

**THE BISRA STONE LIME COMPANY LIMITED
(A GOVT OF INDIA ENTERPRISE)**

MINES OFFICE: BIRMITRAPUR, DIST-SUNDARGARH, ODISHA. PIN -770033.

**REGD. OFFICE: Plot No. 255, PRISTINE GREEN, POKHARIPUT,
BHUBANESWAR - 751020**

NOTICE INVITING TENDER

NIT NO: BSLC/GH-KOLKATA/2025-26/Job No.13

Date:- 15/01/2026

Sealed Tenders in prescribed format are invited from reputed and experienced Agency for Renovation of BSLC Guest House at Flat No. 5, Akashdeep, 5 Lower Rawdon Street, Kolkata-700020.

Name of the Tenderer : _____

Address of the Tenderer : _____

Money Receipt No: _____

Dated: _____

SIGNATURE OF ISSUING OFFICER

**SIGNATURE OF THE
TENDERER**

[Price of the Tender Documents Rs 1180.00 (Rupees One thousand one hundred eighty) only
including GST]

THE BISRA STONE LIME COMPANY LIMITED
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Date: - 15/01/2026

CHAPTER – I

1. INFORMATION TO BIDDERS:

Tenders in sealed covers in prescribed form and in conformity with the tender documents are invited from experienced reputed Agency for Renovation of BSLC Guest House at Flat No. 5, Akashdeep, 5 Lower Rawdon Street, Kolkata -700020.

2. RATE TO BE QUOTED:

Rate to be quoted in the prescribed price bid format in Part- II.

3. TENDER DOCUMENT:

Non-transferable separate tender documents can be obtained from the office of the Manager (Finance), B.S.L.Co.Ltd, Birmitrapur during office hours on any working days as per schedules given below on payment of Rs 1180.00 (Rupees One thousand one hundred eighty) including GST only per unit or can be downloaded from our website **www.birdgroup.co.in** & in CPP portal. In case of downloading the cost of tender document is to be deposited by demand draft drawn in favour of “The B.S.L.Co.Ltd.” payable at Birmitrapur/Rourkela.

In case of downloaded tender, the bidder has also to submit an undertaking on the company’s letter head that no amendment have been made in the tender document downloaded from company’s website, at the time of submission of tender document. In case of non submission of cost of tender document, the tender shall be liable for rejection.

4. PRE-BID CONSULTATION

The bidders are free to join pre bid consultation to be held on 22/01/2026 at 10 AM in BSLC Guest House at Flat No. 5, Akashdeep, 5 Lower Rawdon Street, Kolkata -700020, for clarifying doubts/seeking explanations in regard to provision of the tender. The tender document may be amended suitably if any genuine doubts or explanation sought, are needed solely at the discretion of the company. Amendments so made will be published on the company’s website within 07 days before the opening of the bid.

5. **SALIENT FEATURES OF THE BID:**

SL.	PARTICULARS	DETAILED OF TENDER
1.	Tender Notice No.	NIT NO: BSLC/GH-KOLKATA/2025-26/Job No. 13 Date: - 15/01/2026
2.	Name of the Work	Selection of Agency for Renovation of BSLC Guest House at Flat No. 5, Akashdeep, 5 Lower Rawdon Street, Kolkata -700020.
3.	Cost of Bid Document	Rs 1180.00 (Rupees One thousand one hundred eighty) including GST only.
4.	BID SECURITY (EARNEST MONEY DEPOSIT)	Rs. 17,500/- (Rupees seventeen thousand five hundred only). The amount of Earnest Money shall be deposited by way of Bankers Cheque / Demand Draft / Pay Order/ Bank Guarantee with validity of 12 months from the date of opening of the technical bid, from any Scheduled Commercial Bank except Co-operative and Gramin Bank(s) payable to “The Bisra Stone Lime Company Limited” payable at Birmitrapur/Rourkela. MSME unit are exempted from submission of EMD.
5.	Availability of Tender Documents	Office of the Manager (Fin), BSLC, Birmitrapur & from www.birdgroup.co.in , &in CPP portals.
6	Place & Time of Pre Bid Consultation.	22/01/2026 at 10 A.M. in BSLC Guest House at Flat No. 5, Akashdeep, 5 Lower Rawdon Street, Kolkata - 700020
7	Date of Issue of Bid Documents	From 16/01/2026 to 30/01/2026.
8	Last Date of Submission of Bid Documents	31/01/2026 up to 4.00 P.M.
9	Date of Opening of Techno- commercial Bid	31/01/2026 at soon after 4.30P.M.
10	Date of Opening of Price Bid	To be intimated later on after technical evaluation
11	Commencement of Job	From the date of receipt of LOI/Work order.
12	Period of Contract	03 months from the date of issue of Letter of Intent (LOI)/Work order either in e-mail or hard copy.
13	Validity Period of Bid	180 days from the date of opening of Part-I (Technical Offer)

BUSINESS HEAD
BSLC Ltd.

THE BISRA STONE LIME COMPANY LIMITED
(A GOVT OF INDIA ENTERPRISE)
MINES OFFICE: BIRMITRAPUR, DIST-SUNDARGARH, ODISHA.. PIN - 770033.
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CHAPTER-II
SPECIAL CONDITIONS

1. SCOPE OF WORK

Renovation of BSLC Guest House at Flat No. 5, Akashdeep, 5 Lower Rawdon Street, Kolkata -700020.

1.1.Painting:- Whole apartment (Hall, Bedrooms, Toilet, Kitchen, Dining Space, Balcony etc)

- a. Removing of old painting & putty work.
- b. Damp repair as per requirement
- c. Painting with Asian Paints Royale plastic emulsion/ enamel paint.

