents, and the validity of the bid shall be scrutinized. Thereafter, the bidders' names and such other details as the Bank may consider appropriate, will be notified as Part-I bid opening summary by the Authority inviting bids at the online opening. A separate electronic summary of the opening is generated and kept on-line.
- Evaluation of Part-I of bids with respect to earnest money deposit, Prequalification information and other information furnished in Part I of the bid, shall be taken up and completed within Ten working days of the date of bid opening, and a list will be drawn up of the qualified bidders whose Part- II of bids are eligible for opening.
- **Any shortfall of the Documents if found during the technical Evaluation process can be sought from the Bidder/s by giving notice and submission date. The shortfall documents can be then submitted through mail communications otherwise the bids can be rejected.**
- The Bank shall inform the bidders, who have qualified during evaluation of Part I of bids, of the date, time of online opening of Part II of the bid, if the specified date of opening of financial bid is changed. In the event of the specified date being declared a holiday for the Bank, the bids will be opened at the appointed time and location on the next working day.

- Part II of bids of only those bidders will be opened online, who have qualified in Part I of the bid. The bidders' names, the Bid prices, the total amount of each bid, and such other details as the Bank may consider appropriate will be notified online by the Bank at the time of bid opening.
- Post opening of the commercial bids, The Bank shall be entitled to complete the entire procurement process through a single Electronic Reverse Auction or in multiple Electronic Reverse Auctions. The Bank shall however, be entitled to cancel the Reverse Auction process, if in its view procurement or Reverse Auction process cannot be conducted in a fair manner and / or in the interest of the Bank.

Award of Contract

Award Criteria

- The Bank will award the Contract to the Bidder whose Bid has been determined:
 - (i) to be substantially responsive to the bidding documents and who has offered the lowest evaluated Bid price, provided that such Bidder has been determined to be
 - a) Eligible in accordance with the provisions, and
 - b) qualified in accordance with the provisions; and
 - (ii) to be within the available bid capacity adjusted to account for his bid price which is evaluated the lowest in any of the packages opened earlier than the one under consideration.
- The bank reserves the right to make any amendments to the RFP and amendments if made shall be available on the Bank's website.
- The Bank reserves the right to accept or reject any Bid, and to cancel the bidding process and reject all bids, at any time prior to the award of Contract, without thereby incurring any liability to the affected Bidder or bidders or any obligation to inform the affected Bidder or bidders of the grounds for the Bank's action.

Any other information regarding tendering process can be had from the **Engineering Department, Corporate Headquarters Building, M.A Road Srinagar**. The interested bidder can download the bid from the website <https://jkb.bank.in/tenderNotice>

The department will not be responsible for delay in submission due to any reasons. All required information for bid must be filled and submitted.

The Bank reserves the right to reject any or all tenders without assigning any reason whatsoever.

