

THE EDUCATION COMMITTEE OF MAHESHWARI SAMAJ (SOCIETY), JAIPUR

Jaipur, Rajasthan

REQUEST FOR QUALIFICATION (RFQ)

INVITATION OF EXPRESSION OF INTEREST (EOI) FOR PRE-QUALIFICATION OF CIVIL CONSTRUCTION CONTRACTOR — ITEM RATE BASIS

FOR THE PROPOSED MULTI-SPECIALITY HOSPITAL MAHESHWARI INSTITUTE OF MEDICAL SCIENCES & RESEARCH CENTRE (MIMSR)

Ganpatpura / Narayan Vihar Road, Jaipur, Rajasthan (Near NH-8, Jaipur–Delhi Highway)

EOI Reference No.	<i>[EOI No. to be assigned by ECMS]</i>
Date of Issue	<i>27.08.2026</i>
Contract Type	Item Rate Contract (Civil Construction Works)
Selection Method	Two-Stage — Pre-Qualification (EOI) followed by Priced Item-Rate Tender / Area Based Tender

ISSUED BY

THE EDUCATION COMMITTEE OF MAHESHWARI SAMAJ (SOCIETY), JAIPUR

STRICTLY CONFIDENTIAL — FOR AUTHORISED RECIPIENTS ONLY

TABLE OF CONTENTS

SECTION 1 — NOTICE INVITING EXPRESSION OF INTEREST (EOI)	3
1.1 Project at a Glance	3
1.2 EOI Schedule (Key Dates)	3
1.3 Contact and Submission Address	4
SECTION 2 — ABOUT THE EDUCATION COMMITTEE OF MAHESHWARI SAMAJ (SOCIETY), JAIPUR	4
SECTION 3 — PROJECT BACKGROUND AND BRIEF DESCRIPTION	4
3.1 Project Details	4
3.2 Proposed Clinical Specialities (Indicative Context)	5
3.3 Proposed Key Facilities (Indicative Only — May Vary)	6
SECTION 4 — SCOPE OF WORK (CIVIL CONSTRUCTION)	6
SECTION 5 — NATURE OF CONTRACT (ITEM RATE BASIS)	7
SECTION 6 — MINIMUM ELIGIBILITY AND PRE-QUALIFICATION CRITERIA	8
SECTION 7 — TECHNICAL QUALIFICATION REQUIREMENTS	9
SECTION 8 — SIMILAR WORK EXPERIENCE CRITERIA	9
SECTION 9 — PREFERRED SECTOR EXPERIENCE	10
SECTION 10 — FINANCIAL CAPACITY REQUIREMENTS	10
SECTION 11 — SUBMISSION REQUIREMENTS	11
SECTION 12 — EVALUATION AND SELECTION PROCESS	11
SECTION 13 — BID SUBMISSION PROCEDURE	12
SECTION 14 — TIME SCHEDULE / MILESTONES	12
SECTION 15 — GENERAL TERMS AND CONDITIONS	13
SECTION 16 — RIGHTS OF THE TRUST TO ACCEPT / REJECT APPLICATIONS	15
SECTION 17 — REQUIRED FORMS AND ANNEXURES	16
Annexure A — Bidder Information Form	17
Annexure B — Similar Project Experience Details	18
Annexure C — Key Personnel Details & Plant / Equipment Schedule	19
Annexure D — Existing Works-in-Hand / Bid-Capacity Statement	20
Annexure E — Financial Details	21
Annexure F — Declaration Forms	22
Annexure G — Anti-Collusion / Integrity Declaration	23

SECTION 1 — NOTICE INVITING EXPRESSION OF INTEREST (EOI)

The Education Committee Of Maheshwari Samaj (Society), Jaipur (hereinafter referred to as the “**Trust**”, “**Client**” or “**Employer**”) invites Expressions of Interest (EOI) from reputed, experienced and financially sound civil construction contractors for pre-qualification and subsequent award, on an **Item Rate Contract** basis, of the civil construction works for the proposed Multi-Speciality Hospital — Maheshwari Institute of Medical Sciences & Research Centre (MIMSR), at Ganpatpura / Narayan Vihar Road, Jaipur, Rajasthan.

This document is issued as a **Stage-1 Pre-Qualification / Expression of Interest** document. Its purpose is to screen and shortlist eligible contractors on the basis of legal standing, similar-work experience, technical capability and financial capacity set out herein. Shortlisted (pre-qualified) contractors will subsequently be invited to participate in a **Stage-2 Priced Item-Rate Tender** based on the detailed Bill of Quantities (BoQ), drawings and specifications to be issued separately. Submission of an EOI does not create any commitment on the part of the Trust to shortlist, invite, or award any contract.

