



# Kendriya Vihar-II Apartment Owners' Association

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

(website: [noidakv2.com](http://noidakv2.com); E-mail: [noidakv2@gmail.com](mailto:noidakv2@gmail.com); Tel: 0120-4610192)

No.KV-II/Security/65/2025-26/

Dated: 02/09/2025

## Notice for Inviting Tender (NIT) for "Security Services"

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 Owners' Association (AOA), Kendriya Vihar, Sector-82, Noida for providing comprehensive "SECURITY SERVICES" inside the Kendriya Vihar-II Residential complex from reputed and registered Security Services agencies with offices established in Delhi NCR and having at least FIVE (5) years of experience in such field in residential complexes.

2. The bidder can obtain the tender document from AOA, KV-II office on all working days from – **03/09/2025 to 18/09/2025** (1000 AM to 1600 hours) by depositing Rs1000/- (Rupees One thousand only) with 18% GST extra in cash which is non-refundable. Tender Documents can also be downloaded from KV-II's website [noidakv2.com](http://noidakv2.com) for which the bidding agency will have to pay the document charges of Rs. 1000/- (Rupees One thousand only) with 18% GST extra in the form of a crossed Demand Draft/Pay Order drawn in favour of "KV-II AOA" and the same will be attached with the tender at the time of submitting the same. Last date for Submission of filled form in sealed envelope is **19/09/2025** (Up to 1700 Hrs) and the **Technical Bid** shall be opened on **21.09.2025 at 1200 HRS** in the presence of tender opening committee of the Board as per terms & conditions given at Annexure-I.

3. Bidding against this 'Notice for Inviting Tender' does not automatically make an entity eligible for this tender. It is the responsibility of the contractor to prove his eligibility by submitting required documents along with the tender. A tender from ineligible contractor will out rightly be rejected without assigning any reasons.

4. The Board of Management, AOA, KV-II, Sector-82, NOIDA reserves the right to accept the tender bid without assigning any reasons thereto. Tenders, in which any of the prescribed conditions are not fulfilled, shall be summarily rejected.

5. The Contractor shall deposit Rs.1,50,000/- (Rs. One Lakh Fifty Thousand only) as Earnest Money (EMD) with the tender in the form of bank draft in only favour of "KV-II AOA". EMD in other form like cheque etc shall not be accepted. The EMD of the unsuccessful contractors shall be returned after award of work to a successful bidder, while the same of the successful bidder shall be kept as a part of the Security Deposit in lieu of performance. Unsuccessful bidders will have to claim the EMD within a period of one month from the date of opening of bid. No interest shall be paid by the Association on the EMD for the above said period. The successful contractor should deposit Rupees 5% of awarded values of contract as security deposit in the form of demand draft in favour of KV-II, AOA in lieu of performance.

6. The bidders are to submit **two separate sealed envelopes** one containing technical parameter and the other containing financial offer marked as technical Bid and other as Financial Bid. Both the bids are to be placed in single sealed envelope with the title "**Bid for providing security services in Kendriya Vihar-II Sector-82, Noida**"

7. The offers submitted by the bidders will be evaluated on the basis of technical bid submitted by bidder in **Annexure-II**. Financial bids in **Annexure-III** only of the bidders qualifying on the basis of



Technical bid would be opened and, successful bidder is to be decided on their basis of lowest rate. The award of contract shall be subjected to the fulfilment of eligibility criteria.

8. A committee constituted by BOM, AOA KV-II will make a field visit to one or more existing sites of the security agency to assess the quality of services before opening of financial bid

9. Interested firms/entities must submit technical and financial bids in their official letterhead by affixing signature of authorised representative of the firm with seal giving relevant information as required therein as per **Annexure-II and Annexure III.**

10. The detailed Terms & Conditions and Scope of Work is attached herewith at **Annexure-I** and **Annexure-IV** respectively. The bidders are required to furnish acceptability of each and every terms & conditions by signing on each page of the Terms & Conditions enclosed at **Annexure-I.**

11. The bidding security agencies may visit Residential Campus of KV-II, Sector 82, Noida for assessment of areas of operation before submitting the tenders. Any clarifications regarding the scope of work or any other information can be obtained from the office of AOA, KV-II, Sector-82, Noida on any working day.


