



**RESERVE BANK OF INDIA
PREMISES DEPARTMENT
MUMBAI**

EXPRESSION OF INTEREST

for empanelment of Independent Engineer for execution of Construction Projects on Design and Build Mode for Reserve Bank of India.

Premises Department, Reserve Bank of India invites Expression of Interest (EOI) from eligible Agencies/Companies/Firms for the captioned empanelment.

2. The Schedule for the EOI and the link for downloading the EOI Document is given below

Eoi document can be downloaded from	from October 24, 2025
Last date of receiving queries from Applicants through email at spcellco@rbi.org.in	November 07, 2025
RBI's response to queries – Shall be uploaded in RBI website or communicated to respective Applicants through email	by November 11, 2025
Last date and time for submission of duly filled/completed application in a sealed envelope.	On or before November 24, 2025 up to 15:00 Hrs.
Address for submission of the filled/completed Application forms in physical copy in sealed cover on or before the last date and time.	The Chief General Manager-in-Charge Reserve Bank of India Premises Department, Central Office 5th Floor, Central Office Building Shahid Bhagat Singh Marg Fort, Mumbai - 400001
Contact person in case on any issue / query related to empanelment	Email id: spcellco@rbi.org.in
Opening of Application forms	On November 24, 2025 at 16:00 Hrs. Otherwise, a fresh date will be communicated to the Applicants.

3. Amendments / corrigendum to the EOI, if any, will be notified only on the RBI website.

**Chief General Manager-in-Charge
Premises Department, Central Office, Mumbai**



RESERVE BANK OF INDIA

Premises Department

**Expression of Interest (Eoi) for Empanelment of Independent Engineer for
Execution Of Construction Projects On Design Build Mode for Reserve Bank of
India**

RESERVE BANK OF INDIA

PREMISES DEPARTMENT

CENTRAL OFFICE BUILDING

FORT, MUMBAI – 400001

LAST DATE OF SUBMISSION: November 24, 2025 up to 15:00 Hrs



**RESERVE BANK OF INDIA
PREMISES DEPARTMENT
MUMBAI**

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DISCLAIMER

Reserve Bank of India (RBI) has taken due care in the preparation of the information contained therein, however, neither Reserve Bank of India nor any of its authorities or agencies nor any of their respective officers, employees, agents, or advisors give any warranty or make any representations, express or implied, as to the completeness or accuracy of the information contained in this document or any information which may be provided in association with it.

The information is not intended to be exhaustive. Interested parties are required to make their own inquiries and applicants will be required to confirm in writing that they have done so, and they do not rely only on the information provided by RBI in submitting the application. The Reserve Bank of India is not responsible if no due diligence is performed by Applicants. The information is provided on the basis that it is non – binding on Reserve Bank of India or any of its authorities or agencies or any of their respective officers, employees, agents, or advisors.

Reserve Bank of India reserves the right not to proceed with the EOI process, to alter the time-table / schedule reflected in this document or to change the process or procedure to be applied. It also reserves the right to decline to discuss the matter further with any party submitting application for empanelment.

No reimbursement of cost of any type will be paid to persons or entities expressing interest and/or submitting Application.



**RESERVE BANK OF INDIA
PREMISES DEPARTMENT
MUMBAI**

EXPRESSION OF INTEREST

**For Empanelment of Independent Engineer for Execution of
Construction Projects on Design Build Mode for Reserve Bank of
India**

- a. Premises Department, Central Office, Reserve Bank of India, Mumbai invites Expression of Interest (EoI) for Empanelment of Independent Engineer for Execution of Construction Projects on Design Build Mode for Reserve Bank of India.
- b. The period of Empanelment shall be for a period of 3 (three) years from the publication of the final list of empaneled consultants on the website of RBI.
- c. Applicant should submit only 1 (One) application indicating the category/categories for which they are seeking empanelment.
- d. For further details and downloading the EoI document for empanelment and other necessary documents, please visit the website at www.rbi.org.in.
- e. Application forms for empanelment can be downloaded from **October 24, 2025**.
- f. Last date for submission of completed applications: **November 24, 2025 up to 15:00 Hrs.**
- g. RBI reserves the right to reject any or all the applications without assigning any reasons thereof.
- h. Any further clarifications / addendum / corrigendum will be posted only on RBI website www.rbi.org.in.

CGM-in-charge
Reserve Bank of India
Premises Department,
5th Floor, Central Office, Fort, Mumbai - 400001

आवेदन जारी करने/जमा करने का कार्यक्रम

विज्ञापन जारी करने की तिथियाँ	24 अक्टूबर 2025 एवं 30 अक्टूबर 2025
ईओआई दस्तावेज़ से डाउनलोड किया जा सकता है	24 अक्टूबर 2025 से
ईमेल के माध्यम से आवेदकों से प्रश्न प्राप्त करने की अंतिम तिथि spcellco@rbi.org.in	07 नवम्बर 2025
प्रश्नों के लिए आरबीआई की प्रतिक्रिया – आरबीआई की वेबसाइट में अपलोड की जाएगी या ईमेल के माध्यम से संबंधित आवेदकों को सूचित किया जाएगा	11 नवम्बर 2025 तक
एक सीलबंद लिफाफे में विधिवत भरे हुए / पूर्ण आवेदन जमा करने की अंतिम तिथि और समय।	24 नवम्बर 2025 को या उससे पहले 15:00 बजे तक।
भरे हुए आवेदन पत्र को अंतिम तिथि और समय पर या उससे पहले सीलबंद कवर में फ़िज़िकल कॉपी में जमा करने के लिए पता।	प्रभारी मुख्य महाप्रबंधक भारतीय रिज़र्व बैंक परिसर विभाग, केंद्रीय कार्यालय 5वीं मंजिल, केंद्रीय कार्यालय भवन शहीद भगत सिंह मार्ग फोर्ट, मुंबई - 400001
पैनल से संबंधित किसी भी मुद्दे/प्रश्न के मामले में संपर्क व्यक्ति	ईमेल आईडी: spcellco@rbi.org.in
आवेदन पत्र खोलना	24 नवंबर, 2025 को 16:00 बजे। अन्यथा, आवेदकों को एक नई तारीख की सूचना दी जाएगी।

SCHEDULE FOR ISSUE / SUBMISSION OF APPLICATIONS

Event	Schedule
Issue of Advertisement	October 24, 2025 & October 30, 2025
Eol document can be downloaded from the websites www.rbi.org.in (under link Tenders) www.dgciskol.gov.in (under link Indian Trade Journal).	from October 24, 2025
Last date of receiving queries from Applicants through email at spcellco@rbi.org.in	November 07, 2025
RBI's response to queries – Shall be uploaded in RBI website or communicated to respective Applicants through email	by November 11, 2025
Last date and time for submission of duly filled/completed application in a sealed envelope.	On or before November 24, 2025 up to 15:00 Hrs.
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Contact person in case on any issue / query related to empanelment	Email id: spcellco@rbi.org.in
Opening of Application forms	On November 24, 2025 at 16:00 Hrs. Otherwise, a fresh date will be communicated to the Applicants.
In case the dates as mentioned above are declared as a holiday, then the same will be received and opened on the following working day at the same time.	

DEFINITIONS AND INTERPRETATION

In this Volume of the EoI, unless the context otherwise requires, capitalized terms shall have the meaning given below:

“Addendum or Addenda”	Means an addendum or addenda to this EoI
“Annexure”	Means an annexure to this Volume of this EoI
“Applicable Law”	Means all the laws, acts, ordinances, rules, regulations, notifications, guidelines or bye-laws, in force and effect, as of the date hereof and which may be promulgated or brought into force and effect hereinafter in India, including judgments, decrees, injunctions, writs or orders of any court of record, as may be in force and effect during the subsistence of this Contract, and applicable to the Project.
“Applicant/ Agency”	Means a single legal entity, a company, who is in the business to provide the services as described in the Scope of Work (clause 2) and submits an application for empanelment as Independent Engineer within the stipulated Due Date and Time of submission.
“Authorized Signatory”	Means the Person Authorized by the firm to sign the Application, correspond with the Authority, make representation to the RBI as part of EoI / bidding process on behalf of the Applicant.
“RBI”	Means the Reserve Bank of India (RBI) having its Head Office at Mumbai or its authorized representatives.
“EoI Process / Empanelment Process”	Means the process adopted by RBI for empanelment of the Agencies on the terms and conditions set out in the EoI, which has commenced with the issuance of the EoI, and which will end on the date of final empanelment of the qualifying Applicants.