1.2.False Ceiling:-

- a. New Gypsum plain false ceiling for Bedrooms (3), Dining space, Kitchen, Toilet.
- b. Repairing of false ceiling in Hall
- c. Profile light/ Panel light with lighting provision

1.3.Toilets (3)- Each toilet:

- a. Old tiles dismantle and removal of Rubbish
- b. New tiles digital ceramic matching floor tiles anti-skid.
- c. Plumbing work and water proofing work with all concealed material
- d. Fixing new tiles
- e. One commode (with jet spray plus tap) and wall mixture – Jaquarmake
- f. Overhead shower – one Jaquar make
- g. Wash basin – one Jaquar make with mirror and cabinet
- h. Electrical – i) Exhaust fan – Havells make
- i. Provision for geyser and mixture of hot and cold water.
- j. Towel rods and rings

1.4. Kitchen (1):

- a. Dismantling of existing kitchen
- b. New modular kitchen – Base cabinet and top cabinet up to 7’ height including all Stainless SteelBasket with soft close channel and hinges + Granite tile + backside tall cabinet with ply and laminate finish + Steel Sink + Tap + provision for chimney andwater filter.

1.5. Dining (1):

- a. New wash basin with cabinet + provision for washing machine

1.6.Furniture:

- a. Polishing work of all wooden parts of Wardrobe, dining table, dining chairs, centre table, cots, cabinets, decorative palla between living and dining area.
- b. Changing of clothes on all sofa's and dining chairs
- c. Alteration of bed room cabinet for fitting false ceiling.
- d. Repair work if required including
- e. Lock change for wardrobes
- f. Mirror change
- g. Shoe Rack with sitting arrangement

1.7.Electrical (Whole apartment):

- a. Checking of all electrical lines
- b. Setting of all pipes and boards with modular switches with new electrical wiring
- c. Additional switch boards/ plugging points for mobile charging/ Mosquito repellent/ TV
- d. Profile light/ panel light – Havells make
- e. New BLDC ceiling fan (5) - Havells make
- f. Split AC point (5)
- g. Closing of window AC gaps with proper civil work

1.8.Doors:

- a. Indoor – lamination paste on both sides (entrance door one side only)
- b. Lock changing for inside doors
- c. Hide MCB box with panel

1.9. Floor tiles:

- a. Mat finish floor tiles changing 2' x 2' of similar colours as per requirement.

1.10. Windows:

- a. Repair of sliding windows/ glass with all wheel change
- b. Curtain rods and curtains as per choice of customer
- c. Curtain blind
- d. Pelmet for big window (Hall)
- e. Colouring of grills on removing rust

All the above work including cost of material, labour carriage, T & P etc. complete.

2. **CONTRACT PERIOD:**

The contract period is 03 months from the date of issue of LOI/Work order. No extension of time period shall be entertained without sufficient justification to the satisfaction of the management (BSLC) that the delay is beyond the control of the agency/ tenderer. If the area will increase then the contract period will proportionately extended as per approval of Business Head.

3. **WARRANTY/ GUARANTEE:**

Guarantee shall be for a period of minimum 01 years from the date of issue final acceptance/ completion certificate of the work. Successful tenderer will have to maintain the above renovation works for 01 years from the date of completion. If any defect is detected by the concerned authority, the contractor shall make rectification of such defects during the maintenance period of 12 months (01 year) from the date of completion work. All such work shall be carried out by the contractors at his own expenses. If contractor shall fail to do any such work, BSLC shall be entitled to carry out such work by own workmen or by other contractors and cost thereof deducted from contractor outstanding dues including security deposit.

- a. Service warranty will be for a period of minimum 05 years
- b. All Jaquar fittings warranty as per company norms
- c. All panel lights replacement warranty 01 year

4. **EARNEST MONEY DEPOSIT**

Tender must be accompanied by a DD/PO/BC for an amount of Rs. 17,500/- (Rupees seventeen thousand five hundred only) in favour of The Bisra Stone Lime Company Ltd. payable at Birmitrapur /Rourkela or a Bank Guarantee for an equivalent amount from any Nationalized bank/Scheduled Commercial Banks in the prescribed format (Format enclosed) favouring The Bisra Stone Lime Company Ltd.

In case of BG, it should be valid for a period of 12 months from the tender opening date i.e. 00.00.2026. The validity of BG is to be extended depending on the need of job. EMD of unsuccessful bidders will be returned. The EMD amount shall not bear any interest. In case any party denies accepting the work order / contract, their EMD shall be forfeited. Tender without EMD shall summarily be rejected.

Note: -

- a) Earnest Money Deposit of the unsuccessful bidder will be refunded / returned within 1(one) month after finalization of the tender.
- b) EMD of successful bidders will be converted into Security Deposit and in case of submission of BG, the successful bidder will have to extend the validity period of the BG till the end of 12 months after expiry of the contract period. Further 5% of the bill of the contractor shall be deducted towards Security Deposit.
- c) The Public Sector Enterprises or State/Central Govt. Undertakings are exempted from submission of Earnest Money Deposit (EMD), provided they submit a letter requesting for exemption from submission of EMD along with the offer.
- d) Start-up MSEs are relaxed in submission of EMD.

- e) Earnest Money should be deposited in form of BG (Annexure- II)/DD/PO drawn on any Nationalized /Scheduled Bank. The Small Scale Industries who are registered with Industries Department, Government of Odisha or the National Small Industries Corporation Ltd. (NSIC) are exempted from submission of Earnest Money Deposit for participating in the tender and shall submit a self-attested copy of the permanent registration of their Small Scale Industries along with their Tender. In place of Earnest Money the SSI, NSIC and MSME shall submit “**Performance Guarantee Bond**” (Annexure- III) in lieu of EMD/ Security Deposit if they become L1 bidder. The Small Scale Industries who are registered for the particular trade/Item, for which this Tender is relevant, will be exempted from submission of Earnest Money Deposit but submit Performance Guarantee Bond if they become L1 bidder. Such industries with their provisional/ temporary registration and not registered for the particular trade/Item for which tender is being invited would not be eligible for exemption.
- i. Cheques, Bonds, guarantee bonds and Govt Securities (Stock Certificates, bearer bonds, promissory notes, and cash certificates) will not be accepted towards the earnest money. No interest will be paid on EMD.
 - ii. Tender without prescribed earnest money shall be rejected.
 - iii. EMD of successful bidders will be converted into Security Deposit and in case of submission of BG, the successful bidder will have to extend the validity period of the BG till the end of 6 months after expiry of the contract period.

