KERALA INDUSTRIAL INFRASTRUCTURE DEVELOPMENT CORPORATION (KINFRA)
(A statutory body of Govt of Kerala)

KINFRA HOUSE, TC 31/2312, Sasthamangalam, Thiruvananthapuram -695 010
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kinfra
INSPIRING GROWTH

Notice Inviting Tender (NIT)

Tender No	:	**KIN/HIT/08/2026-27**
Name of Work	:	**Rectification of Roof Leakage in the Standard Design Factory (SDF) Building at KINFRA Rural Apparel Park, Rajakumari**
EMD	:	**Rs.10,550.00**
Period of Contract	:	**1 months**
Bid Submission Fee	:	**Rs. 1000.00 (Including GST)**
PAC Amount	:	**Rs. 4,21,711.00**

KERALA INDUSTRIAL INFRASTRUCTURE DEVELOPMENT CORPORATION
KOCHI/683 503

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(A Statutory Body of Govt. of Kerala)

KINFRA HOUSE, TC NO.31/2312, SASTHAMANGALAM P.O,
THIRUVANANTHAPURAM

Tender No	:	**KIN/HIT/08/2026-27**
Name of Work	:	**Rectification of Roof Leakage in the Standard Design Factory (SDF) Building at KINFRA Rural Apparel Park, Rajakumari**
Locality	:	**KINFRA Rural Park, Rajakumari**
Last date of Submission	:	21/11/2026 at 5:00PM

Tender Documents Issued to:

Name of Bidder : .....

.....

Address of Bidder : .....

.....

.....

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GENERAL GUIDELINES

1. The book of "General Conditions of Contract" is applicable to both types of tenders i.e. "Percentage rate tenders and Item rate tenders". Accordingly, alternative provisions for conditions Nos. 4, 10 & 12 of the General Rules and Directions are given in this book. The appropriate alternatives will be applicable in specific cases depending on whether this is used for percentage rate tender (KINFRA-7) or item rate tender (KINFRA-8). "General Conditions of Contract" shall be available in downloadable manner from website "www.kinfra.org"

2. KINFRA-6 abridged from KINFRA-7/8, Schedules A to F, special conditions / specifications and drawings will be issued to intending tenderers only. The standard form will not be issued along with the Tender Documents but the same shall form part of the agreement to be drawn and signed by both parties after acceptance of tender. The standard form shall be available in downloadable manner from website "www.kinfra.org"

3. The intending bidders will quote their rates in Schedule ie. Price BID / Schedule of Quantities.

4. The proforma for registers and Schedules A to F are only for information and guidance. These are not to be filled in the Standard Form. The Schedules with all blanks, duly filled, shall be separately issued to all intending tenderers. For filling and returning in the manner prescribed. The **Schedule A** can be downloaded from website www.etenders.kerala.gov.in

Notice Inviting Tender (KINFRA 6)

Managing Director, KINFRA invites **Item rate** tenders in **two cover bid system** for the following work in the prescribed form, from competent and eligible contractors / firms with appropriate class of registration in PWD/CPWD/KWA/Irrigation/Indian Railways/MES/BSNL/ State or central Govt. departments/PSUs, who fulfill the eligibility criteria.

Tender No.	Name of work	Estimated cost put to bid (₹)	EMD (₹)	Period of Completion	Bid submission fee (Non-refundable) (₹)	Class of registration	Last date of submission of Tender document,	Date of opening of Technical Bid
KIN/HIT/08/2026-27	**Rectification of Roof Leakage in the Standard Design Factory (SDF) Building at KINFRA Rural Apparel Park, Rajakumari**	**Rs. 4,21,711/-**	**Rs. 10550/-**	1 month	**Rs. 1000/- (Including GST)**	KPWD **D class & Above** (or equivalent, above Class)	21/11/2026 at 5:00 PM	23/11/2026 at 11.00 AM

1. **Eligibility Criteria**

Contractors who fulfil the following requirements shall be eligible to apply.

a. Should have KPWD D class & above (or equivalent class) registration.

b. Should have GST Registration

1.1.1 Registration of contractors should be valid on the last date of submission of bids. In case the last date of submission of bid is extended, the registration of contractor should be valid on the original date of submission of bids.