1. INTRODUCTION

- (a) Reserve Bank of India intends to appoint an Independent Engineer (IE) for execution of its construction projects in Design Build Mode in Mumbai. The objective of this empanelment is to have a ready list of consultants which shall act as an Independent Engineer on behalf of RBI for executing any construction project taken up by RBI on Design & build Mode in Mumbai.
- (b) Empanelment shall be made for the following **Two categories** of projects based on the capability of the participant firms:
 - i) **Category A:** for Residential Building projects
 - ii) **Category B:** for Office Building projects
- (c) **Eol stage** involves empanelment of qualified Agency in two categories mentioned above. RBI will empanel the Agency qualified through this Eol for participation in the second stage of the process comprising **Request for Proposal(s)**. As and when required, RBI shall issue Request for Proposal (RFP) among the empaneled agencies based on cost of project. The RFP documents shall contain details about the project, detailed scope of work, contractual terms & conditions, etc.
- (d) Applicants shall submit only one application indicating category/ies (A or B or Both) for which they seek empanelment. The details and documents shall be furnished as per the requirements of category A, if applying only for Category A, or as per Category B, if applying for Category B or Both.
- (e) **The panel shall remain valid initially for a period of 3 (three) years from the date of publication of empaneled list in the RBI website (www.rbi.org.in). RBI reserves the right to extend the validity of panel by another 2 (two) years on the same terms & conditions subject to satisfactory performance of the empanelled firms.**
- (f) The empanelment will be reviewed based on performance of empaneled Agency in the RBI projects within the validity period of the panel.
- (g) Any further information / clarification about this Eol could be availed by writing to the **Email id: spcellco@rbi.org.in**
- (h) The Eol Applications shall be sent to the address mentioned in [clause 4 c](#)).
- (i) The RBI reserves the right to not consider any Applicant at any stage of the Empanelment process in accordance with the guidelines of the Government of India or such other laws as applicable from time to time. Applicants must satisfy themselves that they are qualified to participate in the empanelment process and should give an undertaking to this effect in the form of a Covering Letter provided in [Annexure 1](#).
- (j) In this stage, Applicants are required to furnish all the information as per this Eol to participate in the qualification process. Only those Agencies who are qualified with regard to 'Eligibility Criteria' ([Clause 3](#) of this Eol) set out in this Eol and short-listed (empaneled) by the RBI shall be invited to submit their financial offer / bids / proposals along with the other required Technical Details. However, RBI may, for the benefit of any project, qualify other agencies outside the empaneled list or go for an open tender inviting proposal from greater number of qualified firms and make structure of the RFP suitable for better participation during the RFP stage. The Applicants are advised to visit the RBI website and familiarize themselves

with the Project before bidding for the project.

- (k) The selection of the successful Applicants for each specific project shall be as per the terms and conditions set out in the RFP document for that project.

2. SCOPE OF WORK

The Agency shall be responsible End to End Construction Management and supervision service on behalf of RBI from the start of construction up to commissioning and handing over of the project for use. To cover the overall scope of work the agency shall deploy the manpower to supervise the works of all fields. The overall scope may cover, but not limited to, the following.

2.1 Construction Supervision

- (a) Review and certify contractor's Mobilization Plan covering site establishment, temporary facilities, mobilization schedule, workforce deployment and resource mobilization.
- (b) Review and certify Contractor's Quality Plan, HSEF (Health, Safety, Environment, and Fire) Plan, and Method Statements prior to activity commencement.
- (c) Obtaining all drawings, including working/detailed drawings, approved for before commencement of the work and carrying out thorough study of schedule of quantities, specifications, drawings, additional conditions, if any, accepted by the Bank and other parts of the contract documents, architectural/structural drawings and other details so as to bring out ambiguities/discrepancies between them and to obtain clarification from the Contractor and RBI well in time to avoid delays and problems.
- (d) Validate working/good for construction drawings of each component of work to the Contractor for execution, properly supervise the works, approve the materials and workmanship for the works in consultation with RBI.
- (e) Daily Site supervision/Inspection to monitor construction activities and ensure that high quality construction is achieved. Also to ensure that all works are executed in full compliance with approved Engineering designs, specifications and other stipulations of the provisions in contract agreement and notify RBI and Contractor of any deviation there from.
- (f) To ensure project works are being executed based on the approved QAP (Quality Assurance & Control Plan) and to independently review the required Quality Assurance and Quality Control tests in the project, on behalf of RBI and Contractor and report non-conformities.
- (g) The agency shall Coordinate and supervise field/lab testing of materials and works and shall certify test results (soil, concrete (design mix), steel, welds, coatings etc.) as per approved Quality Plan and shall assist a third-party QA & QC consultant employed by RBI.
- (h) Shall issue necessary directions to the Contractor for ensuring that the tests are conducted in a fair and efficient manner as per Quality Assurance Manual and shall monitor and review the results thereof.
- (i) Monitor Contractor's health, safety, and environmental compliance. Conduct weekly safety audits and daily toolbox talks. Review and approve contractor's incident reports, near-miss logs and PPE compliance.
- (j) Oversee air/noise monitoring, waste management, water discharge testing and ensure compliance with environmental permits.
- (k) Review and update Emergency Response Plan; facilitate mock drills for fire, evacuation and spill scenarios.

2.2 Progress Monitoring – Scheduling/controlling & Reporting.

- (a) Track physical and financial progress of the Contractor and periodically (as decided by RBI) reporting to RBI, the Financial, Technical and Physical progress of implementation of the project.
- (b) Update the master schedule monthly, track actual versus planned progress, Identify and analyze delays, risks, or issues and propose corrective measures, and recommend recovery schedules.
- (c) If suspension or delay in Construction Works is for reasons not attributable to the Contractor, the Agency shall determine the extension of dates set forth in the Project Completion Schedule, to which the Contractor is reasonably entitled, and shall notify the RBI and the Contractor of the same.
- (d) Convene weekly site coordination and review meetings, documenting discussions and ensuring compliance with the given instructions.

2.3 Contractual and Technical Support

- (a) Review technical aspects of variation requests and claims by the contractor. Prepare evaluation reports for claims, variations, and recommend entitlement amounts supported by substantiating documents.
- (b) Assist and Support RBI in resolution/amicable settlement of disputes or ambiguities which may crop up during execution of the project.
- (c) Ensure communication protocols between stakeholders are maintained. Liaise with all appointed contractor, consultants including their sub- consultants and all other individuals, agencies and organizations and provide all requisite information, support and assistance to RBI during the entire period of contract.
- (d) To monitor and check the daily quality control and quantity measurements of the works carried out under the contracts, keep all measurement records as per the directions of the RBI and submit interim payment proposals to RBI when the quality of the works is satisfactory, and the quantities are correct.
- (e) Assisting in scrutinizing, certification and payment of running bills as per the specified payment schedule.

2.4 Testing and Commissioning

- (a) Develop Factory Acceptance Test /Site Acceptance Test protocols and witness tests for major systems (HT/LT panels, Lifts, transformers, HVAC, firefighting, BMS, ELV). Certify test results and flag deviations; oversee corrective actions and retesting until compliance.
- (b) Prepare a snag list and supervise rectification of defects before Taking Over.
- (c) Assist in obtaining all approvals like Completion/Occupancy certificate etc. from local authorities in the issuance of the Taking Over Certificate.
- (d) Assist RBI in verifying final completion and issuing the Performance Certificate.

2.5 Documentation and Handover

- (a) Maintain daily site logs, site photographs, Hindrance register, Labour Payment records, inspection records and insurance as per law or any other document instructed by RBI.
- (b) Issue and record minutes and action taken reports for site coordination meetings.
- (c) Shall maintain Material/Workmanship Test Register and also log NCRs (Non-Conformance Reports)
- (d) Ensure submission and review of As-built drawings, Operation & Maintenance manuals, Warranties and guarantees and spare part lists. Compile Handover Dossier
- (e) Ensuring all necessary documentation is prepared, collected, checked, suitably communicated, filed and submitted to RBI for records in line with the Audit Compliance &

Clearance by RBI's vigilance Cell/ CTE/ CVC/ CAG, if any, in procedures of execution of the Project.

- (f) Issue Final Completion Certificate upon successful defect liability period completion. Transfer site responsibility and all records to Client.

Note:

1. The agency shall be duty-bound to act on the directions of RBI in all project matters and shall perform, or cause to be performed all the identified initiatives and milestones strictly in accordance with such directions. Also, RBI will in no manner whatsoever be bound to act on the advice of the agency in any matter related to the project.
2. The agency shall deploy, for the entire period of contract, the competent, qualified and experienced technical staff with relevant field experience on similar projects as directed by RBI.
3. In case the agency determines that the contractor is not conforming to the contractual and technical obligations or safety measures it shall make a recommendation to RBI forthwith, identifying the whole or part of the Construction Works that should be suspended for ensuring safety and conformity with the set-out requirements for carrying out works.

3. ELIGIBILITY CRITERIA

Only the Applicants satisfying the following criteria shall be considered eligible for applying for this EoI.

3.1 Minimum Eligibility

- (i) The Applicant should be a Sole Proprietorship/ Partnership firm /Private Limited/ Public Limited firm registered under the applicable Act of Government of India. Joint ventures / consortium of firms is not allowed. Copy of Certificate of Incorporation/ Registration/ Partnership Deed or any other relevant document, as applicable, should be submitted.
- (ii) The applicant must have a valid Permanent Account Number (PAN) of the Income Tax Department and GST Number. Copy of Goods and Service Tax registration certificate and PAN details should be submitted.
- (iii) Any applicant, blacklisted / deregistered /debarred/banned/suspended by RBI / central/state government department or public sector undertaking from participating in projects in any part of India in the last 3 years as on the Bid Due Date, would not be eligible to submit their Bid. The applicant should submit the undertaking to this effect in pro-forma as given in [Annexure 2](#).

