



Kendriya Vihar-II Apartment Owners' Association

Community Centre-1, Kendriya Vihar-II, Plot No.3, Sector-82, Noida-201304, U.P.

(website www.noidakv2.com ; E-mail: noidakv2@gmail.com ; Tel: 0120-463700)

Regn.No 73/2005-06

No.KV-II/AOA/FS/21B/2025/630

Date: 28th September 2025

TENDER INVITATION NOTICE (NIT) FOR ALTERATION / MODIFICATION OF EXISTING WET RISER CUM DOWN COMER SYSTEM TO DOWN COMER SYSTEM

1. Sealed and subscribed quotations are hereby invited in two bid system (i.e. Technical and Financial) on behalf of the President, Board of Management (BOM), Apartment Owner's Association (AOA), Kendriya Vihar-II, Sector-82, Noida for providing '**Alteration/ Modification**' in existing '**Wet Riser cum Down Comer System**' to '**DOWN COMER SYSTEM**' of Kendriya Vihar-II Housing Complex, (Blocks No. 95 to 117), Noida, U.P.-201304 from reputed and registered Agencies with offices established in Delhi, NCR only. They should have at least 03(Three) years of experience in the relevant field of Fixed Fire Fighting System's Installations/ Alteration / Commissioning/ Maintenance etc.
2. The bidders may obtain the Tender document from the office of AOA, KV-II, Noida from 29th September to 13th October 2025 on all working days (between 1000 hrs to 1700 hrs) by depositing non-refundable amount of ₹1,000/- (Rupees One Thousand only) +18%GST in Cash/Online in SBI, Branch Code No. 10079, A/C No. 37255619357, IFSC -SBIN0010079. Tender Documents can also be downloaded from KV-II's website www.noidakv2.com for which the bidding agency will have to pay the document charges of ₹1,000/- (Rupees One Thousand only) with GST as applicable, in the form of a Crossed Demand Draft/Pay Order drawn in favor of "KV-II, AOA" and the same will be attached with the tender document at the time of submitting the same. Last date for submitting the tender document is 14th October 2025 till 1700 hrs .
3. It is the responsibility of the Bidder to fulfil the eligibility criteria by submitting necessary documents to this effect as prescribed in **Annexure-I**, failing which the bid will be rejected. Bidders having any doubt may attend Pre Bid Meeting scheduled on 05th October 2025 for clarification.
4. The AOA, KV-II, Sector-82, Noida, reserves all the rights to accept the tender bid either in part or in full; or to reject the tender either in part or full without assigning any reasons thereto. Tenders not fulfilling the said conditions shall be rejected straight away.
5. The bidder shall deposit an amount of **₹1,00,000/-** (Rupees One Lakh only) as Earnest Money (EMD) with the Tender in the form of Bank Draft in favour of "KV-II AOA". The unsuccessful bidder shall be informed and EMD would be returned after awarding the contract to the successful bidder. Unsuccessful bidders have to claim the same within a period of 30 days from the date of the contract awarded to the qualified bidder. The AoA will not pay any interest on the EMD for the above said period. The successful bidder will be required to deposit an amount of **₹2,50,000/-** (Rupees Two Lakhs Fifty Thousand only) which will include EMD of **₹1,00,000/-** & extra **₹1,50,000/-** through Bank Draft) as Security Deposit.