1.1.2 The authority competent to approve NIT for the combined cost and belonging to the major discipline will consolidate NITs for calling the bids. He will also nominate division which will deal with all matters relating to the invitation of bids. For composite bid, besides indicating the combined estimated cost put to bid, should clearly indicate the estimate cost of each component separately. The eligibility of bidders will correspond to the combined estimated cost of different components put to bid.

2. Agreement shall be drawn with the successful bidders on prescribed Form No. **KINFRA 7/8** (or other Standard Form as mentioned) which is available www.kinfra.org. Bidders shall quote his rates as per various terms and conditions of the said form which will form part of the agreement.

3. The time allowed for carrying out the work will be **1 months** from the date of start as defined in schedule 'F' or from the first date of handing over of the site, whichever is later, in accordance with the phasing, if any, indicated in the bid documents.

4. The site for the work is available.

5. The bid document consisting of plans, specifications, the schedule of quantities, Price bid etc. of various types of items to be executed and the set of terms and conditions of the contract to be complied with and other necessary documents. General Conditions of Contract (KINFRA-7/8) shall be available in downloadable manner from www.kinfra.org and shall form part of bid document.

6. **Tender Purchase: Tender documents (Non- transferable) can be downloaded** from www.kinfra@org on free of cost.

7. **Tender Submission:** Bidder shall submit their offer in two separate envelopes.

   Cover-1 to be addressed and super scribed '**PART-1 Technical Bid**' and should contain all the necessary documents along with separate demand drafts towards EMD and Bid submission fee. The name of the work and the address of the bidder should be written on the cover. Signed Pre-bid minutes shall be placed in this cover

   Cover-2 to be addressed and super scribed '**PART-2 Price Bid**' and the name of the work, name and address of the bidder and to contain the priced schedule alone duly filled in, in the manner specified and signed on all pages.

   Both covers No.1 & 2 shall be put together in cover No.3 and shall be duly sealed and indicate the name and address of the bidder. This cover shall be addressed and super scribed **"Rectification of Roof Leakage in the Standard Design Factory (SDF) Building at KINFRA Rural Apparel Park, Rajakumari"**, Demand draft numbers and date shall be written on this cover and shall be submitted in the KINFRA Hitech park office, Kalamassery, Ernakulam District.

8. The sealed tenders should submit with **Bid submission fee of Rs.1000/-** (inclusive of 18% GST) as DD from a Scheduled / Nationalized bank in favour of Managing Director, KINFRA. Trivandrum, payable at Trivandrum.

9. **EMD and Bid submission fee should be submitted as separate DDs.**

10. **The signed Pre-bid minutes and Corrigendum issued if any has to be submitted in the Cover 1**

11. **Tenders without EMD and Bid submission fee will not be considered for further process and will be rejected summarily**. The tender should reach the **KINFRA Hi-Tech Park, Opp. Co-operative Medical College, HMT Colony P.O, Kalamassery, Cochin-683503 Ph:9847298793, 0484 2559790** on or before **21/11/2026** at **05:00 PM.**

12. The technical bid received will be opened on **23/11/2026 at 11:00 AM** in the **KINFRA Hi-Tech Park, Kalamassery**". The opening date for price bid will be intimated only to the qualified bidders.

13. **Bid submission Fee:** The bidder has to submit an amount of **Rs.1000.00** as DD from a Scheduled / Nationalized bank in favour of Managing Director, KINFRA. Trivandrum, payable at Trivandrum. Bid submission fee will be non-refundable.

14. **Earnest Money Deposit (EMD):** The bidder has to submit an amount of **Rs.10550.00** as DD from a Scheduled/Nationalized bank in favour of Managing Director, KINFRA. Trivandrum, payable at Trivandrum. EMD of the unsuccessful tenders will be refunded without any interest

on finalisation of the contract with the successful bidder. EMD will be refunded to the Contractor after remittance of performance guarantee and execution of the agreement.

