

INDIAN INSTITUTE OF MANAGEMENT UDAIPUR

(An Autonomous Institute under the Ministry of Education, Govt. of India)

**E-TENDER DOCUMENTS FOR
PROVIDING BUILDING INSURANCE TO THE IIM UDAIPUR**



Indian Institute of Management Udaipur
Balicha, Udaipur 313001, Rajasthan Website: www.iimu.ac.in

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NOTICE INVITING TENDER (NIT)
FOR PROVIDING BUILDING INSURANCE TO THE IIM UDAIPUR

Indian Institute of Management Udaipur (IIMU) is an Autonomous Institute under the Ministry of Education, Government of India. IIM Udaipur is recognized as the premier management institution in the country.

IIM Udaipur is presently operating from its permanent campus located at Balicha, Udaipur, Rajasthan with a present strength of approximately 840 (Eight hundred and forty only) students, 500 (faculty and staff) on the campus with a projected increase of 10% to 15% per year.

IIM Udaipur invites E-tender (online tender) under two bid system Technical Bid (Part-I) & Financial Bid (Part-II) from the **General Insurance Companies** who satisfy pre-qualification criteria set out in this tender document for providing insurance cover to IIMU assets. **Advisors/ agents/ third parties are not eligible to bid.**

The Bidder must read the complete 'Tender Documents': This NIT is an integral part of the Tender Document and serves a limited purpose of invitation and does not purport to contain all relevant details for submission of bids. The Bidders must go through the complete Tender Document for details before submission of their Bids.

'The Bidders shall sign and stamp each page of this tender document as a token of having read, understood and comply with tender, the terms and conditions contained herein. Manual bid/tender will not be accepted under any circumstances. Incomplete bid/documents shall be rejected without giving any reason.

Availability of the Tender Document -This tender document containing eligibility criteria, scope of work, terms and conditions, and other documents, can be downloaded from the GeM portal .

Disclaimers and Rights of Procuring Entity

The issue of the Tender Document does not imply that the Procuring Entity is bound to select bid(s), and it reserves the right without assigning any reason to:

- (a) reject any or all of the Bids, or
- (b) cancel the tender process; or
- (c) abandon the procurement of the Services; or
- (d) issue another tender for identical or similar Services

Note: For further details, please refer to the complete Tender Document.

*The Chief of Administration
IIM Udaipur,
Balicha, Udaipur-313001,Rajasthan*

SECTION – A

GENERAL INSTRUCTIONS TO BIDDERS

1. It may be noted that no agent/ advisor/broker/ sub broker is involved in the tender.
2. The successful Bidder shall provide the services strictly in accordance with the scope of work, insurer details, and as per detailed instructions of the Institute

3. Erasures or Alterations:

The offer should be neatly typed, and no hand-written addition/alterations should be there. Such additions/alterations will make the offer ineligible. Details must be completely filled up. IIMU may treat offers not adhering to these guidelines as unacceptable.

4. Right to alter Terms and Conditions:

IIMU reserves the right to alter the terms of offer specified in the tender document, including the last date for submission of Bids. In case of any alteration, the same will be put on GeM portal.

5. The cost of preparing and submitting the proposal shall have to be borne by the Bidder and IIMU reserves the right to reject any or all of the proposals and/or annul the entire process without assigning any reason whatsoever.

6. IIMU shall be under no obligation to accept any offer received in response to this notice and shall be entitled to reject any or all offers without assigning any reason whatsoever. IIMU may abort the entire process at any stage without thereby incurring any liability to the affected Bidder(s) or any obligation to inform the affected Bidder(s) of the grounds for IIMU's action.

7. Payment Terms: Policy premium payment shall be made to the Bidder after acceptance of the offer against the proforma invoice.

8. **Period of policy: The period of various property insurance policies shall be one year initially w.e.f 14.12.2024.**

SECTION – B **SPECIAL CONDITIONS**

1. It may be noted that no advisor/broker/sub broker is involved in the tender.
2. The Bidder should cover the insurance from Day 1 of the commencement of the policy.
3. During the validity of the current policy, no revision in premium shall be considered by IIMU on the basis of the actual claim ratio or any enhancement in the premium pointed out by any statutory or other authority.
4. Once assigned the insurance for any given period, the Bidder shall have no right to unilaterally terminate the operation of the policy during this period.
5. Any conditional bid or a bid that is not in the prescribed Performa will not be accepted.
6. The Institute shall have the absolute right to consider or not consider any of the offered / Bidders. No bidder will be allowed to withdraw after submission of the tender.
7. The Institute does not bind itself to accept the lowest or any tender and reserves to itself the right to accept or reject any or all the Tenders, either in whole or in part, without assigning any reasons for doing so.
8. Financial bid must include in their rates, applicable GST and any other tax and stamp duty or other levy in force levied by the Central Government or any State Government or Local Authority, if applicable
9. The Insurance Company should compulsorily cover terms and conditions as per the existing policy. (Copy of the current coverage is attached as Annexure – IV).
10. Any conditional bid or a bid that is not in the prescribed Performa will not be accepted.
11. Confidentiality of all IIMU information/documents is to be ensured at all times.
12. More than one bid from the same Bidder shall disqualify the Bidder.
13. Canvassing, Fraud, and Corrupt practices: Bidders are hereby informed that canvassing in any form for influencing the process of notification of award would result in the disqualification of the Bidder. Further, they shall observe the highest standard of ethics and will not indulge in any corrupt, fraudulent, coercive, undesirable or restrictive practices, as the case may be.
14. “Corrupt practice” means the offering, giving, receiving or soliciting of anything of value to influence the action of the public official.
15. “Fraudulent practice” means a misrepresentation of facts in order to influence the Tender process or execution of a contract to the detriment of the scheme and includes collusive practice among bidding Insurers/Authorized Representative (prior to or after bid submission) designed to establish bid prices at artificially non-competitive levels and to deprive the scheme the benefit of free and open competition;