1.1 Project at a Glance

Project	Maheshwari Institute of Medical Sciences & Research Centre (MIMSR) — Multi-Speciality Hospital (Greenfield)
Client / Employer	The Education Committee Of Maheshwari Samaj (Society), Jaipur, Rajasthan
Location	Ganpatpura / Narayan Vihar Road, Jaipur, Rajasthan (Near NH-8, Jaipur–Delhi Highway)
Plot Area	Approx. 16,913 Sq. Mtr.
Building Structure	2 Basements + Ground + 10 Upper Floors (G+10+2B, 12 Levels) — may vary as per final architectural concept
Total Construction Area	Approx. 10,00,000 Sq. Ft. (Phase – I: 350 Sq. Mtr. ; Phase – II: 650 Sq. Mtr.)
Bed Capacity	600 Census Beds + 60 Service Beds = 660 Beds
Estimated Construction Cost	Approx. ₹100 Crore (Only Civil Construction Cost) — civil-works (Phase – I) package value to be confirmed by ECMS in the Stage-2 tender
Target Construction Period	18 Months from the date of commencement of construction
Nature of Contract	Item Rate Contract — payment on measured quantities at quoted item rates

1.2 EOI Schedule (Key Dates)

S.No.	Activity	Date / Time
1	Issue / Publication of EOI Document	27.08.2026
2	Last Date for Submission of Pre-EOI Queries	09.09.2026
3	Pre-EOI Meeting (if any)	15.09.2026

S.No.	Activity	Date / Time
4	Response to Queries / Issue of Addendum	18.09.2026
5	Last Date & Time for Submission of EOI	23.09.2026 03:00 PM
6	Opening of EOI (Eligibility Envelope)	23.09.2026 04:00 PM
7	Notification of Pre-Qualified Contractors	30.10.2026
8	Issue of Stage-2 Priced Item-Rate / Area Based Tender to Shortlisted Contractors	Shall be intimated by ECMS.

1.3 Contact and Submission Address

The Secretary / Chief Executive Officer, The Education Committee Of Maheshwari Samaj (Society), Jaipur, Rajasthan.

Telephone: [] | Email: [] | Submission Portal / Address: []

The Trust reserves the right to accept or reject any or all Expressions of Interest, in whole or in part, and to annul the pre-qualification process at any time prior to award, without thereby incurring any liability to the affected applicants or any obligation to inform them of the grounds for such action.

SECTION 2 — ABOUT THE EDUCATION COMMITTEE OF MAHESHWARI SAMAJ (SOCIETY), JAIPUR

The Education Committee Of Maheshwari Samaj (Society), Jaipur is an initiative of the Maheshwari Samaj, a prominent community organisation with a long-standing commitment to education, healthcare and social welfare in Rajasthan. The Trust has identified a critical gap in advanced, specialised healthcare infrastructure in Jaipur and the broader Rajasthan region, evidenced by a significant outflow of patients to metropolitan cities for tertiary and quaternary care.

To address this gap, the Trust proposes to develop the Maheshwari Institute of Medical Sciences & Research Centre (MIMSR) — a modern multi-speciality hospital designed to deliver advanced, technology-driven medical care with high-end infrastructure and specialised treatment facilities, thereby reducing patient outflow from Rajasthan and strengthening the region's tertiary and quaternary healthcare ecosystem.

The Trust intends to engage a reputed civil construction contractor of proven capability to construct this landmark facility to the highest standards of quality, safety and timeliness. This EOI is issued in furtherance of that objective.

SECTION 3 — PROJECT BACKGROUND AND BRIEF DESCRIPTION

3.1 Project Details

Project Name	Maheshwari Institute of Medical Sciences & Research Centre (MIMSR)
Client / Owner	The Education Committee Of Maheshwari Samaj (Society), Jaipur
Project Type	Multi-Speciality Hospital — Greenfield Construction

Location	Ganpatpura / Narayan Vihar Road, Jaipur, Rajasthan — Near NH-8
Plot Area	Approx. 16,913 Sq. Mtr.
Building Structure	G+10+2B — 12 Levels (may vary as per final architectural concept)
Total Construction Area	Approx. 10,00,000 Sq. Ft. (Phase – I: 350 Sq. Mtr. ; Phase – II: 650 Sq. Mtr.)
Proposed Bed Capacity	600 Census Beds + 60 Service Beds = 660 Total
Estimated Construction Cost	Approx. ₹100 Crore (Only Civil Construction Cost) (Phase – I)
Target Construction Period	18 Months from commencement of construction

3.2 Proposed Clinical Specialities (Indicative Context)

The hospital is planned as a Multi Speciality facility. The building programme is driven by the following indicative clinical specialities, which impose specialised civil, structural and services requirements on the construction works:

S.No.	Speciality	Key Clinical Areas
1	Cardiac Sciences	Interventional cardiology, cardiac surgery, CCU, echo lab
2	Neuro Sciences	Neurosurgery, neurology, neuro-interventional radiology, neuro-ICU
3	Oncology	Medical & surgical oncology, LINAC, PET scan, chemotherapy day care
4	Organ Transplant	Renal / liver / bone-marrow transplant, isolation ICU
5	Gastro Sciences	Gastroenterology, hepatology, GI surgery, endoscopy suites
6	Orthopaedics	Joint replacement, spine surgery, trauma, sports medicine
7	Renal Sciences	Nephrology, dialysis unit, renal transplant
8	Emergency & Trauma	24×7 emergency, polytrauma, resuscitation
9	IVF & Reproductive Medicine	IVF lab, andrology, foetal medicine
10	Critical Care	Multi-speciality ICU, NICU, PICU, SICU, CICU, HDU
11	Ophthalmology	Cataract & refractive surgery, glaucoma, retina / vitreo-retinal services, cornea & transplant, oculoplasty, paediatric
12	Dental Care	Ophthalmology Dental Care Oral & maxillofacial surgery, endodontic, prosthodontics, orthodontics,

S.No.	Speciality	Key Clinical Areas
		periodontics, dental implants
13	ENT	Otology & cochlear implants, rhinology & endoscopic sinus surgery, head & neck surgery, laryngology, audiology & speech therapy

3.3 Proposed Key Facilities (Indicative Only — May Vary)

Facility	Indicative Capacity / Quantity
OPD Consultation Rooms	60 Rooms
Modular Operation Theatres	8
Cath Lab	1 (Biplane)
Endoscopy Suites	2
LINAC (AERB-shielded bunker)	1
PET Scan (AERB-shielded bunker)	1
MRI Scanner	Min. 1 × 3T
CT Scanner	Min. 1 × 128-slice
Dialysis Unit	8 Beds + 1 Isolation Bay
Chemotherapy Day Care	14 Chairs / Beds
CSSD	Centralised with full zone barrier
MGPS	O ₂ , N ₂ O, Medical Air, Vacuum, AGSS
Kitchen & Laundry	Central kitchen + satellite pantries; on-site laundry with infection-control barrier
Mortuary	Cold storage, autopsy, waiting
Parking	Min. 500 ECS (across 2 basement levels) (May be 3 Basements Levels)

Note: The specialities and facilities above are indicative and are provided to help contractors appreciate the complexity of the works. Final schedules of accommodation, drawings, specifications and the Bill of Quantities will be issued with the Stage-2 priced tender.

SECTION 4 — SCOPE OF WORK (CIVIL CONSTRUCTION)

The broad scope of work comprises the complete civil and structural construction of the multi-speciality hospital building together with associated site-development works, on an Item Rate basis, in strict accordance with the drawings, specifications and Bill of Quantities to be issued at Stage-2. The indicative scope includes, but is not limited to, the following. Detailed and final scope shall be as defined in the Stage-2 tender documents.

4.1 Structural & Civil Works

- Excavation, shoring, dewatering and construction of a 2-level deep basement, including waterproofing and retaining structures.
- Piling / foundation works as per the approved geotechnical design.

- RCC-framed superstructure for Ground + floors upto 18 story, including columns, shear walls, beams, slabs and staircases, designed for hospital loading and applicable seismic requirements.
- Masonry, block-work, plastering, screeding and allied civil works.
- Structural provisions for heavy medical equipment (LINAC, PET, MRI, Cath Lab) including radiation-shielded RCC bunkers as per AERB requirements.

4.2 Architectural & Finishing Works

- Internal and external finishes — flooring, wall finishes, false ceilings, painting, cladding, doors, windows and glazing.
- Specialised hospital finishes — antibacterial / seamless flooring, modular OT panelling interfaces, clean-room-ready surfaces, and lead-lined / shielded partitions where required.
- Waterproofing of basements, terraces, toilets, wet areas and water-retaining structures.

4.3 Associated & Site-Development Works

- Internal roads, pavements, boundary wall, gates, external drainage, storm-water management and landscaping (civil components).
- Underground and overhead water tanks, sumps, STP / ETP civil structures, and utility trenches / ducts.
- **Civil works and builder's-work-in-connection (BWIC) for coordination with MEP, MGPS, HVAC, fire-fighting, lifts and ICT packages executed by others / specialist agencies.**
- **GRIHA / green-building civil compliance measures and sustainable-construction record-keeping as applicable.**

Scope note: The exact division of packages (single main civil contractor vs. separate MEP / specialist packages), the detailed Bill of Quantities, technical specifications and the schedule of finishes are **to be confirmed by The Education Committee Of Maheshwari Samaj (Society), Jaipur** and will be issued with the Stage-2 tender. Contractors should not assume the scope beyond what is finalised there.