Note: The bidders who are exempted to deposit EMD by State or Central Govt. or Govt. Institutions will have to produce a valid certificate in place of EMD.

5. **SECURITY DEPOSIT (SD):**

- (i) EMD of successful bidders will be converted into Security Deposit.
- (ii) 5% of the gross bill value (running / final) of the contractor shall be deducted towards Security Deposit including EMD till its reach 5% of contract value.
- (iii) The security deposit does not bear any interest.
- (iv) The Security Deposit shall be released/ settled after expiry of 12 months guarantee period (defect liability period) from completion of the job in all respect only after submitting clearance certificate from the civil department.

6. **ELIGIBILITY CONDITION:**

In order to qualify in the techno commercial bid of the tender, the tenderer must produce the following documentary evidence with the techno-commercial bid.

- i) The tenderer must submit cost of tender document in shape of demand draft/Money Receipt of Rs 1180.00 (Rupees One thousand one hundred eighty only) drawn in favour of “The B.S.L.Co.Ltd” payable at Birmitrapur along with the techno commercial bid.
- ii) a) Registered Partnership deed in case of a partnership firm b) Memorandum of Article and Article of Association in case of Limited company, c) Proprietorship certificate duly certified by a notary in a stamp paper in case of proprietorship firm is to be enclosed.

iii) The EMD of Rs 17,500/- in shape of crossed DD/PO/BC for an amount of Rs. 17,500/- (Rupees Seventeen thousand five hundred only) in favour of The Bisra Stone Lime Company Ltd. payable at Birmitrapur/Rourkela or a Bank Guarantee for an equivalent amount from any Nationalized Bank/Scheduled Commercial Banks in the prescribed format (Format enclosed) favouring The Bisra Stone Lime Company Ltd..

iv) Copy of PAN card is to be submitted by bidder.

v) The agency must have PF & GST registration. Copy of PF code Number & GST number is to be enclosed.

vi) The Agency must have similar work i.e. experience in different type of Civil work of Rs. 6.00lakh. The similar work should have been executed/ completed during the past five years and must produce document in support of their credential.

Note:- Experience in the name the partners of the firm or that Directors of the company will be considered as experience of the firm/company participating in the tender.

vii) An undertaking, in company /firm's letterhead is required regarding that the party has not been debarred/blacklisted by any PSU and BSLC at any point of time.

viii) A declaration to be submitted that the bidder has carefully read all terms and conditions of the tender document and he is fully satisfied and accepted all terms and condition of the tender as per undertaking format attached as per (Annexure – I)

ix) The tenderer before submission must sign each page of the tender schedule. Otherwise the tender will be treated as invalid.

x) The Bidders must have average financial annual turnover at least Rs 3.60 Lakhs during last 03 years ending 31.03.2025. (i.e. 2022-23, 2023-24 & 2024-25).

Note: Submission of any forged document will attract legal action including rejection of tender or cancellation of contract at the risk and cost of the contractor if awarded)

7. EVALUATION OF THE BIDS:

The bidders are advised to quote their rates in the format given in Part-II (Price Bids) of this tender document. Price Bids of the Bidders, whose Techno-Commercial Bids are technically qualified will be opened afterwards in presence of the authorised representatives on a suitable date and time, which will be intimated to the technically eligible bidders in due course.

L1 bidder will be evaluated on the basis of lowest rate quoted in the price bid.

8. AWARD OF CONTRACT:

i) The company reserves the right to accept or reject any or all tenders without assigning any reason thereof. The L1 Agency should be considered for award of the contract.

ii) Award of contract shall be made at the absolute discretion of Company. The company reserves the right to reject any part or whole of the tender without assigning any reason whatsoever. For such cancellation the tenderer shall not be entitled to claim any cost, charges, expenses incidental to or incurred by him through or in connection with the preparation and submission of tender.

iii) Company also reserves the right not to accept the lowest offer.

iv) In case of failure of the contractor for execution of the work (L1 Agency), the contract will be terminated and balance work will be awarded to the other agency at the risk and cost of the contractor who failed to perform. However, if the L1 Agency fails to perform, the L1 Agency cannot be considered along with other Agencies by splitting the work.

9. **SUBMISSION OF BILL & PAYMENT CONDITIONS:**

9.1. After completion of work, the detailed measurement will be taken jointly in presence of Engineer and contractor on a measurement sheet.

9.2. Contractor will submit the final bill in duplicate after completion of the specific area /whole area work with full satisfaction to the department along with measurement sheet of quantity of items of work executed, work completion certificate from the In charge of Kolkata Guest House as per measurement book/Measurement Sheet. The bill will also be certified by the Personal Department regarding completion of work and performance.

9.3. The duly approved bill by the Business Head will be sent to finance Department for payment.

9.4. The net bill amount after deduction of security deposit, applicable taxes and liabilities under the contract will be paid the contractor within 30 days of its submission subject to availability of fund.

10. **AREA OF OPERATION:**

The area of operation shall be at locations of BSLC Guest House at Flat No. 5, Akashdeep, 5 Lower Rawdon Street, Kolkata -700020.