14. TENDER PROCESS

- i. Two-stage bidding process will be followed. The response to the tender should be submitted in two parts: Technical Bid and Commercial Bid through online e-tendering portal with a tender document fee and earnest money deposit mentioned in tender.
- ii. The commercial Bids of only those contractors/firms who qualify the pre qualification's laid by the Bank shall be considered.
- iii. On the basis of submitted commercial offers and subsequent e-reverse auction, bank will enter in to Comprehensive maintenance contract with the selected bidder. **Comprehensive maintenance contract** rates fixed at the time of contract will be non-negotiable for the contract period and no revision will be permitted. This includes changes in taxes or similar government decisions.
- iv. This contract will be awarded for entire winter Season of 2026-27 (tentatively from 15th November, 2026 to 15th of March, 2027 which may vary subject to weather conditions) from date of signing the Comprehensive maintenance contract.
- v. If the service provided by the service provider is found to be unsatisfactory or if at any time it is found that the information provided by the service provider is false, the Bank reserves the right to revoke the awarded contract without giving any notice to the service provider. Bank's decision in this regard will be final. The penalty shall also include forfeiture of EMD and Security Deposit amount.
- vi. Bank reserves the right to distribute the work among the shortlisted firms if required, keeping in view their performance, relative strengths and operational convenience. Therefore, the lowest tendering firm shall not have sole claim over the entire order. The first Lowest (L1)-rate Service provider will get at least 60% of the work contract and the remaining work orders will be may be given to second Lowest (L2) and/or third Lowest (L3) rate service provider, provided they accept the L1 Rates. Service providers of fourth Lowest (L4) rate and beyond will not be considered. Bank's decision in this regard will be final.
- vii. If any of the shortlisted Service providers are unable to fulfill the orders within the stipulated period, then the Bank will have the right to allot those unfulfilled orders to other participating service providers after giving 15-days" notice to the defaulting Service provider. Also during the period of the Comprehensive maintenance contract due to unsatisfactory service to our offices, Bank will have the right to cancel the contract and award the contract to other participating service providers.
- viii. The Bank reserves the right to accept or reject any Bid, and to cancel the bidding process and reject all bids, at any time prior to the award of Contract, without thereby incurring any liability to the affected Bidder or bidders or any obligation to inform the affected Bidder or bidders of the grounds for the Bank's action.
- ix. The Service provider shall have no right to terminate the agreement.
- x. That upon expiration or termination of this Agreement for any reason whatsoever, the service provider shall immediately refrain from any action that would cause or may indicate any relationship between it and the bank and handover to the bank, the possession of all the documents, material or any other property belonging to the bank that may be in its possession.

15. REVERSE AUCTION

In order to reduce the time involved in the procurement process, Bank shall be entitled to complete the entire procurement process through a single Electronic Reverse Auction or in multiple Electronic Reverse Auctions The Bank shall however, be entitled to cancel the Reverse Auction process, if in its view

procurement or Reverse Auction process cannot be conducted in a fair manner and / or in the interest of the Bank.

16. SERVICE LEVEL AGREEMENT (SLA)

The service provider need to execute a Service Level Agreement (Form of Agreement) with the Bank covering all terms and conditions of this tender. Service providers need to strictly adhere to Service Level Agreements (SLA). Services delivered by service provider should have to comply with the SLA.

17. COST

All costs and expenses incurred by interested bidders in any way associated with the development, preparation, and submission of responses, including but not limited to the attendance at meeting, discussions, and demonstrations, etc and providing any additional information required by J&K Bank, will be borne entirely and exclusively by the Bidder.

18. LEGAL RELATIONSHIP

No binding legal relationship will exist between any of the bidders and J&K Bank until execution of a contractual agreement after execution of the agreement with successful bidder the relation of parties will be on principal to principal basis.

19. SELECTION PROCESS

Each bidder having responded to this RFP acknowledges have reading, understanding and accepts the selection and evaluation process mentioned in the RFP document. The bidder ceases to have any option to object against any of these processes at any stage subsequent to submission of its responses to this RFP.

20. ASSIGNMENT

The bidder shall not assign or outsource the works undertaken by them under this RFPO assignment awarded by the Bank.

21. INDEMNITY

The successful bidder shall indemnify the J&K and keep it indemnified in respect of any loss, damage or claim including but not limited to any damages to Bank's premises howsoever arising out of related to breach of contract, statutory duty or negligence by the firm or its staff/agents in relation to the performance or otherwise of the services to be provided under the contract.

22. CORRUPT AND FRAUDULENT PRACTICES

a) It is required that bidders observe the highest standard of ethics during procurement and execution of the contract and not to indulge in any corrupt and fraudulent practice.

b) The Bank reserves the right to reject a proposal for award if it determines that the bidder recommended for award has engaged in corrupt or fraudulent practices in competing in the contract in question.

23. FORCE MAJEURE

a) For purpose of this clause, “Force Majeure” means an event beyond the control of service provider and not involving the service providers fault or negligence and not foreseeable. Such events may include but are not restricted to, wars, riots, earthquakes, fire, epidemic, quarantine restrictions, any act of God or any other such cause which beyond the reasonable control of the party.

b) The party claiming benefit of force majeure shall however not be entitled to the same unless it has intimated the other party of the occurrence of such an event within five working days from the occurrence of such force majeure event indicating therein the steps that it is taking or intending to take to mitigate the effect of such force majeure on the performance of his obligations under this agreement.