15.

a) **Performance Guarantee**, the amount collected at the time of executing contract agreement, will be 5% of the contract value (agreed PAC) and the deposit will be retained till the expiry of Defect Liability Period. At least 50% of this deposit shall be in the form of Treasury Fixed Deposit and the rest in the form of Bank Guarantee. OR **The Contractor can submit the full Performance Guarantee as treasury deposit.** The validity of BG shall be up to defects liability period plus 3 months.

b) **Additional Performance Guarantee** will be required in all cases where quoted rate falls below 10% of the estimate cost. The 10% standard exemption will be applicable to all estimates quoted below estimate cost. If the rate quoted by the contractor is x% below estimate cost (x lies above 10% up to quoted rate) the additional performance guarantee for an amount equal to (x-10) % of the estimate amount shall be obtained from the contractor. This is subjected to change as per government orders issued from time to time in this respect.

16. **Performance Security Deposit:** It is the retention amount deducted from the running bill of the contractors in addition to the Performance Guarantee. This will be @2.5% of the gross amount of each running bill so that the amount so retained shall be 2.5% of the value of the work done till then. This can be released against Bank Guarantee on its accumulation to a minimum amount of 5 lakhs subject to the condition that the amount of Bank Guarantee except last one shall not be less than 5 Lakhs. This amount will be released after passing of final bills as in the case of refund of deposit. The validity of each BG shall be up to actual completion period of work plus 3 months.

17. The bid submitted shall become invalid if:
a). The bidder is found ineligible.
b).The bidder does not submit all the documents (as stipulated in the bid document).

18. **The description of the work is as follows: Rectification of Roof Leakage in the Standard Design Factory (SDF) Building at KINFRA Rural Apparel Park, Rajakumari**. The scope of work involves arresting the leakage through window sides, wall, roof etc, removing the plastering in the crack portion, replastering and primer coating in that area, demolishing the brick work on sides of the expansion joint, construction of new concrete on the sides of expansion joint, laying sheet over the expansion joint, filling the sides of the aluminium frame of glazed window etc **at KINFRA Rural Apparel Park, Rajakumari.**

19. Intending Bidders are advised to inspect and examine the site and its surroundings and satisfy themselves before submitting their bids as to the nature of the ground and sub-soil (so far as is practicable), the form and nature of the site, the means of access to the site, the accommodation they may require and in general shall themselves obtain all necessary information as to risks, contingencies and other circumstances which may influence or affect their bid. A bidder shall be deemed to have full knowledge of the site whether he inspects it or not and no extra charge consequent on any misunderstanding or otherwise shall be allowed. The bidders shall be responsible for arranging and maintaining at his own cost all materials, tools & plants, water, electricity access, facilities for workers and all other services required for executing the work unless otherwise specifically provided for in the contract documents. Submission of a bid by a

bidder implies that he has read this notice and all other contract documents and has made himself aware of the scope and specifications of the work to be done and of conditions and rates at which stores, tools and plant, etc. will be issued to him by KINFRA and local conditions and other factors having a bearing on the execution of the work.

20. The competent authority on behalf of Managing Director, KINFRA does not bind itself to accept the lowest or any other bid and reserves to itself the authority to reject any or all the bids received without the assignment of any reason. All bids in which any of the prescribed condition is not fulfilled or any condition including that of conditional rebate is put forth by the bidders shall be summarily rejected.
21. Canvassing whether directly or indirectly, in connection with bidders is strictly prohibited and the bids submitted by the contractors who resort to canvassing will be liable for rejection.
22. The competent authority on behalf of Managing Director, KINFRA reserves to herself the right of accepting the whole or any part of the bid and the bidders shall be bound to perform the same at the rate quoted.
23. The contractor shall not be permitted to bid for works if he/she is the near relative of an officer of KINFRA posted as Project Officer or Finance Officer.
24. No Engineer of Gazetted Rank or other Gazetted Officer employed in Engineering or Administrative duties in an Engineering Department of the Government of Kerala is allowed to work as a contractor for a period of one year after his retirement from Government service, without the prior permission of the Government of Kerala in writing. This contract is liable to be cancelled if either the contractor or any of his employees is found any time to be such a person who had not obtained the permission of the Government of Kerala as aforesaid before submission of the bid or engagement in the contractor's service.
    - This notice inviting Bid shall form a part of the contract document. The successful bidders/contractors, on acceptance of his bid by the Accepting Authority shall within 15 days from the stipulated date of start of the work, sign the contract consisting of: -the Notice Inviting Bid, all the documents including additional conditions, specifications and drawings, if any, forming part of the bid as submitted at the time of invitation of bid and the rates quoted at the time of submission of bid and acceptance thereof together with any correspondence leading thereto.
25. Standard KINFRA Form 7/8 or other standard KINFRA Form as applicable
26. The successful contractor shall, at his cost take out Contractor's All Risk (CAR) insurance policy, jointly in the name of the "KINFRA" and the contractor, and the original policy shall be deposited with the "KINFRA" within one week from the date of the letter of acceptance. The value of the CAR policy will be equivalent to the contract value and the validity of the policy will be date of completion / extended time of completion of work. The policy should cover third party liability also.