Note:

Applicants shall provide the information regarding their Profile and details of Key Technical Staff in formats provided in [Annexure 3A](#) and [Annexure 3B](#) respectively.

3.2 Technical & Financial Eligibility

- i) The following definitions shall be considered for the conditions set out in Technical Eligibility Criteria.

(a) **Similar work** means

for Category A “Providing services as an Independent Engineer which includes Comprehensive construction management like day-to-day site supervision, project monitoring, certification of works, etc. for Residential Building /Educational Building /Institutional Building /Assembly Building /Data Centre/ Railway or Metro stations/ Business or Mercantile Buildings in RCC structure including all Civil works and Mechanical, Electrical and Plumbing services under one contract.

for Category B “Providing services as an Independent Engineer which includes Comprehensive construction management like day-to-day site supervision, project monitoring, certification of works, etc. for Residential Building /Educational Building / Institutional Building /Assembly Building /Data Centre/ Railway or Metro stations/ Business or Mercantile Buildings in RCC structure including all Civil works and Mechanical, Electrical and Plumbing services, HVAC, Fire alarm and Fire Fighting system, AV and Networking systems in one contract.

- (b) **Cost** refers to the Project Construction cost and not the Consultancy fee. The project construction cost can contain costs of multiple project components executed under a single contract / agreement/ work order. The value of completed works shall be brought to current costing level by enhancing at a simple rate of 7% per annum.
- (c) **Completed** refers to the projects which are 100% completed. The completed project also means a project undertaken in a single consultant's contract / work order, **not** in consortium or joint venture or partnership.

Criteria	Requirement	Document Required
Minimum Past experience	The applicant should have minimum experience of 7 (Seven) years as on September 30, 2025 in the field of project management consultancy/ construction management consultancy /Independent engineer/ construction supervision for building construction projects. i.e. the work order for the work submitted against these criteria shall be issued on or before September 30, 2018.	<p>i. Applicant shall submit the details with respect to Past Experience in Annexure 4A and for each Similar work in Annexure 4B and submit documents as mentioned below.</p> <p>ii. Applicant to submit copies of Completion</p>

Cost of Similar works

Experience of having successfully **Completed Similar works** within the last **07 (seven) years** as on September 30, 2025 should be either of the following for empanelment under respective categories.

Category	One project having cost not less than
A	₹280 cr
B	₹640 cr

(Or)

Category	Two projects each having cost not less than
A	₹175 cr
B	₹400 cr

(Or)

Category	Three projects each having cost not less than
A	₹140 cr
B	₹320 cr

certificates along with LOA/ Agreement from client clearly mentioning the nature of work, actual value of work executed, date of start, time period & actual date of completion. The certificates shall be considered only if it is issued / counter signed by an officer not below the rank of EXECUTIVE ENGINEER OR equivalent in case of Government /Public sector.

iii. In case the work experience is of Private Sector, the completion certificate shall be supported with copies of the Letter of Award/ Contract Agreement and corresponding TDS certificates. Value of work will be considered commensurate with the value of TDS Certificate. The TDS certificate to be duly certified by the Statutory Auditor. If the requisite TDS certificate is not provided by the bidder, the related work experience will not be considered for any further evaluation.

Experience in Multi-storeyed or High Rise Building Project	<p>Should have completed a similar work for at least one Multi-storeyed or High Rise (as per Model Building Bye-Laws, 2016) Building Project as on September 30, 2025 having Built up area and Minimum Height as given in table below for empanelment under respective categories</p> <table><tr><th>Category</th><th>Built Up Area (Lakh Sqft)</th><th>Building Height (metre)</th></tr><tr><td>A</td><td>02 & above</td><td>20 & above</td></tr><tr><td>B</td><td>03 & above</td><td>50 & above</td></tr></table>	Category	Built Up Area (Lakh Sqft)	Building Height (metre)	A	02 & above	20 & above	B	03 & above	50 & above	<p>iv. Applicant shall submit</p> <p>a) Client certified Area Statement of Building and Building Height</p> <p>or</p> <p>b) drawings approved by client congaing both Built up area and Building Height</p> <p>or</p> <p>both a) & b)</p>
Category	Built Up Area (Lakh Sqft)	Building Height (metre)									
A	02 & above	20 & above									
B	03 & above	50 & above									
Turnover	<p>Average annual turnover from Consultancy services as PMC/ CMC/Site Supervision/Project Monitoring in the last three financial years ending on 31.03.2025 should be as given in table below for empanelment under respective categories.</p> <table><tr><th>Category</th><th>Average Annual Turnover (in crore)</th></tr><tr><td>A</td><td>₹6 cr or more</td></tr><tr><td>B</td><td>₹12 cr or more</td></tr></table>	Category	Average Annual Turnover (in crore)	A	₹6 cr or more	B	₹12 cr or more	<p>i. Auditors' certificate on Turnover from consultancy services as Independent Engineer /PMC/ CMC/ Site Supervision (Annexure 5) and Audited balance sheet of the last three financial years.</p> <p>ii. Certificate mentioning net worth by a Chartered Accountant</p>			
Category	Average Annual Turnover (in crore)										
A	₹6 cr or more										
B	₹12 cr or more										
Net worth	Net worth should be positive as on 31st March 2025.										
PAT	The bidder should have Profit After Tax (PAT) in two out of the last three financial years										

3.3 Evaluation of Applicants

- (i) The Applicants meeting the pre-qualification criteria above will be evaluated on the Technical & commercial Parameters given in the evaluation matrix.
- (ii) The Applicant(s) scoring a minimum of 60% marks will only be considered for further processing for empanelment under the applied category/ies.

Sr No	Attributes Evaluation	Evaluation		
01	Financial Strength & Capability	(10 Marks)		
	Average Annual financial turn over from Consultancy services for last 3 years ending on 31.03.2025	Marks	Category A	Category B
		10	>24 Cr.	>48 Cr.
		8	>18 Cr <=24 Cr	>36 Cr <=48 Cr
		6	>12 Cr <=18 Cr	>24 Cr <=36 Cr
		4	>06 Cr <=12 Cr	>12 Cr <=24 Cr
		0	<=06 Cr	<=12 Cr
02	Relevant Experience	(10 Marks)		
	a) Value of projects of similar work completed or substantially completed in last 07 (Seven) years ending September 30, 2025. Details of projects to be furnished by the construction company / agency /Firm as per format	Marks	Category A	Category B
		10	>350 Cr.	>800 Cr.
		8	>280 Cr.<=350 Cr.	>640 Cr.<=800 Cr.
		6	>210 Cr.<=280 Cr.	>480 Cr.<=640 Cr.
		4	>140 Cr. <=210 Cr.	>320 Cr. <=480 Cr.
		0	<=140 Cr.	<=320 Cr.
03	Height of the Building	(10 Marks)		
	Building Height (in metres) of multi-storeyed Building in qualifying work	Marks	Category A	Category B
		10	>65	>110
		8	>50<=65	>90<=110
		6	>35<=50	>70<=90
		4	>20 <=35	>50 <=70
		0	<=20	<=50
04	Scope of Services Provided by the Applicant in Qualifying works	(20 Marks)		
	Site supervision and construction management services	8 Marks		
	QA/QC services including material testing	5 marks		
	Project scheduling and monitoring using modern techniques	2 marks		
	Architectural Design and Engineering	3 marks		
	Assisting in rectification of defects and taking over the project	2 marks		
05	In – House Manpower (i.e. on-roll) to be supported with CV duly signed by concerned employee, Qualification certificate, Form 16/16A/ 26AS/ last 3 months Salary Slips along with payment proof (bank statement)	(30 Marks)		

	Team Leader / Project Manager: Graduate in Civil Engineering equivalent with at least 15 years of work experience and have lead the following number of similar works. <table><tr><td>>3 similar works</td><td>10 marks</td></tr><tr><td>3 similar works</td><td>8 marks</td></tr><tr><td>2 similar works</td><td>6 marks</td></tr><tr><td>1 similar work</td><td>4 marks</td></tr><tr><td>< 1 similar work</td><td>0 marks</td></tr></table>	>3 similar works	10 marks	3 similar works	8 marks	2 similar works	6 marks	1 similar work	4 marks	< 1 similar work	0 marks	10 Marks
>3 similar works	10 marks											
3 similar works	8 marks											
2 similar works	6 marks											
1 similar work	4 marks											
< 1 similar work	0 marks											
	Civil Engineer (Graduate in Civil): Minimum 5 Years of experience in Civil Engineering Practice, 1 mark for each person	8 Marks										
	MEP Engineer (Graduate in Electrical/ Mechanical) with minimum 5 years' experience, 1 Mark for each person	4 Marks										
	Structural Engineer (M. Tech.): Minimum 10 Years of experience in Structural Engineering Practice, 2 marks for each person	4 Marks										
	Quality Engineer (Graduate in Civil) Minimum 10 Years of experience as Quality Control Engineer, 2 marks for each person	4 Marks										
07	Approach and Methodology	(20 Marks)										
	Approach and Methodology of the Applicant in one submitted qualifying work/works	Mark to be allotted by the Bank's evaluation committee / team on the basis of presentation made by the bidder on the following parameters: i. Technical Approach & Methodology and Work Plan. (2 marks) ii. Organisation and staff deployment including suitability of the Key personnel for the project. (6 marks) iii Tools/Software used for Project Monitoring/ BIM implementation. (4 marks) iv. Details of Quality Control & Monitoring at Site and Material Testing. (4 marks) v. Document Repository system & management at site and office. (4 marks)										