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6. The bidders are to submit **two separate sealed envelopes**, one containing technical parameters as '**Technical Bid**' and the other containing financial offer marked as '**Financial Bid**'. Both the bids are to be placed in a single sealed envelope with the title **"Bid for providing alteration/modifications in existing Wet Riser cum Down Comer, System to DOWN COMER FIRE SAFETYSYSTEM, (Block Nos. 95 to 117 distributed in Pocket V, VI and VII) in Kendriya Vihar -II, Housing Complex, Sector 82, Noida,U.P.-201304.**
7. The offers submitted by the bidders will be evaluated on the basis of technical bid submitted in **Annexure-II**. On the basis of qualifying the technical bids, Financial bids submitted in **Annexure-III** will be opened. Successful bidders are to be decided on the basis of lowest quote on total value. The award of contract shall be subject to the fulfilment of eligibility criteria as per Annexure-I.
8. Interested bidders must submit bids in their Official Letter head, giving relevant information, contact details, Firm's Registration, GST NO., PAN etc.
9. The detailed Terms and Conditions and Scope of Work is attached at **Annexure-IV**. Each bidder need to submit duly signed and stamped documents on each page including the Terms and Conditions of the Tender Documents.
- i. The bidder is advised to inspect all 23 Blocks(Block No. 95 to 117) located in Pocket V, VI & VII of KV-II Housing Complex Sector 82, Noida,U.P.-201304 including common areas such as staircases, car parking, Roof tops etc., and get a clear vision about the involved work for Alteration / Modification in existing Wet Riser cum Down Comer Fire Safety System (Block number 94).
- ii. The existing Hose Reels Drums for Blocks No.95-117are required to be cannibalised from the existing fitments in Block Nos. 1-93 and 118-120 available with AoA,.
- iii. Maintenance – The successful bidder (Contractor) shall provide the maintenance (Repair, Replacement etc.) of the modified down comer fixed fire fighting system for the next three (03) years from the date of final installation cum acceptance of the system.
- iv. **The offer of the Bid must contain the followings:-**
- a) Each page of Tender Performa duly signed and sealed by the Bidder.
- b) List of the Clients, where Fire Safety System were provided or are being currently provided by the Bidder along with the value of each contract during last 03 Years.
- c) Copies of PAN & TAN.
- d) Copies of GST Registration Number and Registration Number of the Agency under the Company Act 1956 / Administration or any other Act including MSME.
- e) Work performance report of last three years to be submitted along with completion certificate of completed contracts.
- f) CA Certificate along with Audited Balance Sheets indicating Turn Over for the last three years.

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g) Affidavit on Non-Judicial Stamp Paper of ₹100/- of the followings:

- The bidding firm is not involved in any criminal case.
- The bidding firm is not black listed by any Government Office.
- The Credentials submitted by the Bidder for this tender (duly self-certified) are genuine.

h) ITRs for the last Three Years.

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R. Sharma
(Ramesh Sharma)
Secretary, BOM



ANNEXURE- I

TENDER FORM FOR PROVIDING ALTERATIONS/ MODIFICATIONS IN DOWN COMER FIRE SAFETY SYSTEMS IN BLOCKS 95-117 OF POCKET V, VI & VII OF KV-II HOUSING COMPLEX, SECTOR - 82, NOIDA, UP-201304 TO BE SUBMITTED ON THE OFFICIAL LETTER HEAD OF THE APPLICANT WITH SIGNATURE AND STAMP.

Affix duly
Attested P P
Size recent
photograph of
the prospective
bidder

1	Name of the Registered Firm	
2	Office Address	
3	Telephone Nos.	
4	Proprietor/Partners' Name Address and Phone No.	
5	e mail id	
6	Name, Address and Phone no. of Contact Person.	
7	Registration No. under Company's Act. 1956/Shop & Establishment Act 1962	
8	GST No.	
9	PAN/ TAN issued by Income Tax Department and copies of previous 03 (Three) years Financial Year's Income Tax Return.	
10	Provident Fund Account No	
11	ESI Code Number	
12	Details of Earnest Money deposited:	
(a)	Amount	
(b)	Demand Draft/ Pay Order /Banker Cheque No	
(c)	Date of issue	
(d)	Name of issuing Bank	



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13	Name, Address and Telephone Numbers of Existing Clients with no of workmen (Separate sheet can also be used to give this information)	
14	Documents supporting past performance of the bidder for last three years of completed works	
15	Turnover of the Bidder for last three years certified by CA.	
16	ITR for last three years	
17	<p><u>Declaration by the bidder:</u></p> <p>This is to certify that I/We before signing this Tender have read and fully understood all the terms and conditions contained herein and undertake myself/ourselves to abide by them.</p>	

(Signature of the Bidder)
Name and Address
(With seal)

Date:-

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ANNEXURE -II

Technical Specifications for Alteration / Modification of existing Wet Riser cum Down Comer to DOWN COMER Fixed Fire Fighting System of 23 Blocks; No.95 to 117 of K V II, Sector-82, Noida, UP – 201304