KERALA INDUSTRIAL INFRASTRUCTURE DEVELOPMENT CORPORATION

Item Rate Tender & Contract for Works

Tender for the work of: - : Rectification of Roof Leakage in the Standard Design Factory (SDF) Building at KINFRA Rural Apparel Park, Rajakumari

TENDER

I/We have read and examined the notice inviting tender, schedule, A, B, C, D, E & F Specifications applicable, Drawings & Designs, General Rules and Directions, Conditions of Contract, clauses of contract, Special conditions, Schedule of Rate & other documents and Rules referred to in the conditions of contract and all other contents in the tender document for the work.

I/We hereby tender for the execution of the work specified for KINFRA within the time specified in Schedule 'F' viz., schedule of quantities and in accordance in all respect with the specifications, designs, drawing and instructions in writing referred to in Rule-1 of General Rules and Directions and in Clause 11 of the Conditions of contract and with such materials as are provided for, by, and in respect of accordance with, such conditions so far as applicable.

A sum of Rs. ..... has been deposited in prescribed manner as Earnest Money Deposit (EMD). If I/We, fail to furnish the prescribed performance guarantee within prescribed period, I/We agree that KINFRA shall without prejudice to any other right or remedy, be at liberty to forfeit the said earnest money absolutely. Further, if I/We fail to commence work as specified, I/We agree that KINFRA shall without prejudice to any other right or remedy available in law, be at liberty to forfeit the said performance guarantee absolutely. The said Performance Guarantee shall be a guarantee to execute all the works referred to in the tender documents upon the terms and conditions contained or referred to those in excess of that limit at the rates to be determined in accordance with the provision contained in Clause 12.2 and 12.3 of the tender form.

Further, I/We agree that in case of forfeiture of Earnest Money or Performance Guarantee as aforesaid, I/We shall be debarred for participation in the re-tendering process of the work.

I/We undertake and confirm that eligible similar work(s) has/have not been got executed through another contractor on back-to-back basis. Further that, if such a violation comes to the notice of KINFRA, then I/We shall be debarred for tendering in KINFRA in future forever. Also, if such a violation comes to the notice of Department before date of start of work, the Engineer-in-Charge shall be free to forfeit the entire amount of Earnest Money Deposit/Performance Guarantee.

I/We hereby declare that I/We shall treat the tender documents drawings and other records connected with the work as secret/confidential documents and shall not communicate information/derived there from to any person other than a person to whom I/We am/are authorized to communicate the same or use the information in any manner prejudicial to the safety of the State.

Date: Signature of Contractor

Witness: Postal Address:

Address:

Occupation:

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Certificate of near relatives

DECLARATION

(To be submitted by the Contractor regarding near relatives working in KINFRA as per clause 16 of KINFRA-6)

"I ..... s/o Shri.....Resident of..... .....hereby certify that none of my relative(s) as defined in clause 16 of KINFRA-6 is/are employed in concerned Department of KINFRA.

In case at any stage, it is found that the information gives by me is false/incorrect, KINFRA shall have the absolute right to take any action as deemed fit without any prior information to me."

Signature of Contractor

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DECLARATION

I/we hereby declare that I/we have not been Black listed, debarred/suspended by any Central/State Govt. Depts./Central/State Govt. PSUs, Autonomous and statutory bodies under State/Central governments.

Signature of Contractor

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Proforma Of Schedules

(Separate Performa for Civil, Elect. & Hort. Works in case of Composite Tenders)
(Operative Schedules to be supplied separately to each intending tenderer)

SCHEDULE 'A'

Schedule of quantities (as per BOQ)

SCHEDULE 'B'

Schedule of materials to be issued to the contractor.

Nil

SCHEDULE 'C'

Tools and plants to be hired to the contractor.

Nil

SCHEDULE 'D'

Extra schedule for specific requirements/document for the work, if any.