SECTION 5 — NATURE OF CONTRACT (ITEM RATE BASIS / AREA BASED RATES)

The civil construction works shall be awarded on an **Item Rate Contract** basis. Under this arrangement, the contractor shall quote unit rates against each item of the Bill of Quantities (BoQ) to be provided by the Trust at Stage-2. Payment shall be made for the actual quantities of work executed and measured at site, valued at the quoted item rates, in accordance with the standard mode of measurement specified in the contract.

- Quantities stated in the BoQ are estimated and provisional; the final contract value shall be determined by actual measured quantities at the quoted rates.
- Quoted item rates shall be deemed to be inclusive of all costs of labour, materials, plant, machinery, tools, scaffolding, transport, taxes (other than GST, which shall be paid extra as applicable), overheads, profit, and all incidental and contingent costs necessary for the complete execution of each item, unless expressly stated otherwise in the tender.

- Variations in quantities, additional / substituted items and deviations shall be governed by the variation and rate-analysis provisions of the Stage-2 contract.
- Price adjustment / escalation over the construction period, if any, shall be as expressly provided in the Stage-2 contract conditions.

Clarification required: *Whether price escalation / star-rate provisions will apply to the item-rate contract over the 18-month period is **to be confirmed by The Education Committee Of Maheshwari Samaj (Society), Jaipur** in Stage 2 document.*

SECTION 6 — MINIMUM ELIGIBILITY AND PRE-QUALIFICATION CRITERIA

To be pre-qualified, an applicant must satisfy ALL of the mandatory criteria below. These are pass/fail criteria; non-compliance with any one shall render the EOI liable to rejection. Supporting documents must be enclosed against each criterion.

Ref.	Mandatory Criterion	Supporting Document
EL-1	The applicant shall be a legally constituted entity in India — a company, LLP, or registered partnership / proprietorship firm — with a valid PAN and GST registration.	Certificate of Incorporation / Registration; PAN; GST certificate
EL-2	The applicant shall hold valid registrations for statutory labour compliance (EPF, ESIC) and applicable contractor / trade licences.	EPF & ESIC registration; applicable licences
EL-3	The applicant shall not be a subsidiary or a special-purpose vehicle created exclusively for this bid.	Self-declaration
EL-4	The applicant shall not be blacklisted, debarred or suspended by any Central / State Government, PSU, statutory body or the Trust, as on the date of submission.	Notarised affidavit (Annexure F / DECL)
EL-5	The applicant shall not have had any contract terminated for default / cause in the last 5 years.	Notarised affidavit (Annexure F / DECL)
EL-6	The applicant shall meet the Similar Work Experience criterion of Section 8.	Work orders + completion certificates (Annexure B)
EL-7	The applicant shall meet the Financial Capacity criteria of Section 10.	CA certificate with UDIN; audited financials (Annexure E)
EL-8	The applicant shall meet the Technical Qualification requirements of Section 7.	Personnel & equipment schedules (Annexure C)

Joint Ventures / Consortia: *Whether JV / consortium applications are permitted (and, if so, the number of members, lead-member share, and cumulative-qualification rules) is **to be confirmed by The Education Committee Of Maheshwari Samaj (Society), Jaipur**. The default drafted position is that only single legal entities may apply, unless the Trust decides otherwise.*

SECTION 7 — TECHNICAL QUALIFICATION REQUIREMENTS

The applicant shall demonstrate the technical capability to execute a large, complex, multi-storey hospital building. The following technical qualifications shall be assessed on a pass/fail basis at pre-qualification and shall be evaluated in greater detail at Stage-2:

- **In-house capability:** Established organisation with in-house or committed capability for planning, project management, structural execution, quality control and safety management.
- **Key personnel:** Availability of qualified key technical personnel — Project Manager, Planning / Billing Engineers, Site / Structural Engineers, Quality (QA/QC) Engineer, and Safety (EHS) Officer — with relevant experience on multi-storey / high-rise or hospital projects (details in Annexure C).
- **Plant, machinery & equipment:** Ownership of, or assured access to, the construction plant and machinery required for a project of this scale (tower cranes / hoists, batching plant or assured RMC supply, formwork systems, dewatering, etc.) — details in Annexure C.
- **Quality & safety systems:** Documented quality-management and health-safety-environment systems; ISO 9001 / ISO 45001 certification shall be viewed favourably.
- **Methodology capability:** Demonstrated ability to construct deep basements, RCC high-rise superstructures and specialised hospital areas (clean rooms, radiation-shielded bunkers, modular OTs) either directly or through recognised specialist sub-agencies.