4. SUBMISSION OF EoI

- a) The EoI application shall be submitted in hard copy in a single sealed envelope with title as **“Empanelment of Independent Engineer for Execution Of Construction Projects On Design And Build Mode for Reserve Bank of India (RBI) in Category.....”** (*Mention the category/ies of project*)
- b) The Applicant shall send the documents by post / courier to the address mentioned below at 4 (c) before the submission due date as mentioned in this EoI document (SOT / page 6).
- c) The applications should be submitted in hard copy bound properly to the following address:

The Chief General Manager-in-Charge
Reserve Bank of India (RBI),
Premises Department, Central Office
5th Floor, Central Office Building,
Shahid Bhagat Singh Marg
Fort, Mumbai – 400001
- d) The application shall include following documents along with the supporting documents as per the eligibility criteria and evaluation matrix.
 - i) [Annexure 1](#) / ref clause 1(i) - Covering Letter
 - ii) [Annexure 2](#) / ref clause 3.1 (iii) - Undertaking by Applicant
 - iii) [Annexure 3A](#) / ref clause 3.1 - Basic Information of Applicant
 - iv) [Annexure 3B](#) / ref clause 3.1 - Key Technical Staff
 - v) [Annexure 4A](#) / ref clause 3.2 – Technical Eligibility- Past experience
 - vi) [Annexure 4B](#)/ ref clause 3.2 – Technical Eligibility- Similar Work
 - vii) [Annexure 4C](#) – List of Ongoing Similar Assignments.
 - viii) [Annexure 5](#)/ ref clause 3.2 - Financial Capability of Applicants- Turnover, PAT & Net worth as mentioned in the Table
 - ix) [Annexure 6](#)/ ref clause 6 - Pre-contract Integrity Pact
 - x) [Annexure 7](#)/ Undertaking / Declaration / Certificate by the Bidder regarding country sharing land border with India.
 - xi) [Annexure 8](#)/ ref clause 4 f) Power of Attorney
 - xii) [Checklist](#) of Documents to be submitted along with this Application (clause 17 of this EoI)
- e) Applicants shall submit the EoI in the prescribed format in English language only and in case of documents and certificate in other language the same shall be supported with translation in English language.
- f) The EoI shall be submitted along with a covering letter ([Annexure 1](#)) together with the desired supporting documents and proof on the letter head of the Applicant and **each page of the Application duly signed by the head or Authorized signatory of the Applicant under a common seal. A power of attorney** in this regard shall be attached with the application in proforma given in [Annexure 8](#).

5. AMENDMENTS TO EoI

- a) At any time prior to the Application Due Date, RBI may, for any reason, whether at its own initiative or in response to clarifications requested by an Applicant, modify terms and conditions of EoI through issuance of corrigendum and addendum.
- b) Any Addendum or Corrigendum of reply to queries thus issued will be available only on the website of RBI.
- c) In order to afford the applicants a reasonable time for taking an Addendum into account or for any other reason the RBI may, in its sole discretion, extend the Application Due Date.

6. FRAUDULENT AND CORRUPT PRACTICES

If an Applicant is found to have directly or indirectly or through an agent, engaged or indulged in any corrupt/fraudulent/coercive/undesirable/restrictive practice during the EoI Process, such Applicant shall be removed from the empanelment list and shall not be eligible to participate in any tender or EoI issued by the RBI in future. The bidder shall be required to enter into an agreement with RBI called Integrity Pact (IP). The IP envisages an agreement between the RBI and the bidders as per the approved proforma given in [Annexure 6](#), committing the persons/ officials of both sides not to resort to corrupt practices in any aspect/ stage of the contract. The IP shall be applicable from the stage of invitation of application document for empanelment. **The applications which do not contain the IP in the approved proforma shall be liable for rejection.** Integrity pact as per the format in [Annexure 6](#) shall be executed in non-judicial stamp paper. The cost of the stamp paper shall be borne by the applicant.

7. RIGHT TO ACCEPT/REJECT ANY OR ALL APPLICATIONS

- i) RBI reserves the right, without any obligation or liability, to accept or reject any or all of the applications, and at any stage of the process, to annul or modify this process, or any part thereof, or to vary any of the terms and conditions, or to cancel this process and/or to initiate a new process without assigning any reason thereof.
- ii) RBI reserves the right to drop any Applicant from the empaneled list, add more firms to the empaneled list and/or curtail the empaneled list without assigning any reason whatsoever. RBI also reserves the right to modify the terms and conditions of empanelment prior to the Due Date of Application.
- iii) RBI also reserves the right to empanel / select any other firms or engage any firm outside the list of Empaneled Firms, if required after carrying out a competitive bid / selection process or through suitable mechanism as per discretion of RBI.
- iv) All decisions taken by RBI regarding empanelment / selection / award of work to empaneled firms shall be final and binding on all Applicants / Empaneled Firms.
- v) RBI, also, reserves the right to reject any Proposal if:
 - (a) at any time, a material misrepresentation is made or uncovered, or
 - (b) the Applicant does not submit sufficient information as being asked for.

8. VALIDITY OF PROPOSAL

8.1 EoI application shall remain valid for 6 months after the Due Date of submission of Application. A Proposal valid for a shorter period shall be rejected as non-responsive.

8.2 RBI retains the right that in exceptional circumstances at its own discretion, it may ask the Applicants to extend the validity of their application for specified period. The Applicant not submitting the letter of extension of the validity period at that time shall not be further considered.

9. DISPUTES

If a dispute of any kind, whatsoever, arises between the Employer and DBCA in connection with this empanelment process; shall be resolved amicably by Executive Director of Premises Department, RBI and Senior-most Officer of the firm/agency, and their decision/s shall be final and binding on Both the parties.

If the dispute is not amicably resolved, then the dispute shall be referred to a sole arbitrator to be mutually appointed by the parties and finally resolved through arbitration. The arbitration shall be governed by the provisions of Arbitration and Conciliation Act 1996, as amended from time to time. The venue and seat of the arbitration shall be Mumbai, India. The award passed by the arbitrator shall be binding on the parties. All disputes arising shall be subject to the jurisdiction of the competent court at Mumbai and shall be governed by the Laws of India

10. ACKNOWLEDGEMENT BY APPLICANT

It shall be deemed that by submitting the EoI, the applicant has:

- (a) Made a complete and careful examination of the EoI, terms, submission formalities and evaluation mechanism.
- (b) Received all relevant information requested from RBI.
- (c) Acknowledged and accepted the risk of inadequacy, error or mistake in the information provided in this invitation document or furnished by or on behalf of RBI.
- (d) Satisfied itself about all matters, things and information necessary and required for submitting the proposal and performance of all of its obligations there under;
 - i. Acknowledged that it does not have a conflict of interest with any other Firm; and
 - ii. Agreed to be bound by the undertaking provided by it under and in terms hereof.
- (e) RBI shall not be liable for any omission, mistake or error on the part of the firm in respect of any of the above or on account of any matter or thing arising out of or concerning or relating to this invitation document or the selection process, including any error or mistake therein or in any information or data given by the RBI.

11. EoI SUBMISSION DUE DATE

Duly sealed EoI application from of the Applicant filled in all respect must reach RBI office at the address mentioned in clause 4 c) on the time and date specified in the invitation letter (SOT / page 6) through Speed / Registered post or courier or may be submitted by hand in the tender box kept at the office. If the specified date for the submission of EoI proposal is declared as a holiday for RBI, the EoI proposal will be received up to the same scheduled time on the next working day.

12. LATE SUBMISSION

No applications shall be entertained after the due date of submission of application.

13. MODIFICATIONS AND WITHDRAWAL OF EoI PROPOSALS

No modifications to the EoI Applications shall be allowed once it is received by RBI.

14. OPENING DATE OF EoI APPLICATION

RBI will open all EoI applications, in the presence of authorized representatives who choose to attend, at the date and time mentioned in Schedule of Empanelment Process. The representatives of applicants who are present shall sign a register evidencing their attendance. In the event of the specified date being declared a holiday for RBI, the proposal shall be opened at the appointed time and location on the next working day. Intimation will be done on the RBI website and through email.

15. EMPANELMENT PROCEDURE

The broad procedure for empanelment of consultants constitutes as under.