16. IIMU will reject a proposal for award if it determines that the Insurer/Insurers have engaged in corrupt or fraudulent practices.
17. IIMU will declare a firm ineligible, either indefinitely or for a stated period of time, to be awarded a contract if it at any time determines that the bidding Insurer/Insurers have engaged in corrupt and fraudulent practices in competing for, or in executing, a contract.
18. Action against the bidder: Furnishing incorrect information in the offer, failure to act according to tender condition, and non-fulfillment of any or whole of the contract may entail blacklisting of the insurer in addition to taking other appropriate action against the Insurer.

OBJECTIVES AND GOAL:

- (1) Providing insurance cover to Buildings already constructed at IIM Udaipur including both inner and outer boundary walls in campus and its assets under the possession of IIM Udaipur at Village Balicha Udaipur. The policy covers the risk against theft, burglary, flood, storm, and cyclone, lightning, Fire & Allied Perils, Forest fire, Earthquake, Terror attacks, plinth and foundation, overflow of water tanks, and any other such incident which may result in loss.
- (2) **Area of Buildings to be Insured is as per Annexure -I**
- (3) Insurance cover shall commence from the date of payment of Premium & will be valid for one year.
- (4) Premium quotes for the total sum assured should be in Indian Rupees only, and should be inclusive of all charges, duties, taxes, levies, and handling charges. No hidden charges/claims will be admissible. However, GST will be paid extra.
- (5) The IIMU has been insured since December 2018, and nothing has been claimed from the Bidder under the existing policy since the beginning.
- (6) There is no Involvement of Captive Thermal Coal-fired power plant(s), thermal coal mines, oil sands & coal.
- (7) Number of students: Approx 840, but they are covered under separate insurance.
- (8) There are 15 blocks of students hostel inside the campus, the total capacity is 844. The average distance between to student blocks is 10 to 50 meters (Refer Annexure- I)
- (9) Available facilities: Indoor Gym and indoor sport facilities.
- (10) Intending Bidders may inspect and examine the campus and satisfy themselves before submitting their Bid and obtain all necessary information as to the risks involved, contingencies and other circumstances which may have a bearing or influence or affect the decision of submission of quotation.

- (11) Use of correcting fluid, anywhere in this document shall not be permitted. Such Bid shall be liable to be rejected.
- (12) Coverages: It includes the entire campus which has been completed/is likely to be completed in the next four months (List of items is attached as per Appendix 'C')
- (13) IIMU has not lodged any claim with the Bidder under the policy during the last five years.

SERVICE SCOPE

The Service Provider is to provide Insurance cover to all assets of IIM Udaipur for a period of one year to cover the risk against Theft, burglary, Terror attacks, Flood Fire & amp; Allied perils, SFSP and any other such incident which may result in loss. Along Public liability coverage up to Rs.2 Crore in a year.

SECTION – C

ELIGIBILITY/ PRE-QUALIFICATION CRITERIA

1. Advisor, Broker, Agent, or Sub-broker are not eligible to bid in this tender. Only Insurance companies are eligible to directly bid into this tender.
2. The Bidder should be registered under Insurance Act, 1938/IRDA, and should have a valid license to carry out General insurance business.

S No.	Registration No./ Licence No.	Valid up to	Total no. of year of establishment since registration	Serial No of the document attached.

3. The Bidder should have experience in the field of building insurance during all the past five financial years ended on 31.03.2024

Year	Name of public sector/private sector institutions/organizations, Address, Tel. No	Contract Commencement and completion date (From-To) (dd/mm/yyyy to dd/mm/yyyy)	Fill type of Organization to whom services were provided (Public sector/private sector institutions/organizations)	Serial No. of the document attached.
2019-20				
2020-21				
2021-22				
2022-23				
2023-24				

4. The Bidder should submit a copy of a valid PAN, Goods, and Service Tax registration number (GST).

S No	Type	Number	Page number of the attached self-attested Copy	Serial No of the document attached.
1.	PAN			
2.	GST			

5. The Bidder should have provided Building insurance coverage for a sum assured of Rupees not less than 5,02,00,00,000.00 (Rupees Five hundred Two crore only) to any one organization (public sector/private sector institutions/organizations) in each financial year for last three financial years ended on 31 Mar 2024.

Year	Name of public sector/ private sector institutions/org anizations, Address, Tel. No	Contract Commencement and completion date (From-To) (dd/mm/yyyy to dd/mm/yyyy)	Fill type of Organization to whom services were provided (Public sector/private sector institutions/organizati ons)	Sum assured (amount Should not be less than Rs. 502 crore)	Serial No of the document attached.
FY 2021-22					
FY 2022-23					
FY 2023-24					

6. The Bidder should have received an annual premium of Rupees not less than 3200000.00 (Rupees Thirty-Two lakh only) for building insurance from any one organization (public sector/private sector institutions/organizations) in each financial year for the last three financial years ended on 31 Mar 2024. (Kindly submit the CA certificate in the format given below).