Sl.N o	Description of Items	Make	Qty	Remarks
1	Providing and fixing Cast Iron Butterfly Valve as per IS: 13095 having epoxy coated disc, carbon steel shaft, EPDM/nitrile rubber including a set of MS flanges, required nos. of nut & bolts. 100 mm Dia.	Kartar, Audco, HD Fire or equivalent	23	1 in each Block
2	Providing and Fixing Cast Iron Blank Flanges at the bottom of Outlet Pipe at Ground Floor.	-----	23	1 in each Block
3	Providing and fixing of nickel plated brass/ non-ferrous alloy full way ball valve with operating handle of approved make 25mmDia	Zoloto, HD Fire or equivalent	161	7 in each Block
4	Providing and fixing single SS headed landing valve (hydrant) with 63 mm female instantaneous outlet connections, with blank caps and chains complete with suitable orifice plate assembly. Conforming to IS 5290-1993	Newage, Safex, Aaag or equivalent	161	7 in each Block
5	Providing and fixing impact, abrasion and weathering resistant rubberized fabric lined (RRL) hose pipe conforming to IS: 636 - 1979 (Type A) of 63 mm Dia and 15 m length with Instantaneous male and female SS couplings conforming to IS:903-1975	Newage	12	6 each at Gate Number 1 and 2
6	Cannibalising, repair, re-fixing and painting of Hose Reel Drums, swinging brackets, shut off valve of first aid fire hose reel system.		161	7 in each Block
7	Providing and fixing of new 20 mm dia, 30 m long reinforced rubber tubing conforming to IS:12585 with SS shut off 5mm nozzle conforming to IS 903-1975 to hose reel drum fixed on swing bracket.	Dunlop, Padmini, Newage	161	7 in each Block
8	Providing and fixing SS branch pipe nozzle conforming to IS: 903, suitable for instantaneous connections to hose coupling etc. as required.	Newage	02	1 each at Gate Number 1 and 2
9	Repairing door panel of hose cabinet (Size: 2100x1200 mm) made of not less than 1.5 mm CRCA MS sheet having glazed glass (broken to be replaced with 5mm glass), locking arrangement, painted with two coats of enamel paint over a coat of primer.	Reputed company	161	7 in each Block
10	Providing Hose Cabinet at Gate Number 1 and 2 to accommodate 6 numbers of Hoses and 1 nozzle each.		02	1 each at Gate Number 1 and 2
11	Repairing & Servicing and commissioning of Kirlosker electric motor driven pumps. The pump set shall consist of followings :- a) Horizontally mounted single/multistage and suction type pump of cast iron body. b) Squirrel cage TEFC Induction motor suitable for 415 V 3 phase 50 Hz AC supply of 30 HP rating suitable for the specified duty of head 50 mtr pump with synchronous speed of 2900 RPM.	Kirlosker or equivalent	23	Roof top of each Block

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	c) Spacer type suitable coupling between pump and prime mover including sheet metal coupling guard. d) One pressure gauge on delivery side with isolation cock. e) Drain outlet with valve.			
12	Suitable Electric Control Panel for Fire Pump. Supply, Installation, testing and commissioning of electric fire control panel metal clad cubicle type suitable for 415 V AC three phase 4 wire 50Hz supply system. The panel shall be suitable for automatic operation of the fire pumps as per the specified parameters The Panel shall be completely compartmentalised and complete with relays, contactors, starters, Aluminium Bus Bar, designation labels as per requirement, Continuous earth bar, panel separators, protective screens, cable clamping support system, panel illuminating lamps, top/bottom cable gland plates for incoming and outgoing cable.	Snider, L&T or equivalent	23	1 in each Block
13	Supplying & Installation, Setting, Testing and commissioning of differential type Pressure gauges and Pressure switch for operation of fire pump using 4 mm ² , 3.5 core copper armoured cable of Finolex make	H-Guru, Denfoss or equivalent	23	1each in 23 block
14	Providing and fixing of micro processor based, manual fire alarm panel to accommodate 6 zone, with facilities for indicating fault, fire, and open circuit, in respective zone using 1.5 mm ² , 2 core Finolex copper armoured cable.	Agni, Safex or equivalent	23	1 in each Block
15	Providing and fixing of MCP (Manual Call Point) and Hooter of minimum 120 Decibel to indicate in case glass broken using 1.5 mm ² , 2 core Finolex copper armoured cable. MCP cover will be of 1.5 mm CRCA sheet.	Agni, Safex or equivalent	46	2 in each Block
16	Painting of MS Pipe 150 MM (1 code primer & 2 code paint)	Burger	23	From to roof top to Ground floor
17	Shed for Electrical Fire Motor Pump on roof top, having full ventilation and protection from Rains & Vandalism	Fabrication using SS 304	23	1 in each block
18	AMC of all items mentioned from sl. No. 1-16 for next three Years.			