- a) Invitation of Expression of Interest (EoI):** RBI invites the application from eligible consultants to submit their expression of interest to participate in the empanelment procedure.
- b) Submission of EoI:** The participants will submit the EoI to RBI along with the details as required in the prescribed manner.
- c) Scrutiny by the RBI:** RBI will scrutinize all the EoI applications received as per the eligibility criteria mentioned in this document.
- d) Empanelment:** The eligible applicants would be selected for the Empanelment in the categories applied for, by the Applicant on the basis of their credentials.

16. AWARD OF EMPANELMENT

After selection, the list containing the name of Empaneled applicants shall be uploaded in RBI website i.e., <https://rbi.org.in>

17. CHECKLIST AND SEQUENCE OF DOCUMENTS TO BE SUBMITTED WITH THE EoI APPLICATION

The Applicant shall include the below Checklist in the Application indicating the page number of the required forms, supporting documents mentioned below.

S.no	Reference in the EoI Document	Page No. in the Application
1.	Annexure 1: Covering Letter	
2.	Annexure 2: Undertaking by Applicant	
3.	Annexure 3A: Basic Information of Applicant	
4.	Certificate of Incorporation/Registration/Partnership Deed or any other mentioning date of Incorporation.	
5.	PAN & GST registration Certificate	
6.	Annexure 3B: Key Technical Staff of The Applicant	
7.	CVs of In-house Manpower along with required documents	
8.	Annexure 4A: Summary of Past Work Experience	
9.	Documents against Past Work Experience i.e. Work Orders, Agreement/ MoU and Completion Certificates.	
10.	Annexure 4B: Summary of Past Work Experience	
11.	Documents against Similar Work Experience i.e. Work Orders, Agreement/ MoU and Completion Certificates.	
12.	Annexure 4C: On Going Similar Works by the Applicant	
13.	Annexure 5: Summary of Financial Capability	
14.	Audited annual financial statements (Balance Sheet) of last three financial years	
15.	Annexure 6: Pre-Contract Integrity Pact	
16.	Annexure 7: Undertaking / Declaration / Certificate by the Bidder regarding country sharing land border with India.	
17.	Annexure 8: Power of Attorney for Authorized signatory	
18.	Checklist indicating the page number of the required Forms/ supporting documents placed in the Application	

अनुलग्नक-1: कवरिंग लेटर के लिए प्रारूप

(आवेदक के लेटरहेड पर)

प्रति

प्रभारी मुख्य महाप्रबंधक,
परिसर विभाग
भारतीय रिज़र्व बैंक (आरबीआई)
केंद्रीय कार्यालय, मुंबई -400001,
महाराष्ट्र

महोदया/महोदय,

संदर्भ: भारतीय रिज़र्व बैंक (आरबीआई) की डिजाइन और बिल्ड मोड पर निर्माण परियोजनाओं के निष्पादन के लिए इंडीपेंडेंट इंजीनियर के निम्नांकित पैनल श्रेणी/श्रेणियों के अंतर्गत पैनलबद्ध होने हेतु आवेदन प्रस्तुत करना (लागू होने वाली श्रेणियों के सामने टिक (✓) लगाएँ)

क्र.सं.	पैनल श्रेणी	के लिए आवेदन किया गया
1	श्रेणी ए: आवासीय भवन परियोजनाओं के लिए	
2	श्रेणी B: कार्यालय भवन परियोजनाओं के लिए	

1. अधोहस्ताक्षरी आवेदक की ओर से प्रतिनिधित्व करने और कार्य करने के लिए विधिवत अधिकृत है, और भारतीय रिज़र्व बैंक (आरबीआई) द्वारा उक्त पैनलबद्धता के संबंध में प्रदान किए गए दस्तावेज़ में दी गई सभी जानकारी की समीक्षा करने और पूरी तरह से समझने के बाद, अधोहस्ताक्षरी एतद्वारा पैनल के लिए रुचि की अभिव्यक्ति (ईओआई) के उत्तर में आवेदन प्रस्तुत करता है।
2. मैं/हम पुष्टि करते हैं कि ईओआई आवेदन, आवेदन जमा करने की नियत तारीख के बाद 180 दिनों के लिए वैध रहेगा।
3. मैं/हम एतद्वारा प्रमाणित करते हैं कि संलग्न प्रपत्रों अर्थात् अनुलग्नक 1 से 8 और साथ के दस्तावेजों में दिए गए सभी विवरण और जानकारी सही और सत्य हैं।
4. मैं/हम वचन देते हैं और पुष्टि करते हैं कि पात्र समान कार्य (कार्यों) को किसी अन्य ठेकेदार के माध्यम से बैंक टू बैंक या सबलेटिंग के आधार पर निष्पादित नहीं किया गया है/ किए गए हैं। यदि इस तरह का उल्लंघन भारतीय रिज़र्व बैंक के ध्यान में आता है, तो मुझे भविष्य में भारतीय रिज़र्व बैंक में निविदा करने से विवर्जित कर दिया जाएगा।
5. मैं/हम भारतीय रिज़र्व बैंक को कोई भी अतिरिक्त जानकारी उपलब्ध कराएंगे जो उसे योग्यता विवरण के पूरक या प्रमाणित करने के लिए आवश्यक हो सकती है या जिसकी आवश्यकता हो सकती है।

6. मैं/हमने पैनलबद्धता के लिए ईओआई दस्तावेज़ को सावधानी से अध्ययन किया है और समझा है कि हमारे पास आरबीआई द्वारा प्रदान किए गए किसी भी दस्तावेज़ या सूचना से उत्पन्न या उसके संबंध में कोई भी दावा, अधिकार या शीर्षक नहीं होगा, चाहे वह पैनलबद्धता प्रक्रिया से संबंधित हो या उसके बाहर का कोई मामला हो, जिसमें पैनलबद्धता भी शामिल है।
7. मेरा/हमारा आवेदन जमा करने की सभी आवश्यकताओं के अनुरूप है जैसा कि पैनल दस्तावेज़ में या प्राधिकरण द्वारा जारी किए गए किसी भी बाद के संचार में कहा गया है। मैं/हम अपने आवेदन में किसी भी त्रुटि या चूक के लिए पूरी तरह से जिम्मेदार होंगे।
8. मैं/हम समझते हैं कि हमारे द्वारा दी गई तथ्यों में किसी भी चूक, कार्रवाई या असत्य कथन के कारण हमारा आवेदन पैनलबद्धता प्रक्रिया के दौरान किसी भी समय और पैनलबद्धता के बाद भी अमान्य हो सकता है; आरबीआई के पास तदनुसार उचित कार्रवाई करने का अधिकार सुरक्षित है।
9. मैं/हम समझते हैं कि आरबीआई के पास किसी भी या सभी आवेदनों को स्वीकार या अस्वीकार करने तथा पैनलबद्धता प्रक्रिया को निलंबित करने और/या रद्द करने का अधिकार सुरक्षित है, कोई कारण बताए बिना या अन्यथा।
10. मैं/हम सहमत होते हैं और प्रतिबद्ध होते हैं कि हम ईओआई दस्तावेज़ों के सभी नियमों और शर्तों का पालन करेंगे।

.....

अधिकृत व्यक्ति के हस्ताक्षर अधिकृत

व्यक्ति का नाम:

पदनाम:

बोलीदाता की स्टाम्प/मुहर

दिनांक

ANNEXURE-1: FORMAT FOR COVERING LETTER

(On the Letterhead of the Applicant)

To,

The Chief General Manager in Charge,
Premises Department
Reserve Bank of India (RBI)
Central Office, Mumbai -400001,
Maharashtra

Madam/Sir,

Ref: Submission of Application for Empanelment of Independent Engineer for Execution of Construction Projects on Design and Build Mode for Reserve Bank of India (RBI) for Empanelment Category/categories (tick against the categories of empanelment applying for)

S. No.	Empanelment Categories	Applied for
1	Category A: for Residential Building projects	
2	Category B: for Office Building projects	

1. Being duly authorized to represent and act on behalf of Applicant and having reviewed and fully understood all of the information provided in the document provided by the RBI in respect of the captioned Empanelment, the undersigned hereby submits the Application in response to the EoI for Empanelment.
2. I/We confirm that EoI application shall remain valid for 180 days after the Due Date of submission of Application.
3. I/We hereby certify that all the statements made and information supplied in the enclosed forms namely Annexures 1 to 8 and accompanying documents are true and correct.
4. I/We undertake and confirm that eligible similar work(s) has/have not been got executed through another contractor on back to back or subletting basis. Further that, if such a violation comes to the notice of Reserve Bank of India, then I/We shall be debarred from tendering in Reserve Bank of India in future.
5. I/We shall make available to the RBI any additional information it may find necessary or require to supplement or authenticate the qualification statement.
6. I/We have studied the EoI for Empanelment document carefully and understand that we shall have no claim, right or title arising out of any documents or information provided to us by the RBI or in respect of any matter arising out of or concerning or relating to the Empanelment Process including the Empanelment.
7. My/Our Application is consistent with all requirements of submission as stated in the Empanelment Document or in any of the subsequent communication issued by the Authority. I/We would be solely responsible for any errors or omissions in our application.