Year	Name of public sector/ private sector institutions/org anizations, Address, Tel. No	Contract Commencement and completion date (From-To) (dd/mm/yyyy to dd/mm/yyyy)	Fill type of Organization to whom services were provided (Public sector/private sector institutions/organizati ons)	Premium received (Premium Should not be less than Rs. 32 Lakh)	Serial No of the document attached.
FY 2021-22					
FY 2022-23					
FY 2023-24					

7. Either the Registered Office or one of the Branch Offices of the bidder should be in the Udaipur district of Rajasthan. (Submit the document on the letterhead of the firm)
8. The Bidder should not have been blacklisted by any Government or its organizations in the past three years. (Submit the document on the letterhead of the firm)

9. Bidders must submit documentary proof in support of meeting each of the above minimum qualification criteria. A simple undertaking by the bidder for any of the stated criteria will not suffice for the purpose. All documentary proof must be serially numbered and should be listed on the letter pad of the company and the same have to be submitted duly stamped and signed by the authorized person of the Bidder.

10. Insurance company details

I – Details of Bidder

SI No.	Particulars	Details
1	Name of Bidder and details of registration	
2	Month and Year in which the company was formed/ incorporated.	
3	Name of the Proprietor / Director	
4	Full Address of registered office with pin code, Telephone Number	
5	E-mail ID of the bidder	
6	Website of the company, if any	
7	Telephone No. (Office) of five top officials with name, designation and E-mail ID	
8	Name and designation of the authorized person with telephone/mobile number. (authorization letter to be enclosed)	
9	Company bank account details A/C No. Bank Name: IFSC:	



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II Registration & Other Statutory details:

The bidder should possess the following statutory details:

<u>S.No.</u>	<u>Particulars</u>	<u>Number / Other Details</u>	<u>Page No. of Supporting Documents Enclosed</u>
1	Permanent Account Number (attach self-attested copy)		
2	GST Registration No. (Attach self-attested copy)		
3	Any other registration which is mandatory for such agencies stipulated by the concerned public authorities (Attach self-attested copy)		
4	ISO or equivalent certified company, if any (Attach self-attested copy)		

Certified that all above information is correct to the best of my/our information, knowledge, and belief. All the attached relevant documents are duly signed, sealed, and serially numbered.

PLEASE NOTE THAT WITHOUT DOCUMENTARY PROOF IN SUPPORT OF THE ABOVE ELIGIBILITY CRITERIA THE BID WILL BE REJECTED.

Place :

Date :

(Signature of the Bidder with seal)

SECTION – D

STANDARD TERMS AND CONDITIONS FOR ASSET INSURANCE

1. The IIMU shall inform the Insurer in the event of movement (change in location) of any of the insured assets.
2. The Bidder shall appoint a surveyor immediately on receipt of claim(s) intimation from the Buyer and shall coordinate for immediate settlement of the claim.
3. If an item is added or the scope of coverage (sum insured) is increased during the policy period, the proportionate premium for the unexpired period of insurance will be paid to the Insurer.
4. If an item is removed from the coverage or its coverage (sum insured) is decreased during the policy period, the proportionate premium for the unexpired period of insurance will be refunded by the Insurer to the Insured.
5. If any ongoing modernization activity of IIMU results in capacity addition during the period of insurance, pro-rata premium will be paid for the unexpired period of insurance for the additional value of the augmented capacity.
6. Bidder to furnish a declaration stating compliance with all guidelines of Tariff Advisory Committee of IRDA. The IIMU (Insured) will not be responsible in case of any non-compliance by the Insurer with the guidelines of the regulator.
7. The Insurance Service Provider shall submit to the IIMU a statement of “Claims Pending for Settlement with reasons” and “Claims Settled in the previous month” in the first week of every month. The details must be provided in the format specified by the IIMU.
8. In case the Contract is terminated for any reason, the Insurance Service Provider shall be under obligation to refund pro-rata premium for the un-expired period apart from settling all pending claims.
9. Once insurance has been awarded (policy has been purchased) for a given period, the Bidder shall have no right to unilaterally terminate the operation of the policy during this period.

SECTION – E

GENERAL TERMS AND CONDITIONS OF THE CONTRACT

(1) Preparation and submission of Tender: The tender should be submitted in two parts i.e. Technical Bid and Financial Bid. For submission of bids, all interested Bidders have to register online on the GeM portal. After registration, Bidders shall submit their Technical Bid and Financial Bid documents online on Gem Portal.

(2) Period of Policy: The period of various property insurance policies shall be one year initially.

(3) Sub-Contracting: The Bidder shall not assign, sub-contract or sub-let the whole or any part of the contract in any manner except with the specific approval of IIMU.

(4) Rejection of Tender (s):

IIMU reserves the right to, at any time and in its absolute discretion the following:

- (i) Accept or reject any or all bids
- (ii) To permit any Bidder to resubmit its shortfall documents
- (iii) To suspend, discontinue, modify and/or terminate the Tendering process at any time.

(5) Bid Validity: The quoted rates must be valid for a period for 120 (one hundred and twenty only) days from the date of closing of the tender. The overall offer for the assignment and Bidder(s) quoted price shall remain unchanged during the period of validity. If the Bidder quoted the validity shorter than the required period, the same will be treated as unresponsive and it may be rejected.