*The specific minimum numbers, qualifications and years of experience for each key personnel position, and the minimum list of plant & machinery, are **to be confirmed by The Education Committee Of Maheshwari Samaj (Society), Jaipur**. Indicative requirements are provided in Annexure C for the Trust's review and finalisation.*

SECTION 8 — SIMILAR WORK EXPERIENCE CRITERIA

The applicant must have **successfully completed multi-storied building construction works with a cumulative / project value of not less than ₹ 300 Crore**, in its own name, during the last 5 (five) financial years ending on the last day of the month immediately preceding the month of submission of this EOI. This is the mandatory minimum threshold set by the Trust.

8.1 Definition of “Similar Work”

For the purpose of this EOI, “similar work” means the construction of a multi-storey (2B+G+10 or higher) RCC-framed building — such as a hospital, hotel, institutional, commercial, residential or mixed-use complex — including its structural and finishing works, executed and completed by the applicant as a main / principal contractor.

8.2 Evidence of Experience

- Work orders / letters of award, together with completion certificates issued by the employer / client, stating the scope, value and completion date.
- For private-sector projects: completion certificate from the end client supported by TDS certificates / audited evidence of the value executed.

- Experience must be in the name of the applicant entity; experience of parent, subsidiary, associate, or predecessor entities shall be considered only if expressly permitted by the Trust and supported by documentary proof of succession.

SECTION 9 — PREFERRED SECTOR EXPERIENCE

While the minimum similar-work criterion in Section 8 applies to multi-storey buildings generally, preference shall be given, at the pre-qualification and shortlisting stage, to applicants who additionally demonstrate completed experience in one or more of the following complex building types. This preference is desirable and shall be viewed favourably; it is not a mandatory disqualifier under Section 8.

Preferred Sector	Why it is Relevant to MIMSR
Hospital / Healthcare Projects	Direct relevance — clean rooms, modular OTs, MGPS interfaces, radiation-shielded bunkers, infection-control finishes, and 24×7 critical-care infrastructure.
Hotel Projects	Comparable in finishing quality, MEP density, guest/patient-room repetition, façade complexity and hospitality-grade services coordination.
Other Complex Institutional / Multi-Storey Projects	Medical colleges, laboratories, research campuses, large commercial / IT campuses and high-rise institutional buildings involving deep basements, high finishing standards and dense services.

Applicants shall list all such preferred-sector projects in Annexure B and enclose supporting completion certificates. Experience of healthcare / institutional projects executed in Rajasthan shall additionally be viewed favourably.

SECTION 10 — FINANCIAL CAPACITY REQUIREMENTS

The applicant must satisfy ALL of the following financial criteria. The threshold values have been derived, on an industry-standard basis, from the estimated construction cost of approximately ₹100 Crore and shall be finalised by the Trust once the civil-works package value is confirmed.

Criterion	Requirement	Document Required
Average Annual Turnover	Minimum average annual turnover of ₹75 Crore ($\approx 75\%$ of estimated construction cost) from construction / civil works, averaged over the last 3 financial years (FY 2023-24, 2024-25, 2025-26).	CA certificate with UDIN; audited P&L statements
Net Worth	Positive net worth of at least ₹25 Crore ($\approx 25\%$ of estimated construction cost) as per the latest audited balance sheet.	CA-certified balance sheet
Working Capital / Solvency	Demonstrated working capital / bank solvency of at least ₹20 Crore	Banker's solvency certificate / CA certificate

Criterion	Requirement	Document Required
	(≈ 20% of estimated cost).	
Profitability	The applicant shall be a net-profit-making entity in at least 2 of the last 3 financial years.	Audited P&L statements

*The above figures are computed on the ₹100 Crore estimated construction cost using standard percentages (turnover ≈ 75%, net worth ≈ 25%). Final threshold values are **to be confirmed by The Education Committee Of Maheshwari Samaj (Society), Jaipur** and may be adjusted once the specific civil-package value is fixed and to maintain consistency with the similar-work threshold of Section 8.*

SECTION 11 — SUBMISSION REQUIREMENTS

The EOI submission shall contain the following documents, arranged and indexed in the order below, each page serially numbered and signed / stamped by the authorised signatory:

S.No.	Document	Reference
1	Covering letter / EOI submission form on the applicant's letterhead	Annexure A
2	Bidder Information Form (entity, registrations, contacts)	Annexure A
3	Certificate of Incorporation / Registration, PAN, GST, EPF & ESIC	Copies
4	Similar Project Experience details with work orders & completion certificates	Annexure B
5	Preferred-sector experience details (hospitals / hotels / institutional)	Annexure B
6	Key Personnel details with CVs and qualifications	Annexure C
7	Plant, machinery & equipment schedule (owned / assured)	Annexure C
8	Financial details — turnover, net worth, working capital, profitability	Annexure E
9	Existing works-in-hand	Annexure D
10	CA certificate (UDIN) and audited balance sheets & P&L (last 3 FYs)	Copies
11	Banker's solvency certificate	Copy
12	Declarations — non-blacklisting, no terminated contracts, correctness of documents	Annexure F
13	Anti-collusion / Integrity declaration	Annexure G
14	ISO / quality & safety certifications (if any)	Copies

SECTION 12 — EVALUATION AND SELECTION PROCESS

Pre-qualification shall be carried out on a pass/fail basis. The Trust shall evaluate the EOIs in the following sequence:

1. Receipt, opening and logging of all EOIs received by the due date and time.
2. Mandatory-criteria compliance check per Section 6 (legal, registration, declarations).
3. Verification of Similar Work Experience (Section 8), Technical Qualification (Section 7) and Financial Capacity (Section 10).
4. Application of preferred-sector considerations per Section 9 for shortlisting where the number of qualified applicants needs to be limited.
5. Preparation of the list of pre-qualified (shortlisted) contractors.
6. Issue of the Stage-2 Priced Item-Rate Tender (BoQ, drawings, specifications) to the pre-qualified contractors only.
7. Evaluation of Stage-2 priced bids and award of the item-rate contract in accordance with the Stage-2 tender conditions.

*Purely pass/fail screening will be applied at pre-qualification followed by reasonable price at Stage-2, is **to be confirmed by The Education Committee Of Maheshwari Samaj (Society), Jaipur**. The default drafted position is pass/fail pre-qualification followed by a priced item-rate tender.*

SECTION 13 — BID SUBMISSION PROCEDURE

- **Mode of submission:** The EOI shall be submitted in a sealed envelope.
- **Marking:** The outer envelope shall be superscripted: “EXPRESSION OF INTEREST — CIVIL CONSTRUCTION CONTRACTOR — MIMSR, JAIPUR — **[EOI No.]** — DO NOT OPEN BEFORE **[date]**”.
- **Addressee:** The Secretary / CEO, The Education Committee Of Maheshwari Samaj (Society), Jaipur, , at the address in Section 1.3.
- **Due date:** EOIs must be received on or before the last date and time specified in the EOI Schedule (Section 1.2). Late submissions shall not be accepted.
- **Completeness:** Each page shall be signed and stamped by the authorised signatory; all copies of documents shall be self-attested. Incomplete or conditional submissions are liable to rejection.
- **Validity:** The EOI shall remain valid for 120 days from the last date of submission, extendable by mutual written consent.
- **Cost of participation:** All costs of preparing and submitting the EOI shall be borne solely by the applicant. The Trust shall not reimburse any such cost.

SECTION 14 — TIME SCHEDULE / MILESTONES

The indicative construction period is 24 (Twenty-Four) months from the date of commencement of construction. The following indicative milestones are provided for the contractor's appreciation; the binding construction programme and milestone dates shall be fixed in the Stage-2 contract.

Milestone	Description	Indicative Timing
M-1	Mobilisation, site establishment and setting out	Month 0–1
M-2	Excavation, shoring/dewatering and basement sub-structure	Month 1–4
M-3	RCC superstructure up to roof level (Maybe upto 18 Floors)	Month 4–14
M-4	Blockwork, plaster, waterproofing and internal finishes	Month 6-16
M-5	External finishes, façade and site-development works	Month 16-17
M-6	Snagging, testing of civil systems and handover	Month 17-18

*The above milestone durations are illustrative only and are **to be confirmed by The Education Committee Of Maheshwari Samaj (Society), Jaipur** against the final construction programme, site handover date and any phasing requirements.*

SECTION 15 — GENERAL TERMS AND CONDITIONS

The following commercial and contractual terms are indicated to enable applicants to assess the engagement. The definitive terms shall be set out in the Stage-2 tender and contract. Values shown are standard indicative figures for a project of this scale and are to be confirmed by the Trust.

15.1 EOI Document Fee

A non-refundable EOI document / processing fee of ₹5,000 shall be payable at the time of submission, in the manner notified by the Trust.

15.2 Earnest Money Deposit (EMD) / Bid Security

No EMD is required at this pre-qualification (EOI) stage. At Stage-2, an EMD / Bid Security of approximately ₹1 Crore ($\approx 1\%$ of the estimated construction cost) shall be furnished by tendering contractors, in the form of a bank guarantee / DD, valid as specified in the Stage-2 tender.