8. I/We understand that any omission, commission or mis-statement in facts provided by us will make our application invalid at any time during the Empanelment Process and also after the empanelment; RBI reserves the right to take appropriate action accordingly.
9. I/ We understand that the RBI reserves the right to accept or reject any or all the Applications and reserves the right to withhold and/or cancel the Empanelment process without assigning any reason or otherwise.
10. I/We agree and undertake to abide by all the terms and conditions of the Empanelment Document.

.....

Signature of the Authorized Person

Name of the Authorized Person:

Designation:

Stamp/Seal of the Bidder

Date

**ANNEXURE 2: UNDERTAKING BY APPLICANT REGARDING DEBARMENT BY
PUBLIC INSTITUTION** (in company's letter head)

Name of work:

1. I / we (Name of the firm) declare that

- a) I / we or any of our allied firm* is / are not debarred / suspended / blacklisted by any public institution / entity in India or any other country as on (last date of submission of application).
- b) I / we or any of our allied firm* have not made any transgression in respect of the code of integrity with any public institution / entity in India or any other country in last three years as on (last date of submission of application).
- c) I / we will inform the Bank in writing, in case, I / we or any of our allied firm* is / are debarred / suspended / blacklisted by any public institution / entity in India or other country at the earliest.

2. I / we (Name of the firm) declare that I /we or our allied firm* (Name of the allied firms(s)) is / are debarred / suspended / blacklisted by (Name and address of public institution in India or any other country) and the same effective up to (date). A copy of such letter is attached for your information and record.

(Seal and signature of the Authorized Person)

Date:

Place:

Note: Strike out one of the above two declarations which is not applicable.

*Allied firm: A firm would be termed as "allied firm" if the management is common, or substantial or majority shares are owned by the banned / suspended firm and by virtue of this it has a controlling voice. Further all successor firms will also be considered as allied firms.

ANNEXURE 3A: BASIC INFORMATION OF APPLICANT

Sr. No.	Description	Particulars
1.	Name of Applicant/Agency	
2.	Type of organization (whether Proprietorship, Partnership/ Pvt. Ltd /Ltd or Body Corporate etc.) - Related certificate / document (Articles and Memorandum of association etc.) to be compulsorily enclosed	
3.	Address of Registered office with pin code	
4.	Telephone No. and Mobile No.	
5.	Email Id.	
6.	Name of Proprietor / Partners / Directors in the Organization/Firm	
7.	Year of incorporation (Certificate of Registration to be furnished)	
8.	Details of PAN (Copy of PAN Card to be furnished)	
9.	Details of GST Registration No. (Copy of GST Registration number to be furnished)	
10.	Authorized person (Name, Designation & Contact details)	
11.	Total years of Experience in providing Independent Engineer/Site supervision Services	
12.	Graduate employees (on payroll) of Applicant in following categories	No. of persons
	Civil	
	Electrical	
	Architect	
	Fire & safety personnel	
	Quality	
13.	Empanelment with other Govt. Organizations in India if any	
14.	Any other relevant information	

Note- copies of all documents indicated above should be enclosed.

.....

Signature of the Authorized Person

Name of the Authorized Person:

Designation:

Name of the Firm:

Date

ANNEXURE 3B: KEY TECHNICAL STAFF OF THE APPLICANT

Please provide the no. of personnel (i.e. on-roll) in each category based on their work experience as tabulated below.

	Category/ Discipline	Name	Highest Academic Qualification	No. of years of Experience in respective field	No. of similar work assignments done/ lead (in case of Project Lead)
1	Project Lead				
2	Civil Engineer				
3	MEP Engineer				
4	Structural Engineer				
5	Quality Engineer				
6	Fire and Safety				

.....
Signature of the Authorized Person

Name of the Authorized Person:

Designation:

Name of the Firm:

Date

Note: The Applicant shall submit Qualification Certificate, CV duly signed by concerned employee, Form 16/16A/ 26AS/ last 3 months Salary Slips along with payment proof (bank statement) .

ANNEXURE 4A: SUMMARY OF PAST WORK EXPERIENCE (ref clause 3.2)

Building Construction Projects ‘Completed’ as Independent Engineer/PMC/CMC/construction supervision where the work order was issued to Applicant/Agency on or before September 30, 2018.

Name of the Work / Project and Address	
Name and Address of Project Owner /Client	
Total Completed Cost of Work/Project (Rs. In Crore)	
Consultancy charges	
Date of Issue of Work Order/ LOA/ Agreement	
Date of start of work – Stipulated and Actual	
Date of 100% Completion of work / project –Stipulated and Actual	
Details of compensation levied for delay (indicate amount) if any else state “NIL”	
Did the PMC go for arbitration? (Yes/No) If yes, mention total amount of claim and Total amount awarded and whether the dispute is settled.	
Short description of services provided in the assignment	
Overall Performance of Agency in the project (Outstanding /Very Good/ Good/ Satisfactory/Poor	
Any other Information	

Note: The works/ projects mentioned should be supported with **Work Orders** and **Completion Certificates** issued by the Client provided all the information in the table above is mentioned in the certificate or certified by the client separately.

.....
Signature of the Authorized Person
Name of the Authorized Person:
Designation:
Name of the Firm:
Date

ANNEXURE 4B: SUMMARY OF SIMILAR WORK EXPERIENCE (ref clause 3.2)

Similar Work Projects 'Completed' during the last 07(Seven) years as on last day of the month previous to the one in which EoI is invited i.e., completed on or before September 30, 2025.

(USE ONE TABLE FOR EACH PROJECT)

Name of the Work / Project and Address	
Name and Address of Project Owner /Client	
Date of Issue of Work Order/ LOA/ Agreement	
Total Completed Cost of Work/Project (Rs. In Crore)	
Consultancy charges	
Type of Building (Office, residential etc. in RCC, Steel etc.)	
Number of Floors and Building Height	
Total Built up area (in Sqft) of the project.	
Date of start of work – Stipulated and Actual	
Date of 100% Completion of work / project –Stipulated and Actual	
Details of compensation levied for delay (indicate amount) if any else state "NIL"	
Did the PMC go for arbitration? (Yes/No) If yes, mention total amount of claim and Total amount awarded and whether the dispute is settled.	
Short description of PMC services provided in the assignment. Whether following services were provided by the agency 1. Site supervision and construction management services. (Yes/No) 2. QA/QC services including material testing. (Yes/No) 3. Project scheduling and monitoring using modern techniques. (Yes/No) 4. Architectural Design and Engineering. (Yes/No) 5. Assisting in rectification of defects and taking over the project. (Yes/No)	
Overall Performance of PMC in the project (Outstanding /Very Good/ Good/ Satisfactory/Poor	
Any other Information	

Note: The works/ projects mentioned should be supported with **Work Orders** and **Completion Certificates** issued by the Client provided all the information in the table above is submitted.

.....
Signature of the Authorized Person
Name of the Authorized Person:
Designation:
Name of the Firm:
Date

ANNEXURE 4C: ON GOING SIMILAR WORKS BY THE APPLICANT

Sr No.	1	2	3	4	5
Name of the Work / Project					
Address where Project is executed					
Name and Address of Project Owner / Client					
Total Cost of Work (Rs. In Crore)					
Agency Charges					
Number of Floors and Category (Multistoried / Core Housing / Others, Specify) of the project					
Date of start of work – Stipulated and Actual					
Estimated date of completion of work / project					
Any other Information					

Note: The works/ projects mentioned should be supported with Work Orders issued by the Client.

.....

Signature of the Authorized Person

Name of the Authorized Person:

Designation:

Name of the Firm:

Date

ANNEXURE 5: SUMMARY OF FINANCIAL CAPABILITY

Name of the Applicant Firm

S.no	Financial Year	Annual Turnover from Consultancy services as PMC (in INR)	Profit after Tax (PAT) (in INR)	Net Worth (in INR)
1	2022-23			
2	2023-24			
3	2024-25			

Signature of the Chartered Accountant

CA Registration Number:

Seal/ Stamp

Date

Note: Audited annual financial statement (Balance Sheet) for the last three financial years to be submitted by the Applicants.

ANNEXURE 6: PRE-CONTRACT INTEGRITY PACT

(On Non-Judicial Stamp Paper of appropriate value)

PRE-CONTRACT INTEGRITY PACT

1. General

This pre-bid pre-contract Agreement (hereinafter called the "Integrity Pact") is made on _____ day of the month of _____ 2024 between, on one hand, the Premises Department, Reserve Bank of India acting through Chief General Manager-in-Charge, Premises Department, Central Office, Mumbai (hereinafter called the "PRINCIPAL", which expression shall mean and include, unless the context otherwise requires, his successors in office and assigns) of the First Part and M/s

_____ represented by Mr / Ms _____, (Add designation of the APPLICANT) (hereinafter called the "APPLICANT" which expression shall mean and include, unless the context otherwise requires, his successors and permitted assigns) of the Second Part.