(6) Anyone or more of the following actions/commissions/omissions are liable to cause summary rejection of tender:

- Any conditional bid or bid offering rebate.
- Any bid in which rates have not been quoted in accordance with specified formats/details as specified in the Bid Documents.
- Any effort by any Bidder to influence the IIMU in the bid evaluation, bid comparison or contract award decision

(7) RIGHT OF ACCEPTANCE

7.1 Office of Director, IIM Udaipur, Rajasthan reserves all rights to reject any tender including of those tenderer's who fail to comply with the instructions without assigning any reason whatsoever and does not bind itself to accept the lowest or any specific tender. The decision of the Competent Authority in this regard shall be final and binding.

7.2 Any failure on the part of the Tenderer to observe the prescribed procedure and any attempt to canvass shall render the Tenderer liable for rejection.

7.3 The Competent Authority reserves the right to award any or part or full contract to any successful tenderers at its discretion and this will be binding on the Tenderer's.

7.4 The Office of Director, IIM Udaipur, may terminate the contract if it is found at any stage that the Contractor is blacklisted on previous occasion by any institution.

7.5 If more than one bidder is ranked L-1 or multiple L-1 bidders have quoted the same price, the selection criteria for awarding the work amongst the L-1 bidders will be "Total no. of year of establishment since registration" (Refer Point 2 of section C). In such a situation, the agency having more no. of year of establishment will be ranked L-1. In this regard the decision of Director, IIMU will be final and binding to all the bidders.

(8) Authority of the person signing the document: A person signing the tender form or any documents forming part of the contract on behalf of another shall be deemed to warrant, that he has authority to bind such other, and if, on enquiry, it appears that the person so signing had no authority to do so, the IIMU may without prejudice to other civil and criminal remedies cancel the contract and hold the signatory liable for all cost and damages.

(9) ARBITRATION:

Except as otherwise provided elsewhere in the contract, if any dispute, difference, question or disagreement or matter whatsoever, shall, before/after completion or abandonment of work or during the extended period, hereafter arises between the parties, as to the meaning, operation or effect of the contract or out of or relating to the contract or breach thereof, shall be referred to a Sole Arbitrator to be appointed by IIMU.

If the arbitrator to whom the matter is originally referred dies or refuses to act or resigns/withdraws for any reason from the position of arbitration, it shall be lawful for the IIMU to appoint another person to act as Arbitrator in the manner aforesaid. Such person shall be entitled to proceed with the reference from the stage at which his predecessor left it, if both the parties consent to this effect, failing which the Arbitrator shall be entitled to precede denovo. .

It is a term of the contract that the party invoking arbitration shall specify all disputes to be referred to the Arbitrator at the time of invocation of arbitration under this clause. It is also term of the contract that the cost of arbitration shall be borne by the parties themselves.

The venue of arbitration shall invariably be at Udaipur.

Subject as aforesaid the provisions of the Arbitration and Conciliation Act 1996 and any statutory modifications or re-enactment thereof or rules made there under and for the time being in force shall apply to the arbitration proceedings under this clause.

(10) IIMU reserves the right to reject the tender in whole, or in part, without assigning any reasons thereof.

(11) IIMU reserves the right to withdraw/relax/modify any of the terms and conditions mentioned in the tender document if it is felt necessary in the benefit of the IIMU.



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- (12) All exhibits/certificates/statements/supporting documents should be indexed serially page numbered.
- (13) The decision of the Director of IIMU will be final in all respect and will be acceptable to all the Bidders.
- (14) **Jurisdiction:** All matters and disputes arising out of this agreement will be subject to the jurisdiction of the courts located at Udaipur only.

SECTION – F

INSTRUCTIONS FOR ONLINE BID SUBMISSION

PREPARATION OF BIDS

1) Bidders should take into account any corrigendum published on the tender document before submitting their bids.

1) Not more than one tender shall be submitted by one Bidder or Bidders having business relationship. Under no circumstance will a father and his son(s) or other close relations who have business relationships with one another (i.e. when one or more partner(s)/director(s) are common) will be allowed to tender for the same contract as separate competitors. A breach of this condition will render the tenders of both parties liable to rejection.

TENDER ACCEPTANCE LETTER

(To be given on Bidder Letter Head)

Date:

To,

The Director, IIM Udaipur, Balicha, Udaipur, Rajasthan-313001.

Sub.: Acceptance of Terms & Conditions of Tender.

Name of Tender/Work: Providing Building Insurance to IIM Udaipur.

Dear Sir,

1. I/We have downloaded/obtained the tender document(s) for the above mentioned 'Tender/Work' from the web site(s) namely: _____ as per your advertisement, given in the above-mentioned website(s).
2. I/We hereby certify that I/We have read the entire terms and conditions of the tender documents from Page No.____to____ (including all documents like annexure(s), schedule(s), etc.,) which form part of the contract agreement and I/we shall abide by with the terms/conditions/clauses contained therein.
3. The corrigendum(s) issued from time to time by your department/organization too have all been taken into consideration while submitting this acceptance letter.
4. I/We hereby unconditionally accept the tender conditions of above-mentioned tender document(s) / corrigendum(s) in its totality/entirety.
5. In case any provisions of this tender are found violated, then your department/organization shall without prejudice to any other right or remedy be at liberty to reject this tender/bid including the forfeiture of the full earnest money deposit absolutely.