11. **NORMS OF MEASUREMENT:**

Measurement: The Contractor shall maintain the record as specified in Scope of work.

a) The quantities set out in the schedule of items are the estimated quantities of the works, but they are not to be taken as the actual & correct quantities of the works to be executed by the contractor in fulfillment of his obligation under the contract.

b) The Engineer shall expect as otherwise stated ascertain & determine by measurement the value of work done in accordance with the contract. He shall when he required any part or parts of the works to be measured as per notice given to the contractor, who shall forthwith attend or send a qualified agent to assist the Engineer or Engineer's representative in seeking such measurement & shall furnish all particulars required by either of them. Should the contractor not attend or neglect or omit to send such agent after receiving the notice, then the measurement made by the Engineer or approved by him shall be taken to correct measurement of the works.

12. BASIS OF PAYMENT:

- i) The Agency can submit the running bill on specific item (description in sl. No. item wise of price bid) on completion of specific location/area, which on verification by In charge of Kolkata Guest House & Personal Department will be forwarded to Sr. General Manager/Business Head for approval.
- ii) The Agency will submit the final bill after completion of whole area after adjusting the running bills area, which on verification by In charge of Kolkata Guest House & Personal Department will be forwarded to Sr. General Manager /Business Head for approval.
- iii) Income Tax and other taxes including surcharge and cess as applicable shall be deducted at source at the rate prescribed in the Income Tax act and/or other Act from the gross value of each bill.
- iv) All bills will be subject to deduction of the TDS, security, any other dues deductions, if any as per the contract.
- v) Payment will be made within 30 days of the receipt of the approved running / Final bill by Finance Dept through RTGS/ CBS.GST shall be reimbursed extra at applicable rate.

13. PAYMENT AND SETTLEMENT OF BILLS:

Payment will be made as per point No 12 of Chapter II. GST shall be reimbursed extra at applicable rate.

14. PENALTY, WAIVAL & TERMINATION:

If the tenderer has not commenced the work from the date as mentioned in the LOI/work order, the EMD/security amount deposited for the work shall be forfeited. If the work is commenced but not completed within the scheduled time i.e. 10 months from the date of awarding LOI/ Work order then BSLC can cancel the contract & forfeit the EMD/security amount. BSLC will not entertain any payment for the part work done by the agency till such time. If the delay is found to be for reasons, which are beyond the control of the tenderer, the penalty can be waived by Business Head of BSLC on receipt of request from tenderer and recommendation of respective departments. The Business Head if convinced can extend the period of contract for such period as found reasonable and thereafter may terminate the contract. In case of termination of the contract EMD shall be forfeited. If the delay is due to contractor, then penalty will be deducted maximum 2% of the contract value.

15. TAX DEDUCTED AT SOURCE:

Income Tax and other taxes as applicable shall be deducted at source at the rate prescribed in the Income Tax Act and or other Act from the gross value of each bill.

Sr. General Manager/BUSINESS HEAD

THE BISRA STONE LIME COMPANY LIMITED
(A GOVT OF INDIA ENTERPRISE)
MINES OFFICE: BIRMITRAPUR, DIST-SUNDARGARH, ORISSA. PIN – 770033.
REGD. OFFICE: PLOT NO. 255, PRISTINE GREEN, POKHARIPUT,
BHUBANESWAR -751020

NIT NO: BSLC/GH-KOLKATA/2025-26/Job No.13

Date: 15/01/2026

CHAPTER-III

GENERAL CONDITIONS

1. DEFINITION:

- a. **Tenderer/Bidder:** Tenderer /Bidder means a person, Society, Firm, or Company willing to participate by accepting terms and conditions given in the tender documents;
- b. **Tender:** Tender means the work to be performed according to the tender documents (both technical and commercial) submitted by the tenderer for consideration of BSLC;
- c. **Name of the Tender:** Name of the Tender means the work to be performed by the tenderer;
- d. **Techno-Commercial Bid:** Techno-Commercial Bid means documents regarding eligibility condition as stipulated in the tender documents for qualifying the bidder for consideration of the Price Bid;
- e. **Scheduled Rate:** Scheduled Rate means the rate quoted by the tenderer in the prescribed Price Bid Format to be performed by the contractor;
- f. **Price Bid:** Price Bid means the document containing the scheduled rate to be considered for the purpose of evaluation and award of contract.
- g. **Contractor:** Contractor means the person or society, firm, company whose tender has been accepted by the BSLC;
- h. **BSLC:** BSLC means “The Bisra Stone Lime Company Limited” A Company incorporated in India and having its registered office at Plot No. 255, PRISTINE GREEN, POKHARIPUT, Bhubaneswar – 751020
- i. **Employer:** Employer means BSLC
- j. **Competent Authority:** Competent Authority means Managing Director (MD) or any designated officer by the MD;
- k. **Taxes:** Taxes means Income Tax, Surcharge, GST, Fees, Cess imposed by the Government from time to time.
- l. To deposit EMD by State or Central Govt. or Govt. Institutions will have to produce a valid certificate in place of EMD.

2. **TENDER SUBMISSION:**

- i. The bidder shall submit the Tender in 2 (two) parts consisting of Part –I (Techno – Commercial) and Part – II (Price Bid) each in separate envelopes duly sealed and super scribed with the Tender Notice Number. The documents of **Earnest Money Deposit & Cost of Tender document** are to be put in a separate envelop duly sealed and super scribed with the word “**Earnest Money Deposit & Cost of Tender Document**”. All the 3 (three) envelopes containing Part – I, Part – II, **Earnest Money & Cost of Tender** shall be put in a 4th (fourth) envelop dully sealed, super scribed with Tender Notice No. Name of the job, date of opening of Technical Bid and submit in following address –**The Business Head, The Bisra Stone Lime Company Ltd.,PO: Birmitrapur. Dist: Sundargarh (Odisha) PIN: 770033.**

Note: Bids received after 4.00 PM will be rejected, however bids received between 3 PM & 4.00 PM before opening of tender may be accepted by the company.

- ii) Tender form containing ‘over written’ or ‘erased’ rate or rates and amount not shown in figures and words in English will be liable to rejection.
- iii) Any tender containing clerical or arithmetical mistakes may be rejected.
- iv) Any request from the bidder in respect of additions, alterations, modifications etc of either terms or conditions or rates of his tender after opening of the tender may lead to rejection of his tender.