WHEREAS the PRINCIPAL proposes **Empanelment of Independent Engineer for "Execution Of Construction Projects On Design And Build Mode" for Reserve Bank Of India.** and the APPLICANT is willing to offer/has offered the services and WHEREAS the APPLICANT is a (please indicate category e.g., private company/public company/Government undertaking/partnership etc.) constituted in accordance with the relevant law in the matter and the PRINCIPAL is a statutory body performing its functions under the Reserve Bank of India Act, 1934 and other relevant legislations.

NOW, THEREFORE,

To avoid all forms of corruption by following a system that is fair, transparent and free from any influence/prejudiced dealings prior to, during and subsequent to the currency of the contract to be entered into with a view to:-

Enabling the PRINCIPAL to receive the desired services at a competitive price in conformity with the defined specifications by avoiding the high cost and the distortionary impact of corruption on public procurement, and

Enabling APPLICANT to abstain from bribing or indulging in any corrupt practice in order to secure the contract by providing assurance to them that their competitors will also abstain from bribing and other corrupt practices and the PRINCIPAL will commit to prevent corruption, in any form, by its officials by following transparent procedures. The parties hereto hereby agree to enter into this Integrity Pact and agree as follows:

2. Commitments of the PRINCIPAL

2.1.1 The PRINCIPAL undertakes that no official of the PRINCIPAL, connected directly or indirectly with the contract, will demand, take a promise for or accept, directly or through intermediaries, any bribe, consideration, gift, reward, favour or any material or immaterial benefit or any other advantage from the APPLICANT, either for themselves or for any person, organisation or third party related to the contract in exchange for an advantage in the bidding process, bid evaluation, contracting or implementation process related to the contract.

2.1.2 The PRINCIPAL will, during the pre-contract stage, treat all APPLICANTS alike, and will provide to all APPLICANTS the same information and will not provide any such information to any particular APPLICANT which could afford an advantage to that particular APPLICANT in comparison to other APPLICANTS.

2.1.3 All the officials of the PRINCIPAL will report to the appropriate authority any attempted or completed breaches of the above commitments as well as any substantial suspicion of such a breach.

2.2 In case any such preceding misconduct on the part of such official(s) is reported by the APPLICANT to the PRINCIPAL with full and verifiable facts and the same is prima facie found to be correct by the PRINCIPAL necessary disciplinary proceedings, or any other action as deemed fit, including criminal proceedings may be initiated by the PRINCIPAL and such a person shall be debarred from further dealings related to the contract process. In such a case while an enquiry is being conducted by the PRINCIPAL the proceedings under the contract would not be stalled.

3. Commitments of APPLICANT

3.1 The APPLICANT commits itself to take all measures necessary to prevent corrupt practices, unfair means and illegal activities during any stage of its bid or during any pre-contract or post-contract stage in order to secure the contract or in furtherance to secure it and in particular commit itself to the following: -

3.1.1 The APPLICANT will not offer, directly or through intermediaries, any bribe, gift, consideration, reward, favour, any material or immaterial benefit or other advantage, commission, fees, brokerage or inducement to any official of the PRINCIPAL, connected directly or indirectly with the bidding process, or to any person, organisation or third party related to the contract in exchange for any advantage in the bidding, evaluation, contracting and implementation of the contract.

3.1.2 The APPLICANT further undertakes and declares/represents that it has not given, offered or promised to give, directly or indirectly any bribe, gift, consideration, reward, favour, any material or immaterial benefit or other advantage, commission, fees, brokerage or inducement to any official of the PRINCIPAL or otherwise in procuring the Contract or forbearing to do or having done any act in relation to the obtaining or execution of the contract or any other contract with the PRINCIPAL for showing or forbearing to show favour or disfavours to any person in relation to the contract or any other contract with the PRINCIPAL

3.1.3 APPLICANT shall disclose in writing the name and address of representatives and Indian APPLICANTs shall disclose their foreign principals or associates.

3.1.4 APPLICANT shall disclose in writing the payments to be made by them to any intermediary, in connection with this bid/contract.

3.1.5 The APPLICANT, either while presenting the bid or during pre-contract negotiations or before signing the contract, shall disclose in writing payments, if any, he has made / is committed to or intends to make to officials of the PRINCIPAL or their family members or any other intermediaries in connection with the contract or otherwise and the details of services agreed upon for such payments.

3.1.6 The APPLICANT will not collude with other parties interested in the contract to impair the transparency, fairness and progress of the bidding process, bid evaluation, contracting and implementation of the contract.

3.1.7 The APPLICANT will not accept any advantage in exchange for any corrupt, practice, unfair means and illegal activities.

3.1.8 The APPLICANT shall not use improperly, for purposes of competition or personal gain, or pass on to others, any information provided by the PRINCIPAL as part of the business relationship, regarding plans, technical proposals and business details, including information contained in any electronic data carrier, without written consent of the PRINCIPAL. The APPLICANT also undertakes to exercise due and adequate care lest any such information is divulged.

3.1.9 The APPLICANT commits to refrain from giving any complaint directly or through any other manner without supporting it with full and verifiable facts.

3.1.10 The APPLICANT shall not instigate or cause to instigate any third person to commit any of the actions mentioned above.

3.1.11 If the APPLICANT or any employee of the APPLICANT or any person acting on behalf of the APPLICANT, either directly or indirectly, is a relative of any of the officers of the PRINCIPAL,

or alternatively, if any relative of an officer of the PRINCIPAL has financial interest/stake in the APPLICANT's firm, the same shall be disclosed in writing by the APPLICANT at the time of filing of tender.

The term 'relative' for this purpose would be as defined in Section 2(77) of the Companies Act, 2013 of India.

3.1.12 The APPLICANT shall not lend to or borrow any money from or enter into any monetary dealings or transactions, directly or indirectly, with any employee of the PRINCIPAL.

4. Previous Transgression

4.1 The APPLICANT declares that no previous transgression/blacklist occurred in the last five years immediately before signing of this Integrity Pact, with any other company/entity in any country in respect of any corrupt practices envisaged hereunder or with any Public Sector Enterprise in India or any Government Department in India that could justify APPLICANT's exclusion from the tender process.

4.2 The APPLICANT agrees that if it makes incorrect statement on this subject, APPLICANT can be disqualified from the bidding process or the contract, if already awarded, can be terminated for such reason.

5. Earnest Money (Security Deposit)

5.1 While submitting the Bid in the main tender, the APPLICANT shall deposit an amount as may be specified by the PRINCIPAL in the main tender (as Earnest Money/Security Deposit) with the / PRINCIPAL through instruments, the detail of which along with the amount will be notified by the PRINCIPAL in the main tender.

6. Sanctions for Violations

6.1 Any breach of the aforesaid provisions by the APPLICANT or any one employed by it or acting on its behalf (whether with or without the knowledge of the APPLICANT) shall entitle the PRINCIPAL to take all or any one of the following actions, wherever required: -

6.1.1 To immediately call off the pre contract negotiations without assigning any reason or giving any compensation to the APPLICANT. However, the proceedings with the other APPLICANT(s) would continue.

6.1.2 The Earnest Money Deposit (in pre-contract stage) and/or Security Deposit/Performance Bond (after the contract is signed) shall stand forfeited either fully or partially, as decided by the PRINCIPAL and the PRINCIPAL shall not be required to assign any reason, therefor.

6.1.3 To immediately cancel the contract, if already signed, without giving any compensation to the APPLICANT.

6.1.4 To recover all sums already paid by the PRINCIPAL, and in case of an Indian APPLICANT with interest thereon at 2% higher than the prevailing six months Marginal Cost of funds-based Lending Rate (MCLR) of State Bank of India, while in case of APPLICANT from a country other than India with interest thereon at 2% higher than the six months LIBOR. If any outstanding payment is due to the APPLICANT from the PRINCIPAL in connection with any other contract for any other stores, such outstanding payment could also be utilised to recover the aforesaid sum and interest.

6.1.5 To encash the advance bank guarantee and performance bond/warranty bond, if furnished by the APPLICANT, in order to recover the payments, already made by the PRINCIPAL, along with interest.

6.1.6 To cancel all or any other Contracts with the APPLICANT. The APPLICANT shall be liable to pay compensation for any loss or damage to the PRINCIPAL resulting from such cancellation/rescission and the PRINCIPAL shall be entitled to deduct the amount so payable from the money(s) due to the APPLICANT.

6.1.7 To debar the APPLICANT from participating in future bidding processes of the PRINCIPAL for a minimum period of five years, which may be further extended at the discretion of the PRINCIPAL.

6.1.8 To recover all sums paid in violation of this Pact by APPLICANT(s) to any middleman or agent or broker or any other intermediary with a view to securing the contract. In cases where irrevocable Letters of Credit have been received in respect of any contract signed by the PRINCIPAL with the APPLICANT, the same shall not be opened.

6.1.9 Forfeiture of Performance Bond in case of a decision by the PRINCIPAL to forfeit the same without assigning any reason for imposing sanction for violation of this Pact.