Yours faithfully,

(Signature of the Bidder, with Official Seal)

Annexure-I

AREA OF BUILDINGS TO BE INSURED

AREA NAME	DENO.	AREA	House Number
Cluster 2	Sqm	2299	
Cluster 3	Sqm	1353.54	
Cluster 4	Sqm	2231.14	
Cluster 5	Sqm	2299	
Cluster 6	Sqm	5019.9	
Cluster 7	Sqm	3462.23	
Cluster 8	Sqm	1086.11	
Cluster 9	Sqm	2350.21	
Cluster 10	Sqm	2337.05	
Cluster 11	Sqm	2378.35	
Cluster 12A	Sqm	1353.54	
Cluster 12B	Sqm	1353.54	
Cluster 13A	Sqm	1306.8	
Cluster 13B	Sqm	1530.7	
Cluster 14	Sqm	2866	
Type B Housing	Sqm	5058.46	1 TO 30
Visting Faculty	Sqm	1570.82	1 TO 12
Type A Housing	Sqm	10612.1	1 TO 44
Dining Hall	Sqm	1924	
Academic block	Sqm	33994	
Open Amphitheatre	Sqm	-	
Water body	Sqm	-	
Indoor Sport Complex	Sqm	1152	
SEWAGE TREATMENT PLANT No (1,2,3,4)	Sqm	-	
ELEVATED STORAGE RESERVOIR 1 & 2	Sqm	1846	
Car Parking Sheds	Sqm	600	
ELECTRICAL SUB-STATION Building s 1 to 4	Sqm	1064	
Inner boundary wall	Sqm		
Outer Boundary wall.	KM	8.7	

Annexure-II

INSURANCE COVERAGE LIMIT OF THE POLICY

Coverage Limit	Risks to be covered
Any One Year (AOY) limit of ₹. 500 crores	<ul style="list-style-type: none"> • Fire • Forest and bush fire • Earthquake • Natural Calamity i.e. Act of God also) • All standard Fire and Allied/Special Perils • Terrorism & Sabotage Insurance • Burglary & theft • Expenses incurred to minimize the loss is also included such as loss due to use of Fire Fighting Systems i.e. Sprinklers, Wet Riser & Fire Extinguishers) • Public liability 25 lakh per person maximum up to 2 crore per Year • All other assets including <ul style="list-style-type: none"> •Lift •HVAC's •Plant and machinery •Electrical equipment, wiring, cabling, Electrical panels, boards •Sub stations •DG sets, •Drinking water pumps •Kitchen Equipment •All Networking, Audio Video, Telephones, TV and CCTV systems. •Curtains, wall Paneling, False Ceiling, all interiors, Display Boards, Furniture, Fans & Luminaires) •Fire Fighting System • UPS • Fire Alarm system • Furniture & fixture • Gym equipment

Annexure-III

<u>COVERAGES</u>	-	Gross Value As on 14 Oct 2024	Gross Value As on 31st mar 24	Depreciated Value As on 31st mar 24
Particulars	Nature of work			
<u>ASSETS -WORK IN PROGRESS</u>	-	-	-	-
Civil Project	Civil	44,14,76,541	42,18,63,837	
TOTAL - WIP		44,14,76,541	42,18,63,837	
Assets Capitalized from WIP				
Buildings		3,58,84,89,364	3,58,46,22,960	3,21,27,58,204
Roads		31,31,99,774	31,31,99,774	26,93,95,194
Total Capitalized From WIP		3,90,16,89,138	3,89,78,22,734	3,48,21,53,398
<u>OTHER ASSETS</u>	-	-	-	-
Electrical Installation & Equipment		5,65,61,138.21	5,54,77,497.86	4,17,59,533
Plant & Machinery		21,34,75,154.14	20,45,32,196.80	14,16,59,756
Office Equipment		65,42,786.32	56,37,978.29	28,45,614
Audio Visual Equipment		22,62,43,428.28	22,47,78,107.69	14,84,69,728
Computers & Peripherals		6,55,63,262.67	6,22,11,184.71	1,43,11,915
Furniture, Fixtures & Fittings		8,37,12,723.73	8,24,75,164.64	4,51,35,437
Library, Books & Scientific Journals		85,67,866.48	85,33,552.66	18,58,394
Small Value Assets		76,54,914.72	75,23,320.68	0
Tube wells & Water Supply		15,36,848	4,79,182	4,69,598
Total of Other Assets		66,98,58,123	65,16,48,185	39,65,09,974
GRAND TOTAL		5,01,30,23,801	4,97,13,34,757	3,87,86,63,371

CERTIFICATE & DECLARATION

It has been certified that all information provided in tender form is true and correct to the best of my knowledge and belief. No forged / tampered document(s) are produced with tender form for gaining unlawful advantage. We understand that IIM, Udaipur is authorized to make enquiry to establish the facts claimed and obtain confidential reports from clients.

In case it is established that any information provided by us is false / misleading or in the circumstances where it is found that we have made any wrong claims, we are liable for forfeiture of EMD/SD and or any penal action and other damages including withdrawal of all work / purchase orders being executed by us. Further IIM, Udaipur is also authorized to blacklist our firm/company/agency and debar us in participating in any tender/bid in future.

I / We assure the Institute that neither I / We nor any of my / our workers will do any act/s which are improper / illegal during the execution in case the tender is awarded to us.