Annexure A: LETTER OF BID

Dated:....., 2025

To,

**Deputy General Manager
Business Support Division,
Corporate Headquarters,
J&K Bank, M.A.Road,
Srinagar, (J&K), 190001**

Ref: E-Tender for Comprehensive Maintenance of Central Heating Systems and Hot Air Generators installed at Various Branches/Offices of the Bank in Kashmir & Ladakh zones for the Entire Winter Season 2026-27.

We, the undersigned, declare that:

We have examined and have no reservations to the Bidding Documents with Instructions to Bidders.

We offer to execute in conformity with the Bidding Documents for Comprehensive maintenance of Central Heating Systems and Hot Air Generators installed at Various Branches/Offices of the Bank in Kashmir & Ladakh zones for the Winter Season 2026-27.

Our bid shall be valid for a period of 180 days from the date fixed for the bid submission deadline in accordance with the Bidding Documents and shall remain binding upon us and maybe accepted at any time before the expiry of the period.

We also declare that the Government of India or any other Government body/PSU/Private Limited Company has not declared us ineligible or blacklisted us on charges of engaging in corrupt, fraudulent, collusive or coercive practices or any failure/lapses of serious nature.

We also accept all the terms and conditions of this bidding document and undertake to abide by them, including the condition that you are not bound to accept highest ranked bid/lowest bid or any other bid that you may receive.

Yours sincerely,

Authorized Signatory

(Authorized person shall attach a copy of Authorization for signing on behalf of Bidding company/Agency)

Full Name and Designation

(To be printed on Bidder's letterhead)



Annexure B:
Prequalification Details for Zone A (Srinagar and Ladakh)

S.No.	Particulars / Details	Bidder's Response with Supporting Documents for Zone A
1.	Name of the Firm/Contractor.	
2.	Complete Address with Contact No.	
3.	Year of Establishment	
4.	Registration as Contractor / Firm / Individual with proof.	
5.	GST Registration No. with Proof	
6.	Name of at least three similar works/jobs (Maintenance Jobs of Central Heating Systems) costing not less than Rs.5.57 lacs each OR 2 such type of maintenance jobs costing not less than Rs.6.97 lacs each OR single work order of Rs.11.16 lacs executed in last seven years. The tenderer has to attach the following certificates issued by Concerned department for the said work: a. Allotment letter. b. Performance letter. c. Relevant TDS certificate	
7.	Capacity to submit performance guarantees and security deposits.	
8.	Failed to complete any work.	
9.	Penalty imposed (if any)	
10.	Details of service support system available with the Contractor/Firm/ List of Technical Staff	
11.	Capacity to arrange/provide spares for central heating systems to be covered under Comprehensive Maintenance (Self- Declaration on letterhead)	
12.	EPF Number, if applicable	
13.	Bank's Solvency Certificate for Rs.4.18 lacs or Turnover certificate as per balance sheet.	
14.	Balance Sheet of the firm	
15.	Tender Fee / Cost Details	
16.	Earnest Money Deposit (EMD) details	

Prequalification Details for Zone B (Budgam & Baramulla)

S.No.	Particulars / Details	Bidder's Response with Supporting Documents for Zone B
1.	Name of the Firm/Contractor.	
2.	Complete Address with Contact No.	
3.	Year of Establishment	
4.	Registration as Contractor / Firm / Individual with proof.	
5.	GST Registration No. with Proof	
6.	Name of at least three similar works/jobs (Maintenance Jobs of Central Heating Systems) costing not less than Rs.7.46 lacs each OR 2 such type of maintenance jobs costing not less than Rs.9.32 lacs each OR single work order of Rs.14.92 lacs executed in last seven years. The tenderer has to attach the following certificates issued by Concerned department for the said work: a. Allotment letter. b. Performance letter. c. Relevant TDS certificate	
7.	Capacity to submit performance guarantees and security deposits.	
8.	Failed to complete any work.	
9.	Penalty imposed (if any)	
10.	Details of service support system available with the Contractor/Firm/ List of Technical Staff	
11.	Capacity to arrange/provide spares for central heating systems to be covered under Comprehensive Maintenance (Self- Declaration on letterhead)	
12.	EPF Number, if applicable	
13.	Bank's Solvency Certificate for Rs.5.59 lacs or Turnover certificate as per balance sheet.	
14.	Balance Sheet of the firm	
15.	Tender Fee / Cost Details	
16.	Earnest Money Deposit (EMD) details	