15.3 Retention Money / Security Deposit

Retention at 10% of the value of each running-account bill shall be deducted, subject to a ceiling of 10% of the contract value, released after successful completion and expiry of the Defect Liability Period.

15.4 Defect Liability Period (DLP)

18 months from the date of completion / handover. The contractor shall rectify defects at its own cost during the DLP. The retention money / Security Deposit of 10% of the contract value will be returned only after satisfactory completion of defect liability period.

15.5 Liquidated Damages

Liquidated damages for delay attributable to the contractor, Monthly Pro rata progress both Physical and Financial shall be maintained by the contractor else penalty will be levied as under on delay of financial progress.

	Time	Target Progress	Penalty to be levied / Payment
--	------	-----------------	--------------------------------

			Withheld
(1)	1/4 th	1/8 th	@ 2.5 % of Delayed Work
(2)	1/2 th	3/8 th	@ 5 % of Delayed Work
(3)	3/4 th	3/4 th	@ 7.5 % of Delayed Work
(4)	Full	100 %	@ 10 % of Delayed Work

In Case the Contractor makes up the progress in the next span, amount withheld shall be refunded.

15.6 Price Adjustment / Escalation

Applicability of price escalation over the construction period is to be confirmed in Stage 2 of Bid. If applicable, it shall follow a standard indices-based formula specified in the Stage-2 contract.

15.7 Insurance

The contractor shall take out and maintain, at its cost, Contractor's All-Risk (CAR) insurance, Workmen's Compensation insurance, third-party liability insurance and such other policies as specified in the Stage-2 contract, for the full contract period and DLP.

15.8 Health, Safety, Environment & Statutory Compliance

The contractor shall comply with all applicable labour laws, the BOCW Act, safety regulations, and environmental / CPCB norms, and shall implement a project-specific HSE plan. Special safety provisions shall apply to deep-basement excavation, work at height above 6 m, and radiation-shielded bunker construction.

15.9 Sub-Contracting

Sub-contracting of specialised works (e.g., piling, waterproofing, clean rooms, modular OTs) may be permitted only through recognised specialist agencies with prior written approval of the Trust. The main contractor shall remain fully responsible for the whole of the works.

15.10 Confidentiality

All information provided in or in connection with this EOI is strictly confidential and the property of the Trust. It shall be used solely for the purpose of preparing and submitting the EOI and shall not be disclosed to any third party.

15.11 Dispute Resolution & Governing Law

Any dispute shall first be resolved amicably; failing which, it shall be referred to arbitration (Retired CE of PWD aged less than 65 year shall be chosen mutually & amicably and he/she shall be appointed as Arbitrator) under the Arbitration and Conciliation Act, 1996, venue at Jaipur, Rajasthan, in English. This engagement shall be governed by the laws of India, and the courts at Jaipur, Rajasthan shall have exclusive jurisdiction.

15.12 Force Majeure

Neither party shall be liable for failure to perform due to events of force majeure (acts of God, war, declared pandemic, government restriction, earthquake, flood), subject to written notice and the terms of the Stage-2 contract.

SECTION 16 — RIGHTS OF ECMS TO ACCEPT / REJECT APPLICATIONS

Notwithstanding anything to the contrary contained in this document, The Education Committee of Maheshwari Samaj (Society), Jaipur reserves the right, at its sole discretion and without incurring any liability or any obligation to assign reasons, to:

- accept or reject any or all Expressions of Interest, in whole or in part;
- waive or relax any minor deviation, informality or irregularity in any submission;
- modify, amend, suspend, withdraw or cancel this EOI or the pre-qualification process at any stage;
- vary the eligibility, technical or financial criteria and re-invite or extend the EOI;
- verify independently any statement, claim or document furnished by an applicant, and to reject a submission found to contain false or misleading information;
- shortlist any number of contractors and to negotiate terms with the shortlisted / successful contractor;
- not shortlist or award any contract without thereby incurring any liability to any applicant.

Submission of an EOI shall be deemed acceptance of all the terms, conditions and reservations set out in this document.

SECTION 17 — REQUIRED FORMS AND ANNEXURES

Applicants shall complete and submit all applicable Annexures below. Where the space provided is insufficient, additional sheets in the same format may be attached and cross-referenced.