Note: The tender submitted by an agency, who has been debarred by any PSU, will not be eligible to participate in the tender.

3. **OPENING OF TENDER:**

The **Part-I**, i.e. Techno-Commercial Bid shall be opened in the presence of the bidders or their accredited representative at time and date as given in **Chapter-I**.

Part-II i.e. Price Bid of the Bidders, whose Techno-Commercial Bids are found acceptable shall be opened afterwards on a suitable date, which will be intimated to the bidders in due course.

4. **VALIDITY:**

The Tender and the prices quoted shall be deemed to be remained valid for a period of 180 calendar days from the date of opening of Part-I (TECHNICAL Bid). In case of tenderer revoking or withdrawing/cancelling his Tender, varying any term in regard thereof during the validity period of the Tender without the written consent of BSLC, the Tender submitted shall be liable for rejection and the BSLC shall forfeit the Earnest Money paid by the Tenderer along with the Tender.

5. **ESCALATION/DE-ESCALATION:-**

The tendered/agreed price will be firm and fixed and no escalation in any form will be entertained during the tenure of the contract.

6. **WORKING HOURS:**

Working hours at mines will be as per the notifications issued by Business Head / company from time to time.

7. **OBLIGATION OF THE CONTRACTOR:**

- i. Safety/Protective equipment like helmets, safety shoes, boots, safety belts, leg-guards fluorescent Jacket, Ear Plug Mask etc. shall be provided by the contractor to all his workers at its own cost. The contractor has to make provisions of such equipment for his workers before engaging them at work and also to continue to provide the same as per requirements during the contractual period at his cost. In case the contractor fails to provide safety equipment, Company will procure the safety equipments and supply to the workers of the contractor(s).The cost of procurement will be recovered from contractor(s) dues or otherwise.
- ii. The Contractor shall work as per provision of Environment Guidelines issued by the State Pollution Control Board, West Bengal.
- iii. The Tenderer shall get fully informed/apprised himself of all local conditions and factors which may have any effect on execution of work covered under the tender document and specification. Company shall not entertain any request for clarification from the tenderer regarding such local conditions after award of the contract. It must be understood and agreed that such factors have been properly investigated and considered while submitting the tender. No claim for financial adjustment by the contract will be entertained by Company on this account.
- iv. The contractor shall abide by all Industrial & Labour Laws applicable.
- v. The Contractor will indemnify the Company for any loss or damages, which it may suffer on the part of the contractor, due to default or negligence in part of the contractor or its employees.
- vi. Contractor shall arrange for all inputs required to operate the equipments and/or do the job and maintain the equipments. Besides this, cost of operators and all consumable items will be borne by the contractor.
- vii. The bidder will be deemed to have satisfied himself by actual inspection of the site and locality of the work by submission of the tender and the rates quoted by him in the Tender will be considered adequate to complete such work according to the specifications and condition attached thereto. It will also be assumed that he has taken into account all conditions and difficulties that may be encountered during the process of execution of work and quoted the rates which are inclusive of labour and material with taxes, Octrai and other duties, lead, lift, loading and unloading freight for materials and all other charges necessary for the completion of the work, to the entire satisfaction of the company.
- viii. Award of the contract will be intimated to the successful bidder through LOI.
- ix. If the Tenderer has any relative employed in any capacity in the Company, he shall inform the Company in writing about this fact while submitting his tender, failing which his tender/contract may be rejected/ terminated, if the fact subsequently discovered. In such case the bidder/contractor shall be liable to make good to the Company to any loss/ damage resulting from such cancellation. The Company may recover the loss/ damage from outstanding dues or/and EMD/SD of the bidder/contractor.
- x. No agreement is valid unless signed by the contractor or his duly authorized agent and by a competent person on behalf of the employer.

- xi. Canvassing in any form is strictly prohibited and the tenders submitted by the Tenderers, who resort to canvassing, will be liable to rejection.
- xii. The form of agreement, form of Tender, invitation of tender, Instruction to Tenderers, General conditions of contract, special conditions of contract, specifications, the rates and amount quoted against the items of the tender schedule together with letter of intent awarding the works shall form the contract, if there be any difference between the description in the specifications and drawing and the works items in the tender schedule, the works in the tender schedule shall prevail for determining the rate.
- xiii. In case of abnormally low quoted rate, the company reserves the right to call justification for the lowest tenderer.
- xiv. The agency will make his own arrangement for safety & security for equipments deployed by him at work site.
- xv. The work order is to be accepted by the tenderer within 3 days of communication of the same.
- xvi. The tenderer will commence and complete the work as stipulated in the tender document
- xvii. Compliances of the all government formalities/guidelines/rates etc. in respect of carrying out the above work shall have to be duly complied by the agency.
- xviii. The tenderer is to ask for necessary documents/records from BSLC within 03 days of acceptance of the work order for carrying out the work. If documents are not available with BSLC, then the tenderer has to make/collect the same at his own cost.
- xix. The agency shall have to make his own arrangements for accommodation, traveling & fooding during contract period.
- xx. The job cannot be sublet in part or in whole without the written consent of the Business Head of BSLC, Birmitrapur.
- xxi. The agency will comply the direction of Business Head or his authorized representative from time to time.

8. **RESPONSIBILITY OF BSLC LTD:**

- i. The job of work shall be carried out in the presence of BSLC representative.
- ii. BSLC will provide free electricity & source of water for the job.

9. **LEGAL & MISCELLANEOUS OBLIGATION:**

- i. The Contractor will have to maintain all statutory forms, records, registers, licences and other documents required as per Personnel Laws, Provident Fund Rules and other Laws related to and governing such type of works. Payment, safety, training, compensation, bonus of personnel employed for this job shall be according to laws governing such type of works
- ii. Safe operating procedures shall be provided by the contractors to their personnel deployed for operating equipments and ancillary activities.