Prequalification Details for Zone C (Pulwama & Anantnag)

S.No.	Particulars / Details	Bidder's Response with Supporting Documents for Zone C
1	Name of the Firm/Contractor.	
2.	Complete Address with Contact No.	
3.	Year of Establishment	
4.	Registration as Contractor / Firm / Individual with proof.	
5.	GST Registration No. with Proof	
6.	Name of at least three similar works/jobs (Maintenance Jobs of Central Heating Systems) costing not less than Rs.6.83 lacs each OR 2 such type of maintenance jobs costing not less than Rs.8.54 lacs each OR single work order of Rs.13.66 lacs executed in last seven years. The tenderer has to attach the following certificates issued by Concerned department for the said work: d. Allotment letter. e. Performance letter. f. Relevant TDS certificate	
7.	Capacity to submit performance guarantees and security deposits.	
8.	Failed to complete any work.	
9.	Penalty imposed (if any)	
10.	Details of service support system available with the Contractor/Firm/ List of Technical Staff	
11.	Capacity to arrange/provide spares for central heating systems to be covered under Comprehensive Maintenance (Self- Declaration on letterhead)	
12.	EPF Number, if applicable	
13.	Bank's Solvency Certificate for Rs.5.12 lacs or Turnover certificate as per balance sheet.	
14.	Balance Sheet of the firm	
15.	Tender Fee / Cost Details	
16.	Earnest Money Deposit (EMD) details	

Annexure C Price/Commercial BID Format

For Zone A (Srinagar and Ladakh)

S.No.	AMC Description / Particulars	Maintenance Cost / Branch / Office for entire Winter Season Including GST
	Srinagar Zone	
1	Comprehensive Maintenance of Central Heating system as per scope of work, terms and conditions of the tender document for branches/Offices	
2	Comprehensive Maintenance of Hot Air Generators as per scope of work, terms and conditions of the tender document for branches/Offices	
3	Comprehensive Maintenance of Central Heating system installed at big offices like Zonal office Srinagar and BU Residency Road/ RCC Srinagar as per scope of work, terms and conditions of the tender document	
4	Monthly maintenance (Comprehensive) of Central Heating system installed at Corporate Headquarters as per terms and conditions of the tender document	
	Ladakh Zone	
1	Comprehensive Maintenance of Central Heating system as per scope of work, terms and conditions of the tender document for branches/Offices	
2	Comprehensive Maintenance of Hot Air Generators as per scope of work, terms and conditions of the tender document for branches/Offices	
Totals for Zone A		

For Zone B (Budgam & Baramulla)

S.No.	AMC Description / Particulars	Maintenance Cost / Branch / Office for entire Winter Season Including GST
1	Comprehensive Maintenance of Central Heating system as per scope of work, terms and conditions of the tender document for branches/Offices	
2	Comprehensive Maintenance of Hot Air Generators as per scope of work, terms and conditions of the tender document for branches/Offices	
Totals for Zone B		

For Zone C (Pulwama & Anantnag)

S.No.	AMC Description / Particulars	Maintenance Cost / Branch / Office for entire Winter Season including GST
1	Comprehensive Maintenance of Central Heating system as per scope of work, terms and conditions of the tender document for branches/Offices	
2	Comprehensive Maintenance of Hot Air Generators as per scope of work, terms and conditions of the tender document for branches/Offices	
Totals for Zone C		

Note: Prices to be quoted including GST

➤ If due to any reason whatsoever, the tentative period of maintenance as specified in the RFP above is delayed/extended/changed the payment of the maintenance Charges shall be paid on the pro-rata basis (i.e for the actual number of days for which maintenance was in force).