12. **The offer of the tenderer must contain the following documents:**

- (a). Tender Performa duly signed and sealed by the tenderer
- (b). List of existing clients/ offices with contact details of concern officials where "Security services currently being provided / or have been provided by the tenderer / contractor (please attach copies of orders/contracts.)
- (c). Copy of PAN/TAN Number.
- (d). Detail Schedule for providing security services in the residential campus of KV-II, Sector-82, NOIDA.
- (e). GST Registration Number with Certificate.
- (f). Registration Certificate of the Agency/Firm.
- (g). Provident Fund Registration No.
- (h). ESI Registration No.
- (i). Licence and Number under Labour Act.
- (j). DD of Rs. 1,50,000/- as EMD.
- (k). Income Tax Returns for the last 3 years.
- (l). License under Private Security Agencies (Regulation) Act, 2005 (PSARA)
- (m). List of clients having **40+ security guards at one location. (Minimum 2)**
- (n). Agency's profile.
- (o). Proof of Ex-servicemen.
- (p). DGR Registration.



(13) **An affidavit is to be affirmed by the Tenderer as follows;**

- (a) That the Tenderer / party of the bidding firm are not involved in any Criminal cases.
  - (b) That the Tenderer / party of the bidding firm is not black listed in any Government Offices.
  - (c) That the credentials submitted by the Tenderer for this tender (duly self certified) are genuine.
- (14) (a) Past performance for last 5 years of the firm submitting tender along with completion certificate of the completed contracts.
- (b) The bidder should have successfully completed at least 3 works of deployment of 40+ security persons or more at one site in past three years.
- (15) A certificate from CA certifying turnover of the firm for the last 3 years.

  
(Ramesh Sharma)  
Secretary, AOA

To.

M/s.....





**"Security Services" in KV-II, Sector-82, NOIDA Terms & Conditions**

**1. Personnel**

- 1.1. All the personnel deployed should be trained; experienced and medically fit .They should be in the age group of 25 years to 40 years with sound health. Minimum educational qualification should be as under :

Security Guard - 10th Pass  
Security Supervisor – 12<sup>th</sup> Pass

- 1.2. The contractor shall ensure that leave reserve personnel are arranged quickly without any loss to the work. No overtime will be allowed after 12 hours of service. It shall also be ensured that security officer/supervisors deployed in the campus are not changed from time to time as far as possible. Any change shall invariably be brought to the notice of the Security In charge KV-II AOA, in advance.
- 1.3. The Supervisor deployed by the Contractor must be qualified for such job having at least two years of experience in supervising / handling manpower of more than 50 & job mentioned in the Scope of Work. He shall plan work in advance and oversee its implementation to the satisfaction of AOA KV-II. Preference will be given to ex-servicemen Security Officer and Supervisor.
- 1.4. The Supervisor shall maintain regular liaison with the Security In charge of BOM and be available in the KV-II premises during working hours and also as and when required.
- 1.5. The Supervisor shall check attendance of employed persons and submit the same in the AOA office on daily basis.
- 1.6. The Contractor shall furnish to the AOA, the complete details of the personnel employed by him for Security job in the KV-II complex including name, photo, residential and permanent address along with police verification document before actual commencement of the services.
- 1.7. The Contractor shall ensure that all rules/regulations as stipulated under Payment of Wages Act, Employees State Insurance Scheme, Employees Provident funds Act, Child Labour Prevention Act, Laws on prevention of Sexual harassment at workplace, etc., are fully adhered to and no infringement on this account is caused directly or indirectly.
- 1.8. The Contractor will provide uniform with name plate to all its personnel deployed in KV-II, Sector 82. Contractor will also provide all the required stationery items for record keeping in day to day work. It will also be the sole responsibility of the contractor to provide all items such as whistles, torches, batons, walkie talkies etc. required by security guards deployed for security/patrolling duties in the campus of KV-II, Noida.
- 1.9. In the event of any anti-social activity inside the KV-II complex, the security agency contractor will be responsible for lodging complaints/FIRs with the local police/administration with the consent of BOM AOA KV-II and pursue the matter till its final decision.
- 1.10. The security personnel must be acquainted with working / operational knowledge of application of My Gate.