- iii. The Contractor shall report occurrence of all accidents in the Work site including particulars of his Employees involved and effective payment of compensation as per the Workmen's Compensation Act, as amended from time to time within the prescribed time limit. In case of such accidents, the contractor must immediately bring it to the notice of the Engineer/ In-charge who will send necessary notice to the concerned authorities. In the event of Contractors' failure to pay/deposit with the Commissioner the amount of compensation payable under the Workmen's Compensation Act., the Company shall have the right to set aside the relevant amount from the Bills or other assets of the contractor with them for the settlement of the claims arising under the said Act and Rules at their own discretion and the contractor shall bear the full responsibilities in this behalf.
- iv. The contractor shall be responsible to comply the provisions under the Rules & Regulations framed there under in the matter of job, health, cleanliness, working hours, annual leave with wages etc. and various other provisions in the said Act in the works. Connected with the operation of work site area. Any violation in this regard will be treated as Breach of Contract and necessary action shall be taken by the company as deemed fit, including termination of the contract.
- v. In the event of the Company sustaining any loss by reasons of any damage to any of its property which in the opinion of the Company is due to the negligence or carelessness of the contractor or his employees, the Company shall be entitled to recover from the contractor(s) and the contractor will pay to the Company the full amount for such loss. The amount of any such loss as certified in writing by the Company or its agent is final and binding on the contractor.
- vi. No part of the contract shall be sublet without written permission of the Business Head of the company or transfer is made by Power of Attorney authorizing others to receive payment on the contractor's behalf.
- vii. With regard to execution of this work, the contractor shall abide by the direction of Engineers or any nominated officer of the Company.
- viii. The Contractor shall comply and abide by all the provisions, orders etc. framed under F.C. Act 1980, E.P. Act, 1986 & rules/regulations/guide line framed there under and amended from time to time by the Central Government and the Pollution Norms stipulated by SPCB.

10. **DEVIATION:-**

Deviations sought by the bidder whether they are commercial or technical must only be given within the schedule, prescribed for them. Any willful attempt by the bidders to camouflage the deviation, by giving them in the covering letter or in any other documents, then the prescribed schedules may render the bid itself non-responsive. Any incomplete tender or conditional tender received shall be liable for rejection.

11. **MODIFICATION OF CONTRACT:-**

The Company reserves the right to make any modification/alteration in the condition as mentioned in the Tender by signing the agreement with the successful bidder(s) to address confusion or interpretation of requirement or any terms and condition which may affect the smooth working.

12. **COUNTER OFFER:**

Any offer of the bidder which stipulates deviations from the terms & conditions stipulated in Chapter-II (Special conditions) and Chapter-III (General conditions) of the tender will be treated as counter offer and may be liable for rejection.

13. **RISK PURCHASE:**

In the event of failure to full fill the contract terms for execution of work as per letter of intent/contract, the company reserves the right to make the contractual obligations carried out by alternative arrangement and the company shall recover from the agency and additional cost involved therein. The EMD of the agency shall be liable to be forfeited in case of failure to complete the job within stipulated period or within such extended period approved by the management.

14. **FORCE MAJEURE CLAUSE:**

- i. The Contractor shall have no claim whatsoever against the Company for any loss/damage caused to the contractor by reason of war, riot, commotion, disturbance, pestilence/epidemic sickness, strike, lock-out, earthquake, fire, storm, flood, explosion, any change in the nature of deposits, breakdown at plant or machinery for whatever reason, failure/restriction of electrical or other power. Act of God, scarcity/insufficiency of supply of wagons by Railways, preventing or delaying the loading of ores, Government requisition, Govt. order or statutory action or any cause of whatever nature or description beyond the control of the Company.
- ii. Either party affected by the force majeure will provide notice of happenings of any such eventuality to the other party within 7 days from the date of occurrence and failure will not give any benefit.
- iii. The Contractor shall resume the work as soon as practicable after such eventuality has ceased to exist of which the Company shall be sole judge.
- iv. If the performance in whole or part of any term/obligation under the contract is prevented or delayed by any such eventuality for a period exceeding seven days of escalation of above events the contract may be terminated at the discretion of the Company.

15. **ARBITRATION:-**

Any dispute or difference under or arising out of or in respect of the Agreement/Accepted Contract may be referred to the sole Arbitrator, a person appointed by upon consent of both parties or to be appointed by competent court under arbitration act. The arbitration shall be carried out as per Arbitration Act, 1996 and Rules made there under as amended from time to time.

Note: The **Court of Bhubaneswar** will have the jurisdiction to address any unsettled dispute. (Note: Submission of any forge document will attract legal action including rejection of tender or cancellation of contract at the risk and cost of the contractor if awarded.)

Sr. General Manager /BUSINESS HEAD

THE B.S.L.CO.LTD, BIRMITRAPUR

PART- I: TECHNO COMMERCIAL BID

Sub: Selection of Agency for Renovation of BSLC Guest House at Flat No. 5, Akashdeep, 5 Lower Rawdon Street, Kolkata -700020.

NIT NO: BSLC/GH-KOLKATA/2025-26/Job No13.