Annexure D
FORM OF AGREEMENT
(To be executed on non-judicial stamp paper of Rs.100/-)

Agreement No: _____ Dated: _____

THIS AGREEMENT is made on _____ day of _____ (month), _____(year) between The J&K Bank, Engineering Department, Corporate Headquarters hereinafter called J&K Bank, (which expression shall, wherever the context so demands or requires, includes their successors in office and assigns) on the one part and M/s. _____ hereinafter called the Contractor (which expression shall wherever the context so demands or requires, include his/their successors and assigns) on the other part.

WHEREAS the J&K Bank is desirous that comprehensive maintenance contract of Central Heating Systems and Hot Air Generators installed at Various Branches/Offices of the Bank in Kashmir & Ladakh zones for entire Winter season 2026-27 (tentatively from 15th November, 2026 to 15th March, 2027) should be executed..... and has by Letter of Acceptance dated _____accepted the tender submitted by the contractor for the Comprehensive maintenance of Central Heating Systems and Hot Air Generators installed at Various Branches/Offices of the Bank in Kashmir & Ladakh zones for entire winter season 2025-26 as described above at a total contract price of Rs.----- (Rupees----- only).

Now THIS AGREEMENT WITNESSETH as follows:

1. In this agreement, words and expressions shall have the same meaning as are respectively assigned to them in the conditions of contract hereinafter referred to.
2. The terms and conditions laid down in the documents stated herein in the clause shall be read and construed as forming part of this agreement and the contractor shall abide by, terms & conditions, specifications and rates specified therein and perform agreement in accordance with such conditions The following documents in conjunction with Addendum/ Corrigendum to Bid Documents shall be deemed to form and be read and construed as part of the agreement viz:
 - a. This Form of Agreement
 - b. The Letter of Award/Allotment Order dated _____
 - c. Priced Bid
 - d. Scope of Work under this RFP
 - e. Penalty clause
 - f. Amendments to Tender Documents
 - g. Prequalifying Criteria

h. General Terms of Conditions of Contract / Scope of Contract

i. Notice Inviting Tender and Instructions to bidders.

The aforesaid documents shall be taken as complementary and mutually explanatory of one another, but in the case of ambiguities or discrepancies, shall take precedence in the order set out above.

3. In consideration of the payment to be made by the J&K Bank to the contractor as hereinafter mentioned, the contractor hereby covenants with the J&K Bank to provide Comprehensive Maintenance contract of Central Heating Systems and Hot Air Generators installed at Various Branches/Offices of the Bank in Kashmir & Ladakh zones for entire Winter season 2026-27 in conformity in all respects within the provisions of the contract.

4. The J&K Bank thereby covenants to pay to the contractor in consideration of Comprehensive Maintenance contract Central Heating Systems and Hot Air Generators installed at Various Branches/Offices of the Bank in Kashmir & Ladakh zones for entire winter season 2025-26 at contract price at the time and in the manner prescribed by the contract.

5. The performance guarantee shall be invoked by the bank in the event of breach of contract by the service bidder.

6. Provisions of this agreement, which are intended to survive the term of this agreement by this very nature, shall survive the termination of this agreement. Notwithstanding, the generality of the above, clauses related to indemnity, confidentiality, arbitration and applicable law and jurisdiction shall survive the termination/expiration of this agreement.

7. If any clause or portion of a clause, in this agreement is considered invalid under the rule of law, it shall be regarded as stricken while the remainder of this agreement shall continue to be in full effect.

In WITNESS whereof the parties hereto have caused their respective common seals to be here into affixed (or have herewith set their respective hands and seals) the day and year first above written.

SIGNED, SEALED AND DELIVERED BY

M/S. _____ (for contractor)

In the capacity of _____

On behalf of: Contractor

In the presence of

1. _____

2. _____

_____ (for J&K Bank)

In the capacity of _____

On behalf of J&K Bank

In the presence of

1. _____

2. _____