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ANNEXURE III

Financial Bid of Alteration / Modification of Down Comer Fire Safety System
Equipments to be installed in 23 Blocks (No.95 to 117 Blocks) of K V II,
Sector-82, Noida,

Sl. No	Description of Items	Make	Qty	Rate in ₹ Per piece	Total in ₹
1	Providing and fixing Cast Iron Butterfly Valve as per IS: 13095 having epoxy coated disc, carbon steel shaft, EPDM/nitrile rubber including a set of MS flanges, required nos. of nut & bolts. 100 mm Dia.	Kartar, Audco, HD Fire or equivalent	23		
2	Providing and Fixing Cast Iron Blank Flanges at the bottom of Outlet Pipe at Ground Floor.	-----	23		
3	Providing and fixing of nickel plated brass/ non-ferrous alloy full way ball valve with operating handle of approved make 25mmDia	Zoloto, HD Fire or equivalent	161		
4	Providing and fixing single SS headed landing valve (hydrant) with 63 mm female instantaneous outlet connections, with blank caps and chains complete with suitable orifice plate assembly. Conforming to IS 5290-1993	Newage, Safex, Aaag or equivalent	161		
5	Providing and fixing impact, abrasion and weathering resistant rubberized fabric lined (RRL) hose pipe conforming to IS; 636 - 1979 (Type A) of 63 mm Dia and 15 m length with Instantaneous male and female SS couplings conforming to IS;903-1975	Newage	12		
6	Cannibalising, repair, re-fixing and painting of Hose Reel Drums, swinging brackets, shut off valve of first aid fire hose reel system.		161		
7	Providing and fixing of new 20 mm dia, 30 m long reinforced rubber tubing conforming to IS:12585 with SS shut off 5mm nozzle confirming to IS 903-1975 to hose reel drum fixed on swing bracket.	Dunlop, Padmini, Newage	161		
8	Providing and fixing SS branch pipe nozzle conforming to IS: 903, suitable for instantaneous connections to hose coupling etc. as required.	Newage	02		
9	Repairing door panel of hose cabinet (Size: 2100x1200 mm) made of not less than 1.5 mm CRCA MS sheet having glazed glass (broken to be replaced with 5mm glass), locking arrangement, painted with two coats of enamel paint over a coat of primer.	Reputed company	161		
10	Providing Hose Cabinet at Gate Number 1 and 2 to accommodate 6 numbers of Hoses and 1 nozzle each.		02		
11	Repairing& Servicing and commissioning of Kirlosker electric motor driven pumps. The pump set shall consist of followings :- a) Horizontally mounted single/multistage and suction type pump of cast iron body. b) Squirrel cage TEFC Induction motor	Kirlosker or equivalent	23		

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	<p>suitable for 415 V 3 phase 50 Hz AC supply of 30 HP rating suitable for the specified duty of head 50 mtr pump with synchronous speed of 2900 RPM.</p> <p>c) Spacer type suitable coupling between pump and prime mover including sheet metal coupling guard.</p> <p>d) One pressure gauge on delivery side with isolation cock.</p> <p>e) Drain outlet with valve.</p>				
12	<p>Suitable Electric Control Panel for Fire Pump. Supply, Installation, testing and commissioning of electric fire control panel metal clad cubicle type suitable for 415 V AC three phase 4 wire 50Hz supply system. The panel shall be suitable for automatic operation of the fire pumps as per the specified parameters The Panel shall be completely compartmentalised and complete with relays, contactors, starters, Aluminium Bus Bar, designation labels as per requirement, Continuous earth bar, panel separators, protective screens, cable clamping support system, panel illuminating lamps, top/bottom cable gland plates for incoming and outgoing cable.</p>	Snider, L&T or equivalent	23		
13	<p>Supplying & Installation, Setting, Testing and commissioning of differential type Pressure gauges and Pressure switch for operation of fire pump using 4 mm², 3.5 core copper armoured cable of Finolex make</p>	H-Guru, Denfoss or equivalent	23		
14	<p>Providing and fixing of micro processor based, manual fire alarm panel to accommodate 6 zone, with facilities for indicating fault, fire, and open circuit, in respective zone using 1.5 mm², 2 core Finolex copper armoured cable.</p>	Agni, Safex or equivalent	23		
15	<p>Providing and fixing of MCP (Manual Call Point) and Hooter of minimum 120 decibel to indicate in case glass broken using 1.5 mm², 2 core Finolex copper armoured cable. MCP cover will be of 1.5 mm CRCA sheet.</p>	Agni, Safex or equivalent	46		
16	<p>Painting of MS Pipe 150 MM (1 code primer & 2 code paint)</p>	Burger	23		
17	<p>Shed for Electrical Fire Motor Pump on roof top, having full ventilation and protection from Rains & Vandalism</p>	Fabrication using SS 304	23		
18	<p>AMC of all items mentioned from sl. No. 1-16 for next three Years.</p>				