6.2 The PRINCIPAL will be entitled to take all or any of the actions mentioned at para **6.1.1** to **6.1.9** of this Pact also on the commission by the APPLICANT or any one employed by it or acting on its behalf (whether with or without the knowledge of the APPLICANT), of an offence as defined in Chapter IX of the Indian Penal code, 1860 or Prevention of Corruption Act, 1988 or any other statute enacted for prevention of corruption.

6.3 The decision of the PRINCIPAL to the effect that a breach of the provisions of this Pact has been committed by the APPLICANT shall be final and conclusive on the APPLICANT. However, the APPLICANT can approach the Independent Monitor(s) appointed for the purposes of this Pact.

7. Fall Clause

The APPLICANT undertakes that it has not supplied/is not supplying similar product/systems or subsystems at a price lower than that offered in the present bid in respect of any other Ministry/Department of the Government of India or PSU or any other unit owned by Government of India / the PRINCIPAL and if it is found at any stage that similar product/systems or sub systems was supplied by the APPLICANT to any Ministry/Department of the Government of India or a PSU or any other unit owned by Government of India / the PRINCIPAL at a lower price, then that very price, with due allowance for elapsed time, will be applicable to the present case and the difference in the cost would be refunded by the APPLICANT to the PRINCIPAL, if the contract has already been concluded.

8. Independent Monitors

8.1 The PRINCIPAL has appointed.

1. **Shri Nageshwar Rao Koripalli, IRS (Retd.)** 38, The Trails, Manikonda, R.R. District, Hyderabad- 500 089 Mobile No. 097889 19555, 08985970045 Email - knageshwarrao@gmail.com

2. **Shri Pramod Shripad Phalnikar, IPS (Retd.)** A-2, 602 Phase - I, Aditya Shagun, CHS, NDA-Pashan Road, Bavdhan, Pune, Maharashtra - 411 021 Mobile No. 090119 43674 Email - pramodphalnikar@gmail.com

as the Independent External monitors (IEM) (hereinafter referred to as Monitor) for this Pact.

8.2 The task of the Monitor shall be to review independently and objectively, whether and to what extent the parties comply with the obligations under this Pact.

8.3 The Monitor shall not be subject to instructions by the representatives of the parties and perform their functions neutrally and independently.

8.4 Both the parties accept that the Monitor have the right to access all the documents relating to the project, including minutes of meetings.

8.5 As soon as the Monitor notices, or has reason to believe, a violation of this Pact, he will so inform the Authority designated by the PRINCIPAL.

8.6 The APPLICANT(s) accepts that the Monitor has the right to access without restriction to all project documentation of the PRINCIPAL including that provided by the APPLICANT. The APPLICANT will also grant the Monitor, upon his request and demonstration of a valid interest, unrestricted and unconditional access to his project documentation. The same is applicable to sub-consultants. The Monitor shall be under contractual obligation to treat the information and documents of the APPLICANT/Sub Interior Contractor(s) with confidentiality.

8.7 The PRINCIPAL will provide to the Monitor sufficient information about all meetings among the parties related to the project provided such meetings could have an impact on the contractual relations between the parties. The parties will offer to the Monitor the option to participate in such meetings.

8.8 The Monitor will submit a written report to the designated Authority of PRINCIPAL within 8 to 10 weeks from the date of reference or intimation to him by the PRINCIPAL / APPLICANT and, should the occasion arise, submit proposals for correcting problematic situations.

9. Facilitation of Investigation

9.1 In case of any allegation of violation of any provisions of this Pact or payment of commission, the PRINCIPAL or its authorized agencies shall be entitled to examine all the documents including the Books of Accounts of the APPLICANT and the APPLICANT shall provide necessary information and documents in English and shall extend all possible help for the purpose of such examination.

9.2 In the event of any dispute between the PRINCIPAL and APPLICANT where Integrity Pact is applicable, in case, both the parties are agreeable, they may try to settle dispute through mediation before the panel of IEMs in a time bound manner. In case, dispute remains unresolved even after mediation by the panel of IEMs, the PRINCIPAL may take further action as per terms and conditions of the contract. The fees/ expenses on dispute resolution shall be equally shared by both parties i.e., the PRINCIPAL and the APPLICANT.

9.3 Person signing the Integrity Pact shall not approach the Courts while representing the matters to IEMs and he/ she will await their decision in the matter.

10. Law and Place of Jurisdiction

This Pact is subject to Indian Law. The place of performance and jurisdiction is the seat of the PRINCIPAL, i.e., Mumbai, India

11. Other Legal Actions

The actions stipulated in this Integrity Pact are without prejudice to any other legal action that may follow in accordance with the provisions of the extant law in force relating to any civil or criminal proceedings.

12. Validity

12.1 The validity of this Integrity Pact shall be from the date of its signing extendable up to 5 years or the complete execution of the contract to the satisfaction of both the PRINCIPAL and the APPLICANT, including warranty period/defect liability period, whichever is later. In case an APPLICANT is unsuccessful, this Integrity Pact shall expire after six months from the date of its execution.

12.2 Should one or several provisions of this Pact turn out to be invalid; the remainder of this Pact shall remain valid. In this case, the parties will strive to come to an agreement to their original intentions.

13. The parties hereby sign this Integrity Pact at _____ on _____

PRINCIPAL

Name of the Officer-
Designation-
Reserve Bank of India
Premises Department
Central Office

Witness

1. _____

2. _____

APPLICANT

Name of the Authorised Signatory
Designation
Name of the Applicant

Witness

1. _____

2. _____

ANNEXURE 7: Proforma for Undertaking / Declaration / Certificate by the Bidder regarding country sharing land border with India

(To be submitted by bidders on their letter head duly sealed and signed by the authorized signatory)

To,

Date:

Chief General Manager-in-Charge,
Reserve Bank of India,
Premises Department,
5th Floor, Central Office,
Shahid Bhagat Singh Marg,
Fort, Mumbai – 400001

Name of work: Empanelment of Independent Engineer for “Execution of Construction Projects on Design And Build Mode” for Reserve Bank Of India.

Madam,

I / We (Name and address, including Country of location of bidder) have read and understood the contents of the Office Memorandum (OM) F. No.6/18/2019-PPD dated July 23, 2020 and its subsequent orders / revision issued by Public Procurement Division, Department of Expenditure, Ministry of Finance, Government of India regarding the restrictions on procurement from a bidder of a country which shares a land border with India.

2. I / We certify that (Name of the bidder)

- a) is not from a country sharing land border with India, or
- b) is from a country sharing land border with India and has been registered with the Competent Authority, the certificate of which is enclosed, or
- c) is from a country sharing land border with India where Government of India has extended lines of credit, or
- d) is from a country sharing land border with India where Government of India is engaged in development projects.

(Strikeout whichever of the above is not applicable).

3. I /We further certify that (Name of bidder) fulfils all requirements in this regard and is eligible to be considered under the provision of the above referred Office Memorandum and its subsequent orders / revision. I/We also undertake that even in case of contracts where we are permitted by the Bank/RBI to sub- contract I/we.....(Name of bidder) will not sub-contract any work to a contractor from country(ies) sharing land border with India, unless such contractor fulfils all the requirements contained in the above referred office memorandum / order.

4. I/We know and understand that, if this Undertaking / Declaration / Certificate submitted by us is found to be false, the Bank shall be free to reject / terminate our tender / Work Order and that the Bank shall also be free to initiate any legal action in accordance with law including forfeiting of Earnest Money Deposit / Performance Bank Guarantee / Security Deposit and / or debarring us from participating in tenders invited by the Bank in future.

Signature and name of the authorized signatory of the Bidder with Rubber Stamp

Date:

Place:

ANNEXURE 8: FORMAT FOR POWER OF ATTORNEY FOR AUTHORIZED SIGNATORY

(On Non-Judicial Stamp Paper of appropriate value)

To,
Chief General Manager-in-Charge
Reserve Bank of India
Premises Department,
Central Office, Mumbai-400 001

Madam,

Empanelment of Independent Engineer for "Execution of Construction Projects On Design And Build Mode" for Reserve Bank Of India.

We.....(Name of the Bidder and address of their registered office) do hereby constitute, appoint and authorize Mr. / Ms.

.....(Name and residential address of Power of Attorney holder) who is presently employed with us and holding the position of as our attorney, to do in our name and on our behalf, all such acts, deeds and things necessary in connection with or incidental to our bid for the captioned works, including signing and submission of all documents and providing information / responses to the Reserve Bank of India (RBI), representing us in all matters before RBI, and generally dealing with RBI in all matters in connection with our proposal for the said renovation works.

We hereby agree to ratify all acts, deeds and things lawfully done by our said attorney pursuant to this Power of Attorney and that all acts, deeds and things done by our aforesaid attorney shall and shall always be deemed to have been done by us.

Signature/(s) of the Bidder

Name/(s)

Stamp/Seal of the Bidder

Note:

Power of Attorney should be properly stamped and notarized.

Power of Attorney furnished by Construction Company / Agency shall be irrevocable.