Neither I / We nor anybody on my / our behalf will indulge in any corrupt activities / practices in my / our dealing with the Institute.

Our Firm/ Company/ Agency is not blacklisted or banned by any Govt. Institute, PSU, University, Autonomous Institute or Any other Govt. Organization.

Date

Signature of the Tenderer

Place

Stamp

Note: This certificate should be executed on company letterhead duly sealed & signed.

Authority for signing the tender document.

Name of work:

NIT No.:

I,(***Name & Designation of owner/proprietor/authorized person***)

of Firm (M/s
.....

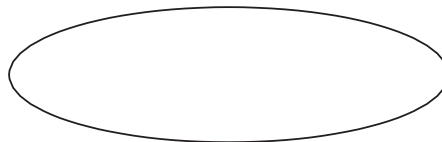
..... (***Name &***

Complete address of the agency / company/ firm,

hereby authorize

(authorised signatory, Designation) to sign the tender document for the above cited work.

Sign. of the tender signing person



Attested by

Sign. of the authorised signatory of the firm

Note : This certificate should be executed on company letterhead duly sealed & signed.



भारतीय प्रबंध संस्थान उदयपुर
Indian Institute of Management Udaipur

Form-C

FORMAT FOR UNDERTAKING FOR SITE INSPECTION

To
The Estate Officer,
IIM Udaipur

I/we hereby give an undertaking for the given work as follows:

Sub: NIT No.:

I/we have inspected and examined the site and its surroundings is / are satisfied before submitting our bid 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 I/we may require and in general shall myself / ourselves obtain all necessary information as to risks, contingencies and other circumstances which may influence or affect our bid. I/we shall be deemed to have full knowledge of the site whether I/we inspect it or not and no extra charge consequent on any misunderstanding or otherwise shall be allowed.

Submission of a bid by a I/we implies that I/we have read this notice and all other contract documents and has made myself / our self-aware of the scope of service.

Place:

Date:

Yours faithfully
(Signatures of
Bidder(s))

Note : This certificate should be executed on company letterhead duly sealed & signed.



- 27 Theft AOA : AOY 1 : 1 INR 4,83,33,53,981
28 RSMD AOA : AOY 1 : 1 INR 4,83,33,53,981
29 STFI and earthquake covered

Warranties - As per attached schedule

Subject otherwise to terms and conditions of Business Guard Commercial

Stamp Duty of ₹0.25/- is paid as provided under Article 47B of Indian Stamp Act, 1899 and included in Consolidated Stamp Duty Paid to the Government of Maharashtra Treasury vide Order of Addl. Controller Of Stamps, Mumbai at General Stamp Office, Fort, Mumbai - 400001., vide this Order No. LOA/CSD/01/2023/4269 Validity Period Dt.26/10/2023 To Dt.04/10/2026/4269 Date:25/10/2023
On Date : 27/12/2023

Important Note:

This Policy and its conditions should be examined, and if incorrect returned at once for alteration. Every change affecting the risks insured by this Policy must be immediately advised to the Company. Failure to do this might result in the insurance ceasing to be of effect. The Policy is not transferable from the Insured to any person unless the Company's written consent has been obtained. In the event of any loss or damage notice should be given IMMEDIATELY to the company.

Policy Servicing Office

Insurance is the subject matter of the solicitation. For more details on risk factors, terms and conditions, please read sales brochure carefully before concluding a sale.



भारतीय प्रबंध संस्थान उदयपुर
Indian Institute of Management Udaipur

Business Guard Commercial

Schedule

Policy No. : 0600024321
Renewal : 01
Endorsement : 00
Name of the Insured : INDIAN INSTITUTE OF MANAGEMENT UDAIPUR
Communication Address : BALICHA, UDAIPUR, UDAIPUR,
UDAIPUR
UDAIPUR - 313001
UDAIPUR
RAJASTHAN
INDIA
08AAAAI4730L1ZM(GSTIN Number)
Place of supply -RAJASTHAN
State code -08

Issued at : DELHI

Intermediary Name : DIRECT
Business of the Insured : Colleges
Period of Insurance : From 14/12/2023 to 13/12/2024
Intermediary Code : 1568930000

Coverage / Sections	Sum Insured (INR)	Premium (INR)
Section A - Fire and Special Perils	4,833,353,981.00	
Section B - Burglary - 100%	4,833,353,981.00	
Section D - Public Liability	20,000,000.00	
Net Premium (INR)		
IGST @ 18% (INR)		
Gross Premium (INR)		