## 2. Payment Terms

- 2.1 Payment to the Contractor shall be made through A/c payee cheque after proper verification of bills and ensuring satisfactory completion of work. Tax and surcharge as per the rules in force shall be deducted. It will be the responsibility of the security agency to distribute salary/wages to the security personnel deployed by it in time (by 7<sup>th</sup> of every month).
- 2.2 The BOM, AOA, KV-II, Sector-82, Noida shall have the right and be entitled to withhold payment to the contractor in the event of any breach of terms & conditions of the agreement. **The opinion of the Board of Management in this regard shall be final.**

## 3 Other/ General

- 3.1 The bidder shall deposit Earnest Money Deposit of **Rs.1,50,000/- (Rs.One lakh Fifty Thousand only)** in the form of an Account Payee Demand Draft/Banker's Cheque/ Pay Order drawn in favour of "**KV-II AOA**" issued by any Nationalized / Commercial Bank along with the Tender document. Earnest Money of the unsuccessful bidders will be returned to them at the earliest after the award of the contract without interest. The bidder shall give particulars of bank account (name of the account holder, type of account, account number, address of the bank) for drawing the cheque of EMD amount in case of unsuccessful bidders. EMD in the form of **cheque will not be accepted** in any condition.
- 3.2 The Bidder shall furnish the details regarding total number of executed & successfully completed contracts, as stated in 12 (b) of the NIT and enclose copies of contract award letters and experience certificate.
- 3.3 **Duration of Contract:**
- The contract shall be for a period of one year. Board of Management, AOA, KV-II reserves the right to curtail or to extend the period of contract on the same terms and conditions, with mutual understanding for maximum one year.
- 3.4 **The KV-II AOA is not bound to accept the lowest or any bid and may at any time terminate the tendering process without assigning any reason.**

## 4. **Award of Contract:**

- 4.1 The BOM, AOA, KV-II will award the contract to the successful evaluated bidder whose bid has been found to be responsive and who is eligible and qualified to perform the contract satisfactorily as per the terms and conditions incorporated in the bidding document.
- 4.2 The BOM, AOA, KV – II through its Authorized representatives will communicate the successful bidder by e-mail letter transmitted by Registered post that his bid has been accepted.(hereinafter and in the condition of contract called the "Letter of Award").
- 4.3 The successful bidder will be required to execute an agreement within a period of 1week from the date of issue of Letter of Award unless extended by the BOM, AOA, KV – II Authorized representatives, up to a maximum of another one week.
- 4.4 Total 36 **personnel (32 Security Guards, 2 Security Officers and 2 Supervisors)** are expected to be deployed by the firm regularly. However their requirement may vary from time to time. The strength of the Security Personnel can be increased or decreased at any stage depending upon the actual requirements by the BOM, AOA, KV – II.



- 4.5 *The contractor shall abide by and comply with all the relevant laws and statutory requirements covered under various laws such as DGR Rates / Minimum Wages Act, Contract Labour (Regulation and Abolition) Act 1970, EPF Act, ESI Act and various other Acts as applicable from time to time with regard to the personnel engaged by the contractor for the KV-II AOA and shall ensure that no infringement on this account is caused directly or indirectly. The contractor shall submit a monthly report containing the details of EPF & ESI deducted and credited into individual's account with appropriate/concerned department as a Proof for release of their monthly payment. If it is noticed at any stage that EPF & ESI of any individual has not been credited properly, this Association will not take any responsibility for this lapse. The tenderer will bear all the consequences, whatsoever, of the same. TDS will be deducted as applicable.*
- 4.6 The character and antecedents of security staff deployed shall be got verified by the tenderer from local police authorities and an undertaking in this regard to be submitted to the Board, KV-II AOA.
- 4.7 The Contractor will maintain an attendance register in which day to day deployment of personnel will be entered. While raising the bill, the deployment particulars of the personnel engaged during each month, shift wise, should be shown. The register shall remain available round the clock for inspection by the authorized representatives of the Board of Management, AOA, KV-II.
- 4.8 All liabilities arising out of accident or death while on duty shall be borne by the contractor.
- 4.9 Adequate supervision will be provided to ensure correct & effective performance of the security services in accordance with the prevailing assignment instructions agreed upon between the two parties (AOA and Security Contractor). The security personnel shall ensure that there is no unidentified/unclaimed/suspicious objects/person in the buildings/premises. The vehicles that enter into the premises must be identified, noted in the register and parked at designated places. Trolley mirrors will be used for the inspection of four wheelers/other vehicles. Assistant Security Officer/Supervisor must organize surprise visits (during day and night) to check the alertness and attentiveness of the security guards.
- 4.10 Contractor and its staff shall take proper and reasonable precautions to prevent loss, destruction, waste or misuse of the areas of the Board, KV-II AOA premises.
- 4.11 The contractor shall have his own Establishment/Set up/Mechanism to provide training of guards to ensure correct and satisfactory performance of their duties and responsibilities under the contract.
- 4.12 That in the event of any loss occasioned to the Board, KV-II AOA, as a result of any lapse on the part of the contractor as may be established after an enquiry conducted by the Board, KV-II AOA, such loss will be made good from the amount payable to the tenderer. The decision of the Board of Management, KV-II AOA, President, BOM OR any authorized representatives in this regard will be final and binding on the agency.
- 4.13 The contractor shall be responsible to protect all properties and equipments of the Board, KV-II AOA, entrusted to it.
- 4.14 The personnel engaged by the contractor shall be smartly dressed in neat and clean uniform and are required to display photo identity cards, failing which it will invite a penalty of Rs.1,000/- on each occasion. The penalty on this account shall be deducted from the Contractor's bills.