Date: - 15/01/2026

Sl.No	PARTICULARS	INFORMATION BY BIDDER
01	Name of the Bidder	
02	Address of the Bidder	
03	Mobile/Land line/Fax No.	
04	Payment towards cost of tender paper for Rs.1180/-	MR/DD/BC No Date: Drawn on: Amount:
05	Payment towards EMD for Rs.17,500/-	DD/BC No Date: Drawn on: Amount:
06	Status of the Bidder (Proprietorship/ Partnership/Registered company)	Copy enclosed/Not enclosed (put a tick mark)
07	IT Permanent Account No.	Copy enclosed/Not enclosed (put a tick mark)
08	Latest three income tax returns (i.e. 2022-23, 2023-24 & 2024-25)	Copy enclosed/Not enclosed (put a tick mark)
09	GST registration	Copy enclosed/Not enclosed (put a tick mark)
10	Undertaking regarding blacklisting	Copy enclosed/Not enclosed (put a tick mark) if applicable.
11	Experience certificate of similar works	Copy enclosed/Not enclosed (put a tick mark)
12	Expected date of commencement of work	
13	Whether the bidder is an employee or any relative is working in BSLC	YES/NO (If yes, then please mention the name, designation and department of self or such relative)

CERTIFICATION BY BIDDER:

I/we certify that the above mentioned particulars are correct and to the best of my/our knowledge. In case any statement made above is found not correct my/ our tender may be rejected by the company.

I/we also certify that I/we have visited the mines and perused the related document plans/other particular got fully conversant with the status of the project and our price bid is based on the basis of our full understanding about the job.

I/we also authorise the company to forfeit my/our Earnest Money in case I/we fail to take up the job if my/our tender is accepted.

Signature of Bidder with Seal

Date:

THE BISRA STONE LIME COMPANY LIMITED, BIRMITRAPUR

PART-II i.e. PRICE BID

Sub:- Selection of Agency for Renovation of BSLC Guest House at Flat No. 5 Akashdeep, 5 Lower Rawdon Street, Kolkata -700020..

NIT NO: BSLC/GH-KOLKATA/2025-26/Job No.13

Date: - 15/01/2026

Description of Work	Quantity	Rate (Rs)	Amount in Rs
Painting:- Whole apartment (Hall, Bedrooms, Toilet, Kitchen, Dining Space, Balcony etc) a. Removing of old painting & putty work. b. Damp repair as per requirement c. Painting with Asian Paints Royale plastic emulsion/ enamel paint.			
False Ceiling:- a. New Gypsum plain false ceiling for Bedrooms (3), Dining space, Kitchen, Toilet. b. Repairing of false ceiling in Hall c. Profile Light/ Panel light with Lighting provision			
Toilets (3)- Each toilet: a. Old tiles dismantle and removal of Rubbish b. New tiles digital ceramic matching floor tiles anti-skid. c. Plumbing work and water proofing work with all concealed material d. Fixing new tiles e. One commode (with jet spray plus tap) and wall mixture – Jaquar make f. Overhead shower – one Jaquar make g. Wash basin – one Jaquar make with mirror and cabinet h. Electrical – i) Exhaust fan – Havells make i. Provision for geyser and mixture of hot and cold water. j. Towel rods and rings			

<p>Kitchen (1):</p> <ol style="list-style-type: none"> a. Dismantling of existing kitchen b. New modular kitchen – Base cabinet and top cabinet up to 7’ height including all SS basket with soft close channel and hinges + Granite tile + backside tall cabinet with ply and laminate finish + steel sink + tap + provision for chimney and water filter. 			
<p>Dining (1):</p> <ol style="list-style-type: none"> a. New wash basin with cabinet + provision for washing machine 			
<p>Furniture:</p> <ol style="list-style-type: none"> a. Polishing work at all wooden parts of Wardrobe, dining table, dining chairs, centre table, cots, cabinets, decorative palla between living and dining Area. b. Changing of clothes on all sofas and dining chairs c. Alteration of bed room cabinet for fitting false ceiling. d. Repair work if required including e. Lock change for wardrobes f. Mirror change g. Shoe Rack with sitting arrangement 			
<p>Electrical (Whole apartment):</p> <ol style="list-style-type: none"> a. Checking of all electrical lines b. Setting of all pipes and boards with modular switches with new electrical wiring c. Additional switch boards/ plugging points for mobile charging/ Mosquito repellent/ TV d. Profile light/ panel light – Havells make e. New BLDC ceiling fan (5) - Havells make f. Split AC point (5) g. Closing of window AC gaps with proper civil work 			

Doors: a. Indoor – lamination paste on both sides (entrance door one side only) b. Lock changing for inside doors c. Hide MCB box with panel	07 Nos.		
Floor tiles: a. Mat finish floor tiles changing 2' x 2' of similar colours as per requirement.	L.S.		
Windows: a. Repair of sliding windows/ glass with all wheel change b. Curtain rods and curtains as per choice of customer c. Curtain blinds d. Pelmet for big window (Hall) e. Colouring of grills on removing rust	L.S.		
Total			

In words: **Rupees**-----

N.B:

- i) GST will be reimbursed extra as applicable on production of proof of payment.
- ii) Where there is a discrepancy between the rate in figures and words, the rate in words will govern.

**SIGNATURE OF BIDDER WITH SEAL
DATE:**

UNDERTAKING

To
The Business Head;
The Bisra Stone Lime Company Limited,
Birmitrapur,
Sundargarh (ODISHA)

Sub:-Selection of Agency for Renovation of BSLC Guest House at Flat No. 5, Akashdeep,
5Lower Rawdon Street, Kolkata -700020.

Ref: NIT NO: BSLC/GH-KOLKATA/2025-26/Job No.13

Date: - 15/01/2026

Dear Sir,

In response to the tender invited by you, I/We have examined the general conditions and other terms and conditions of the contract and I/We agree to abide by all instructions in these documents attached hereto and hereby bind myself/ourselves to execute the work as per schedule stipulated in the Tender Notice.

I/We further agree to sign and execute all agreements/bonds as may be required by BSLC to abide by the general conditions and other conditions of the contract and to carry out all work as per specifications, failing which, I/We shall have no objection for the forfeiture of the earnest money/security money deposited with the company.

I/We also undertake that I/we have not been blacklisted by any PSU or debarred by BSLC at any time.

I/We enclose herewith the required documents.

Yours faithfully,

Signature of the Tenderer
With Seal

Encls: List of documents

- i. Tender Schedule
- ii. Part-I Techno commercial Bid
- iii. Part-II Price Bid.