Deductible/Excess - As per attached schedule

Terms & Conditions -

- 1 Fire -Plinth and foundation is covered only under Earthquake Fire and shock
- 2 Fire -Excluding properties of clients/customers/Guests/employees
- 3 Electronic Equipment - Agreed Bank Clause
- 4 Inclusion of Cyber Exclusion Clause - NMA 2915
- 5 Sanctions & Limitation Clause
- 6 Fire : Cyber risk Exclusion Clause NMA 2915
- 7 Fire : Waiver of Subrogation - Covered for named entities
- 8 Fire : Warranted that any Kutchha Construction (Class C/D) or any property located therein is not covered.
- 9 Fire : Terrorism is excluded
- 10 Burglary : Warranted insured premises to be attended by dedicated security guards all 24 hours.
- 11 Burglary : Terrorism is excluded
- 12 Public Liability : The policy does not include any Construction related exposures
- 13 Public Liability : Group Company Liability exclusion
- 14 Public Liability : No cover for property under care, control and custody of the insured
- 15 Public Liability : Professional Indemnity Exclusion
- 16 Public Liability : Excluding Liability arising out of use of Swimming pool, recreational facility, Gymnasium
- 17 Public Liability : Excluding residents/ tenants/ employees and other permanent occupiers of the Insured premises.
- 18 • Sanctions & Limitation Clause :It is hereby agreed and understood that cover hereunder is not provided and shall not be deemed to be provided and no Insurer shall be liable to make any payment for any claim or provide any benefit hereunder if the provision of such cover, payment of such claim or provision of such benefit may be contrary to any sanction, prohibition or restriction under United Nations resolutions or the trade or economic sanctions, laws or regulations of the European Union, United Kingdom, the Swiss
- 19 Confederation (Switzerland), Republic of Singapore or the United States of America, and may expose the insurer or it's reinsurer to any such sanction, prohibition or restriction whether such sanction, prohibition or restriction exists at the inception of this policy or comes into existence at any time thereafter.
- 21 • Five Powers War Exclusion (amended to include triggering of NATO Agreement) :This insurance excludes loss damage liability or expense arising from the outbreak of war (whether there be a declaration of war or not) between any of the following countries:
United Kingdom, United States of America, France, Russian Federation and the People's Republic of China. For the avoidance of doubt this exclusion is deemed to encompass the invocation of Collective Defence of NATO as detailed in Article 5 of the The North Atlantic Treaty.
- 22 • Russia, Ukraine and Belarus Exclusion : Excluding all loss, damage, liability or expense directly caused by or arising from or in connection with the current Russia-Ukraine conflict and/or any expansion of such conflict. Also excluded shall be loss, damage, liability or expense where the aforementioned conflict is deemed to be the proximate cause of such loss, damage, liability or expense. This also includes but is not limited to confiscation, expropriation, nationalization, deprivation or restraining in movement of vessels and cargo in the territory of the aforementioned countries
- 24 Forest Fire AOA : AOY 1 : 1 INR 5,00,00,000
- 25 Expenses for loss minimisation AOA : AOY 1 : 1 INR 5,00,00,000
- 26



भारतीय प्रबंध संस्थान उदयपुर
Indian Institute of Management Udaipur

- 27 Theft AOA : AOY 1 : 1 INR 4,83,33,53,981
28 RSMD AOA : AOY 1 : 1 INR 4,83,33,53,981
29 STFI and earthquake covered

Warranties - As per attached schedule

Subject otherwise to terms and conditions of Business Guard Commercial

Stamp Duty of ₹0.25/- is paid as provided under Article 47B of Indian Stamp Act, 1899 and included in Consolidated Stamp Duty Paid to the Government of Maharashtra Treasury vide Order of Addl. Controller Of Stamps, Mumbai at General Stamp Office, Fort, Mumbai - 400001., vide this Order No. LOA/CSD/01/2023/4269 Validity Period Dt.26/10/2023 To Dt.04/10/2026/4269 Date:25/10/2023
On Date : 27/12/2023

Important Note:

This Policy and its conditions should be examined, and if incorrect returned at once for alteration. Every change affecting the risks insured by this Policy must be immediately advised to the Company. Failure to do this might result in the insurance ceasing to be of effect. The Policy is not transferable from the Insured to any person unless the Company's written consent has been obtained. In the event of any loss or damage notice should be given IMMEDIATELY to the company.

Policy Servicing Office

Insurance is the subject matter of the solicitation. For more details on risk factors, terms and conditions, please read sales brochure carefully before concluding a sale.



भारतीय प्रबंध संस्थान उदयपुर
Indian Institute of Management Udaipur

Section A - Fire and Special Perils
Attached to and forming part of Policy No.0600024321 01 00

Risk Location address - BALICHA, UDAIPUR, UDAIPUR, RAJASTHAN, UDAIPUR- 313001, UDAIPUR, RAJASTHAN, INDIA
Occupancy - Schools / Colleges

Sr. No.	Risk Description	Sum Insured (INR)
1	Buildings	3,598,927,347.00
2	Roads	313,199,774.00
3	Electrical Installation & Equipment	45,191,231.00
4	Plant & Machinery	205,124,644.00
5	Office Equipment	5,187,262.00
6	Audio Visual Equipment	223,484,957.00
7	Computers & Peripherals	57,425,752.00
8	Furniture, Fixtures & Fittings	78,620,319.00
9	Library, Books & Scientific Journals	8,368,246.00
10	Small Value Assets	7,344,520.00
11	Civil Project	290,479,929.00
Total Sum Insured		4,833,353,981.00

Deductible/Excess -

- 1 Policies having Sum Insured up to INR 10 cr per location - 5% of claim amount subject to a minimum of Rs 10,000/-
- 2 Policies having Sum Insured above INR 10 cr per location up to INR 100 cr per location - 5% of claim amount subject to a minimum of INR 25,000/-
- 3 Policies having Sum Insured above INR 100 cr and up to INR 1500 cr per location - 5% of claim amount subject to a minimum of INR 5 lakhs
- 4 Policies having Sum Insured above INR 1500 Cr and up to INR 2500 cr per location - 5% of claim amount subject to a minimum of INR 25 lakhs
- 5 Policies having Sum Insured above INR 2500 Cr per location - 5% of claim amount subject to a minimum of INR 50 lakhs

For further details, please refer to the policy document. For more information, please read sales brochure carefully before concluding a sale.