Annexure	Form	When Required
A	Bidder Information Form / EOI Submission Form	With EOI
B	Similar Project Experience Details (incl. preferred-sector projects)	With EOI
C	Key Personnel Details & Plant / Equipment Schedule	With EOI
D	Existing Works-in-Hand / Bid-Capacity Statement	With EOI
E	Financial Details (turnover, net worth, working capital)	With EOI
F	Declaration Forms (non-blacklisting, no terminated contracts, correctness)	With EOI — notarised
G	Anti-Collusion / Integrity Declaration	With EOI

Annexure A — Bidder Information Form

(On the applicant's letterhead, addressed to The Secretary / CEO, The Education Committee Of Maheshwari Samaj (Society), Jaipur)

1. Name of the Applicant (Entity)	
2. Type of Entity (Company / LLP / Firm)	
3. Registered Office Address	
4. Year of Establishment / Incorporation	
5. PAN	
6. GST Registration No.	
7. EPF / ESIC Registration No.	
8. Contractor Registration / Class (if any)	
9. Authorised Contact Person & Designation	
10. Telephone / Mobile	
11. Email	
12. Website	

Declaration: We confirm that the information furnished in this EOI and all Annexures is true and correct, and that we meet the eligibility criteria of this document. We have read and accept all terms and conditions herein.

Signature of Authorised Signatory: _____ Name: _____

Designation: _____ Company Seal: _____ Date: _____

Annexure B — Similar Project Experience Details

List completed multi-storey building projects (Section 8) and preferred-sector projects (Section 9). Attach work orders and completion certificates for each. Use one row per project.

S.No.	Project Name & Location	Client / Employer	Type (Hospital/ Hotel /Instl./Other)	Built-up Area / Storeys	Value (₹ Cr)	Completion Date
1						
2						
3						
4						
5						
6						

Total cumulative value of completed multi-storey works claimed towards the ₹300 Crore (In last 5 Years) threshold: ₹ _____ Crore.

Annexure C — Key Personnel Details & Plant / Equipment Schedule

C-1 Key Technical Personnel

S.No.	Name	Position / Role	Qualification	Total Exp. (Yrs)	Relevant Project Exp.
1		Project Manager			
2		Planning / Billing Engineer			
3		Site / Structural Engineer			
4		QA/QC Engineer			
5		Safety (EHS) Officer			
6					

C-2 Plant, Machinery & Equipment (Owned / Assured)

S.No.	Equipment / Plant	Nos.	Owned / Leased	Capacity / Remarks
1				
2				
3				
4				
5				
6				

Annexure D — Existing Works-in-Hand

S.No.	Ongoing Project & Location	Client	Contract Value (₹ Cr)	Balance Value (₹ Cr)	Scheduled Completion
1					
2					
3					
4					
5					

Annexure E — Financial Details

To be certified by a Chartered Accountant with UDIN; attach audited balance sheets and P&L statements for the last three financial years.

Particulars (₹ in Crore)	FY 2023-24	FY 2024-25	FY 2025-26
Annual Turnover (construction / civil works)			
Net Profit / (Loss)			
Net Worth			
Working Capital / Current Ratio			

Average Annual Turnover (last 3 FYs): ₹ _____ Cr | Net Worth (latest audited): ₹ _____ Cr

Certified by (CA): _____ Membership No.: _____ UDIN:

Annexure F — Declaration Forms

(To be executed on non-judicial stamp paper of appropriate value and notarised.)

F-1 Declaration of Non-Blacklisting & No Terminated Contracts

We, _____ (name of applicant), do hereby solemnly declare and affirm that:

- we are not blacklisted, debarred or suspended by any Central / State Government, PSU, statutory body, court or the The Education Committee Of Maheshwari Samaj (Society), Jaipur as on the date of this EOI;
- no contract awarded to us has been terminated for default / cause during the last five (5) years;
- no insolvency, bankruptcy or winding-up proceedings are pending against us.

F-2 Declaration of Correctness of Documents

We declare that all documents, statements and information furnished in this EOI and its Annexures are true, correct and authentic to the best of our knowledge and belief, and we understand that any misrepresentation shall render our EOI liable to rejection and us liable to debarment.

Signature of Authorised Signatory: _____

Company Seal & Date:

Notarised before: _____

Annexure G — Anti-Collusion / Integrity Declaration

We hereby declare and undertake that:

- this EOI has been prepared and submitted independently, without any collusion, comparison of figures or arrangement with any other applicant;
- we have not offered, given or agreed to give, and shall not offer, give or agree to give, any inducement, gift, commission or bribe to any officer, employee or representative of the Trust in connection with this EOI or any resulting contract;
- we have no conflict of interest with the Trust, its architect / design consultants, or its project management consultant for this project, and shall disclose any such conflict promptly should it arise.

Signature of Authorised Signatory: _____

Company Seal & Date:

END OF EXPRESSION OF INTEREST (EOI) DOCUMENT

The Education Committee Of Maheshwari Samaj (Society), Jaipur reserves the right to modify, withdraw or cancel this EOI at any time without liability.