- 4.15 The offers/bids which are not in consonance of DGR Rates / Minimum Wages Act and any other Labour laws will be treated as invalid.

5. **OBLIGATIONS OF THE CONTRACTOR:**

The bidder shall ensure full compliance with tax laws of India with regard to this contract and shall be solely responsible for the same. The bidder shall submit copies of acknowledgements evidencing filing of returns every year and shall keep the Employer fully indemnified against liability of tax, interest, penalty, EPF contribution, ESIC contribution etc. of the contractor in respect thereof, which may arise. The contractor shall also comply with all applicable statutory liabilities such as labour laws etc.

6. **Dispute Resolution**

- (a) Any dispute and or difference arising out of or relating to this contract will be resolved through joint discussion of the authorized representatives of the concerned parties. However, if the disputes are not resolved by joint discussions, then the matter will be referred for adjudication to a sole Arbitrator appointed by the President, BOM, AOA, KV-II.
- (b) The award of the sole Arbitrator shall be final and binding on all the parties. The arbitration proceeding's shall be governed by Indian Arbitration and Conciliation Act 1996 as amended from time to time.
- (c) The cost of Arbitration shall be borne by the respective parties in equal proportions. During the pendency of the arbitration proceedings and currency of contract, the Contractor shall not be entitled to suspend the work/service to which the dispute relates on account of the arbitration and payment to the contractor shall continue to be made in terms of the contract. Arbitration proceedings will be held at Gautam Buddha Nagar (UP) only.

7. **JURISDICTION OF COURT**

The courts at Gautam Buddha Nagar (UP) shall have the exclusive jurisdiction to try all disputes, if any, arising out of this agreement between the parties.



**SCOPE OF WORK OF THE SECURITY AGENCY**  
**DUTIES AND RESPONSIBILITIES OF SECURITY STAFF**

1. The Security Agency will be responsible for overall security arrangements of the KV - II covered in the contract. They will have to control entry and exit of residents, visitor, staff and vehicles.
2. The Security Agency will also be responsible for controlling entry of stray animals of the society.
3. Security Agency will ensure that all instructions of the administration are strictly followed and there should be no lapse of any kind.
4. No items are allowed to be taken out without proper Gate Passes issued by the competent officers as laid down in the contract or authorized by the KV-II Administration for in-out movement. The specimen signatures and telephone numbers of the above stated officers will be available with the Security personnel.
5. Deployment of Guards/Gunmen/Security Supervisors/SI/ Lady Guard will be as per the instructions of the authorities of the KV - II from time to time and the security agency will be responsible for their optimum utilization.
6. Security personnel deployed in the premises on holidays and Sundays will be assessed as per actual requirement and the number of personnel will be suitably reduced / increased.
7. The Security Supervisor/Guard will also take round of all the important and sensitive points of the premises (and regular patrolling of internal area of society) as specified by the KV - II.
8. Security personnel shall also ensure door keeping duties.
9. The Guards on duty will also take care of vehicles, scooters/motor cycles/bicycles parked in the parking sites located within the premises of the KV - II.
10. Entry of the stray-dogs, monkeys and stray cattle into the premises is to be strictly prevented. Failure to do so will result in imposition of suitable penalty on the contractor. Decision of the Board, KV-II AOA on this lapse would be final.
11. The Guards on patrol duty should take care of all the water taps, valves, water hydrants, electrical installations/fixtures etc. installed in the open /common areas all over the premises.
12. It should be ensured that flower plants, trees and grassy lawns are not damaged either by the staff or by the outsiders or by stray cattle.
13. The Security Guards/Supervisors should be trained to extinguish fire with the help of fire extinguishing cylinders and other fire fighting material available on the spot. They will also help the fire fighting staff in extinguishing the fire or in any other natural calamities. The security guards should also be trained in handling lift operations in emergency.
14. In emergent situations, security staff/supervisor/ Security Officer deployed shall also participate as per their role defined in the disaster plan, if any, of the KV - II. Security personnel should be sensitized for their role in such situations.
15. The Security Supervisor/Guards are required to display mature behaviour, especially towards female staff, female visitors and elderly persons.
16. The Security Guard on duty shall not leave the premises until his reliever reports for duty.
17. Any other duties/responsibilities assigned by the KV-II Administration may be incorporated in the agreement. The same shall also be binding on the contractor.
18. Three Walkie-Talkies be provided to Security Guards posted at three Gates of KV-II and one Walkie-Talkie for AOA Office for fast communication in order to maintain security and safety of the campus in a better manner.