Nil

SCHEDULE 'E'

Reference to General Conditions of contract: uploaded in www.kinfra.org

Name of work: **": Rectification of Roof Leakage in the Standard Design Factory (SDF) Building at KINFRA Rural Apparel Park, Rajakumari"** Estimated cost of work: **Rs. 4,21,711.00**

(i) Earnest money: **Rs. 10550.00** (to be returned after receiving performance guarantee)

(ii) Performance Guarantee: **5% of contract value**.

(iii) Security Deposit: **2.5% of each bill**

SCHEDULE 'F'

GENERAL RULES & DIRECTIONS: NIT shall be read with General conditions of contract for KINFRA (available in website www.kinfra.org)

Officer inviting tender: Managing Director, KINFRA

Maximum percentage for quantity of items of work to be executed beyond which rates are to be determined in accordance with clauses 12.2 & 12.3 : As per clause 12

Definitions:

2(v)	Engineer-in-charge	: means the Engineer officer of KINFRA who shall supervise and in-charge of work.
2(viii)	Accepting Authority	: Managing Director, KINFRA

2(x)	Percentage on cost of materials and labour to cover all overheads and profits	15%
2(xi)	Standard Schedule of rates	: CPWD DSR 2021 with cost index 1.4445 & Market Rates
2(xii)	Department	: KINFRA

Clause 1

i)	Time allowed for submission of Performance Guarantee from the date of issue of work order	**4 weeks**

Clause 2

Authority for fixing compensation under clause 2.	: Managing Director, KINFRA

Clause 2A

Whether Clause 2A shall be applicable	: No

Clause 5

Number of days from the date of issue of letter of acceptance for reckoning date of start	:10 days

Time allowed for execution of work : **1 Month**

Authority to decide:

a. Extension of time-- **Managing Director, KINFRA**

b. Rescheduling of milestone --**Managing Director, KINFRA**

c. Shifting of date of start in case of delay in handing over of site--**Managing Director, KINFRA**

Milestone : NA

Clause 6, 6A

Clause applicable - (6 or 6A)	Clause 6

Clause 7

Gross work to be done together with net payment /adjustment of advances for material collected, if any, since the last such payment for being eligible to interim payment	Minimum 2 lakhs

Clause 11

Specifications to be followed for execution of work	CPWD 2009 Vol 1 & 2 for Civil with latest amendments.

Clause 12

	Type of work. Repair	
12.2 & 12.3	Deviation Limit beyond which clauses 12.2 & 12.3 shall apply for building work	As per clause 12 of General Conditions

12.5	(i) Deviation Limit beyond which clauses 12.2 & 12.3 shall apply for foundation work (except items mentioned in earth work subhead in DSR and related items)	As per clause 12 of General Conditions
	(ii) Deviation Limit for items mentioned in earth work subhead of DSR and related items	As per clause 12 of General Conditions
Clause 16		
	Competent Authority for deciding reduced rates.	Managing Director, KINFRA
Clause 17		
	Defect liability Period	: One year

Clause 31

Contractor shall make his/their own arrangement for water /electricity required for the work and nothing extra will be paid for the same. Water if available may be supplied to the contractor by KINFRA, the water charges @1% shall be recovered on gross amount of the work done.

Additional Conditions

I. All the civil works shall be carried out at site as per CPWD Specification for civil-2009 vol1&2, with latest amendments

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List of Documents to be submitted in sealed Envelope:

I.Cover 1 -Technical Bid

a) Tender Document duly filled and signed (Each page should be signed by the bidder with seal).

b) Registration Certificate of the Contractor.

c) Certificate of Registration for GST.

d) Demand draft towards BID Submission fee.

e) Demand draft towards EMD.

f) Signed Pre-bid minutes and Corrigendum if any

II.Cover 2- Price Bid duly filled and signed.

For any Clarifications contact:

Dileep V Paul, Park Manager, Ph: 9847298793, Email : dileep@kinfra.org

Important Dates

Date of Pre-bid meeting	-	**2.00 PM on 16/11/2026**
Last Date of tender downloading	-	**4.00 PM on 21/11/2026**
Last Date of submission	-	**5:00 PM on 21/11/2026**
Technical Bid Opening	-	**11:00 PM on 23/11/2026**

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