**PROFORMA FOR BANK GUARANTEE TOWARDS E.M.D.
(TO BE USED BY ALL NATIONALISED BANKS/ SCHEDULED COMMERCIAL
BANKS)**

(To be submitted on Rs.100/- Non judicial stamp paper and the non-judicial stamp paper should be in the name of the issuing bank).

Ref.

Bank Guarantee No.

Date:

**To,
The Business Head,
The Bisra Stone Lime Company Limited.
P.O.Birmitrapur, Dist.-Sundergarh (Odisha)**

Dear Sirs,

In accordance with your invitation to tender under no. _____ M/s. _____ having its registered/Head Office at _____ (hereinafter called the tenderer) wish to participate in the said tender for _____ and you, as a special favour, have agreed to accept an irrevocable and unconditional Bank Guarantee for an amount of _____ valid upto _____ on behalf of the tenderer in lieu of tender deposit required to be made by the tenderer, as a condition precedent for participation in the said tender.

We, the _____ bank at _____ having our Head Office at _____ (local address) guarantee and undertake to pay immediately on demand by BSLC Ltd, the amount of _____ (in figures and words) without any reservation, protest, demur and recourse. Any such demand made by said Purchaser shall be conclusive and binding on us irrespective of any dispute or difference raised by the tenderer.

This guarantee shall be irrevocable and shall remain valid up to _____, if any further extension of this guarantee is required, the same shall be extended to such required period (not exceeding one year) on receiving instructions from M/s _____ whose behalf this guarantee is issued.

This date should be 30 days after the guarantee is valid. In witness where of the Bank, through its banker has set its hand and stamp on this _____ 20_____.

WITNESS:

SIGNATURE:

SIGNATURE:

NAME:

OFFICIAL ADDRESS

DESIGNATION WITH BANK

FORM OF PERFORMANCE GUARANTEE BOND IN LIEU OF SECURITY DEPOSIT/EMD

This AGREEMENT is made this.....day of.....,2026, between M/s, a company registered under the Companies Act 1956, having its registered office at(herein after called “The Contractor” which expression shall unless repugnant to the context or meaning there of include its successors and assigns) of the first part and the Bisra Stone Lime Co. Limited, accompany registered under the CompaniesAct1956 having its registered office at BSLC,PlotNo.255, Pristine Green, Pokhariput, Bhubaneswar,Odisha-751020.called “The Company” (which expression shall unless repugnant to the context or meaning thereof include its successors and assigns) of the second part.

WHEREAS the Contractor has inter alia agreed with the company to execute the workon a comprehensive basis on the terms and conditions contained in the Contract Nomade between the Company and the Contractor.

AND WHEREAS the Contractor has to furnish a sum of `.....(Rupees..... (only), as Security for the due performance of the said Agreement.

AND WHEREAS the Company has agreed not to insist on such deposit of `.....(Rupees.....(only) from the Contractor as security but to accept this Performance Bond for the due performance of the said agreement by the Contractor on the terms & conditions herein contained.

It is now agreed by and between the parties hereto as follows:

1. In consideration of the company agreeing to waive the payment by the Contractor, Security Deposit in accordance with the said agreement on the Contractor furnishing this indemnity, the Contractor hereby undertakes to indemnify the Company and keep the company indemnified from time to time to the extent of `.....(Rupees.....(Only) being value of Security Deposit in accordance with the said agreement against any loss or damage caused to or suffered by the Company by reason of any breach or breaches on the Contractor’s part of any of the terms & conditions contained in the said agreement and in the event the Contractor shall make any default or defaults in carrying out any of the works under the said agreement or otherwise in the observance or performance of any of the terms & conditions relating thereto in accordance with the true intent and meaning thereof the Contractor shall forthwith on demand and without demur pay to the company such sum or sums not exceeding in total the said sum of `.....(Rupees.....(Only) as may be claimed by the company as losses, damages, costs, charges or expenses by reason of such default or defaults on the Contractors’ part.
2. Notwithstanding anything to the contrary in these presents or in the said agreement the Company’s notice as to whether the Contractor has made any

default or defaults or the amount or amounts to which the Company is entitled by reason thereof will be binding on the Contractor for the purposes of this indemnity and the Contractor shall not be entitled to ask the Company to establish its claim or claims under this Indemnity but will pay the same or demand without any objection provided always the mutual rights under the said agreement shall not in any way prejudiced by reason of such demand by the Company and payment by the Contractor under this indemnity and the claims under the said agreement shall be settled in accordance with the said agreement without prejudice to the Company's rights to demand immediately under this indemnity and the Contractor's liability to pay the same, but any amount so paid by the Contractor being taken into consideration the settlement as per the said agreement.

3. This Indemnity shall continue and hold good until it is released by the Company in writing on the Contractor's application after the expiry of relative guarantee period of the said agreement and after the Contractor has discharged all his obligations under the said agreement and submitted a No Demand Certificate from the Engineer under the said agreement.
4. The company will have the fullest liberty from time to time to enforce or forbear to enforce any of the terms & conditions of the said agreement and the Contractor shall not be released from his liability under this indemnity by the exercise of the Company's liberty with reference to the matters aforesaid or by reason of any time being given to the Contractor or any forbearance, act or omission on the Company's part or any indulgence by the Company to the Contractor or by any variations or modifications of the said agreement or any other act, matter or thing whatsoever on the Company's part.
5. This indemnity and the powers and provisions herein contained are in addition to and not by way of limitation or substitution for any other guarantee, indemnities hereto before given to the Company by the Contractor and this indemnity does not revoke or limit such indemnities or Guarantee.

IN WITNESS WHEREOF the parties hereto have executed these presents the day the year first therein above written.

Signed by Shri..... (Name and Designation) on behalf of the Contractor in the presence of

1

For and on behalf of
The Bisra Stone Lime Co. Limited

2

Signed by Shri
(Name and Designation)