Technical Bid

ANNEXURE-II

TENDER FORM FOR PROVIDING SECURITY SERVICES IN  
KV – II. AOA SECTOR – 82 NOIDA

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

1	Names, address of firm/Agency/ Company and Telephone Numbers	
2	Name, Designation, Address and telephone No. of authorized person.	
3	Please specify as to whether Tenderer is sole proprietor/ Partnership firm/Private or Limited Company.	
4	Name, Address and Telephone No. of Directors/partners with Agency's Profile	
5	Registration No. under Company's Act. 1956	
6	GST No.	
7	Licence number under Private Security Agencies (Regulation) Act,2005(PSARA)	
8	Licence number under Contract Labour (R&A) Act1970, of the employer for whom the Security Agency is currently undertaking the work.	
9	PAN/ TAN issued by Income Tax Department and copies of previous three years Financial Year's Income Tax Return.	
10	Provident Fund Account No.	
11	ESI Code Number	
12	Details of Bid Security / Earnest Money deposit:	

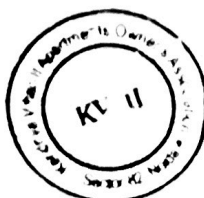
*[Signature]*



*[Signature]*

	(a) Amount:	
	(b) Demand Draft/ Pay Order /Banker Cheque No.	
	(c) Date of issue:	
	(d) Name of issuing Bank	
13	Name, Address and Telephone Numbers of Existing Clients having 40 or more guards at one location (attach separate sheet) (Minimum-2)	
14	Detail schedule for providing security services in the campus of KV-II, NOIDA..	
15	Documents supporting past performance of the bidder for last three years: A. Copies of work orders/agreements. B. Copies of satisfactory completion of Service Certificate	
16	Turnover of the Bidder for last three years certified by CA (Minimum Turnover to be Rs.2.00 Crore per year	
17	ITR for last three years	
18	Affidavit is to be affirmed by the Tenderer to certify (a) That the Tenderer / party of the bidding firm is not involved in any Criminal cases. (b) That the Tenderer / party of the bidding firm is not black listed in any Government Offices. (c) That the credentials submitted by the Tenderer for this tender (duly self certified) are genuine.	
19	<b><u>Declaration by the bidder:</u></b>  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.	

*Signature*



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

**Financial Bid****TENDER FOR SECURITY SERVICES 2024****PRICE BID FOR PROVIDING SECURITY SERVICES IN THE CAMPUS OF KV-II, NOIDA**

Sl. No	Type of Personnel	Required Number	Rate/Wage per head per month (In Rs.)with 18% GST* Extra		Total Amount with 18% GST* Extra	
			*DGR Rate	*Non DGR Rate	*DGR Rate	*Non DGR Rate
1.	Security Officer (Ex-Serviceman)  (DGR Rate& Non DGR Rate)					
2.	Security Supervisor(Ex-Serviceman)  (DGR Rate& Non DGR Rate)					
3.	Security Guard*  (DGR Rate & Non DGR Rate)					
4.	Any other charges					
5.	Total Value of the Contract					

**Note:** Rate / Wage per head per month quoted, will be as per existing DGR rates (for Ex-Serviceman) and Minimum Wages rates of State Govt. (Non DGR Rate) and shall be inclusive of EPF and ESI contributions.

(Signature of the Bidder)  
Name and Address of the Bidder  
(with Seal)

**Dated:**

*Fein. Asham*