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Annexure-IV

**Alteration / Modification of Down Comer Fire Safety System
Equipments to be installed in 23 Blocks(No.95 to 117) of K V II,
Sector-82, Noida,**

Terms and Conditions

1. The contractor has to quote the **item wise rate including all taxes** as per schedule of quantities attached at Annexure-III both in figures and in words.
2. In case the lowest bidder refuses to execute the work as per quoted rates, his EMD will be forfeited.
3. The payment shall be made after satisfactory completion of the work (Block wise) as per actual performance in the form of running payment.(50:50 basis). Final payment shall be made after satisfactory completion of work effecting necessary / statutory deductions including TDS on applicable rates.
4. The work has to be carried out as per satisfaction of Committee on Fire Safety/ BOM, AOA. The decision of BOM, AOAKV-II, Sector-82, Noida, UP-201304 shall be final and binding in this regard.
5. The successful contractor shall have to deposit the 3% of bid amount in the form of Demand Draft/ Pay Order in favour of **KV-II AOA** as performance guarantee within seven working days after acceptance of his bid. The same shall be returned after successful completion of work.
6. The security deposit of 2.5% of bid amount shall be deducted from the bill (s) of the contractor and same shall be refunded after maintenance liability period i.e. (03) Three Years from the completion of work.
7. The defect liability period will be three years after the recording of the date of acceptance of work by the BOM, AOA, KV-II.
8. The cost of tender shall be ₹ 1000/- (+GST 18%) which shall be non-refundable. The contractors who downloads the tender form KV-II website will have to deposit additional draft of ₹ 1000/-+(GST 18%) / Cash along with the tender document as cost of the tender. The tender of contractors who do not deposit the cost of tender shall be rejected out rightly.
9. The BOM, AOA reserves the right to reject any or all the tender without assigning any reason at any point of time.
10. The time allowed for starting the work will be within 15 days after award of work. If contractor fails to complete the work within the stipulated period of 06 (SIX) Months


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without any genuine reasons, hindrance on his part, a penalty of 0.50% of the contract value per week subject to maximum 5% of the tender amount shall be imposed upon the firm as decided by BOM. The decision of the BOM, AOA shall be final and binding on the contractor in this regard.

11. It is also made clear that intending bidder should visit the site of work and physically assess the site conditions and the activities which are involved for completing the work, including the quantum of work besides the information supplied in the tender document. No claim whatsoever shall be entertained on this account.
12. The date of start shall be count from 15th day of the issue of letter to start, after depositing the performance guarantee.
13. **Penalty:**
In case, the Contractor fails to provide the services as per Terms & Conditions of a signed contract, a suitable penalty as mentioned above at para 10, shall be imposed
14. **Arbitration:**
In case conciliation proceedings do not fructify, arbitration shall be restored. Any dispute or differences whatsoever arising between the parties out of or relating to the Fire Safety System, meaning, scope, operation or effect of this contract or the validity of the breach thereof, shall be settled by arbitration. In this case, the President, AOA, BOM, KV-II will be the sole arbitrator. The provisions of Arbitration and Conciliation Act. 1996 shall apply to such arbitration proceedings and the award made in pursuance thereof, shall be binding on the parties. The venue of arbitration shall be KV-II, Sector-82, NOIDA, U P – 201304. The language of the arbitration shall be English.
16. **Exclusive Jurisdiction:**
The parties hereto agree that any matter or issues arising hereunder or any dispute hereunder shall be subject exclusive jurisdiction of the courts of Gautam Buddha Nagar (Uttar Pradesh) only.


(Ramesh Sharma)
Secretary, BOM

To,

M/s





ACCEPTANCE TEST CRITERIA at Firm's Cost

Acceptance criteria to check working of Down Comer System in all blocks are as under:

- 1 Water Pressure at all floors in Down Comers (3.5 kg/cm^2)
- 2 Working Of Hooter System (120 decibel)
- 3 Working of signals in control panels of each block.
- 4 The system should prove auto pressure of 3.5 kg/cm^2 at all times.
- 5 Hosierey reel jet throw of minimum 6 metres.
- 6 Hydrostatic test of each down comer to check for the leakages.

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