भारतीय प्रबंध संस्थान उदयपुर
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Section B - Burglary
Attached to and forming part of Policy No.0600024321 01 00

Risk Location address - BALICHA, UDAIPUR, UDAIPUR, RAJASTHAN, UDAIPUR- 313001, UDAIPUR, RAJASTHAN, INDIA

Occupancy - Schools / Colleges

Sr. No.	Risk Description	Sum Insured (INR)
1	Civil Project	290,479,929.00
2	Buildings	3,598,927,347.00
3	Roads	313,199,774.00
4	Electrical Installation & Equipment	45,191,231.00
5	Plant & Machinery	205,124,644.00
6	Office Equipment	5,187,262.00
7	Audio Visual Equipment	223,484,957.00
8	Computers & Peripherals	57,425,752.00
9	Furniture, Fixtures & Fittings	78,620,319.00
10	Library, Books & Scientific Journals	8,368,246.00
11	Small Value Assets	7,344,520.00
Total Sum Insured		4,833,353,981.00

Deductible/ Excess -

6 5% of claim amount subject to minimum of INR 5,000 each and every claim





भारतीय प्रबंध संस्थान उदयपुर
Indian Institute of Management Udaipur



Section D - Public Liability
Attached to and forming part of Policy No.0600024321 01 00

Sr. No.	Risk Location address	Any one occurrence Limit (INR)	Any one year aggregate Limit (INR)
1	BALICHA, UDAIPUR, UDAIPUR, RAJASTHAN, UDAIPUR, RAJASTHAN, INDIA	20000000	20000000
Total Sum Insured		20,000,000.00	20,000,000.00



For further details and conditions, please read sales brochure carefully before concluding a sale



RISK DETAILS

POLICY NO.: 0600028516

TYPE: Terrorism and Sabotage Reinsurance

INSURED: Indian Institute of Management Udaipur

INSURED'S ADDRESS: Indian Institute of Management, Udaipur Balicha, Udaipur-313001

PERIOD: **From:** 14th December 2023
To: 13th December 2024
Both days inclusive at the location of the property reinsured.

INTEREST: To indemnify the Reinsured for any payments made to the Original Insured for loss or damage resulting from Insured Events, as defined in the Contract Wording, to all real and personal property of the Original Insured

SUM INSURED: INR 4,833,353,981 any one Occurrence and in all for the period in respect of Property Damage.
INR 260,000,000 any one occurrence and in all for the period in respect of terrorism liability

EXCESS(ES): INR 2,500,000 any one occurrence in respect of Property Damage.
INR 2,500,000 any one occurrence in respect of terrorism liability.

DECLARED VALUES: As per Schedule of Locations seen by Insurers:
Property Damage: INR 4,833,353,981
Business Interruption: NIL
Total: INR 4,833,353,981

SITUATION: Indian Institute of Management, Udaipur Balicha, Udaipur-313001

CONDITIONS: This reinsurance to follow the terms and conditions of the LMA 3030 Terrorism and/or Sabotage Insurance Property Damage Wording (as attached)
Reinsurers agree to bear their proportion of any expenses incurred whether legal or otherwise in the investigation and defense of any claim hereunder as per T3L wording.

SUPPLEMENTAL CLAUSES: Arbitration Clause as attached.
Sanction Limitation and Exclusion Clause





**CHOICE OF LAW
AND JURISDICTION:**

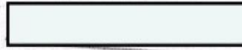
This Contract shall be governed by and constructed in accordance with the laws of India.

Any dispute which does not fall within the Arbitration clause of this Contract shall be determined under the exclusive jurisdiction of the courts of India.

SEAT OF ARBITRATION:

India

PREMIUM:



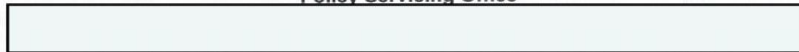
The stamp Duty of Rs. 0.50/-is paid as provided under Article 47(B) of Indian Stamp Act, 1899 and included in Consolidated Stamp Duty Paid to the Government of Maharashtra Treasury vide Order of Addl. Controller of Stamps, Mumbai at General Stamp Office, Fort, Mumbai - 400001., vide this Order No. (LOA/CSD/403/2022/3025 Validity Period Dt. 12/07/2022 To Dt. 13/07/2023 (O/w.No.)/ Date: 11/07/2022).

Signed at: DELHI
On date: 05/Jan/2024



Authorized Signatory

Policy Servicing Office



PRICE BREAKUP PROFORMA
Not to be filled here

1. Bidders are strictly instructed **NOT** to fill in the financial bid price on this page. This proforma is for **reference only** when quoting the total premium amount in the **Financial Bid** on the **GeM Portal**. The **Financial Bid** must be submitted **exclusively** through the **GeM Portal**. If a bidder, whether intentionally or unintentionally, submits the financial bid price on this page or anywhere in the technical bid, their bid will be **rejected**.

2. This price break-up will be required in the following format at the time of financial bid evaluation.

S No.	Description	Premium (Rs.)
1	Insurance coverages as per Annexure -II (Breakup given in Annexure III) Capital cost as on 14 th October 2024- is Rs.5013023801/- Add on coverages Earthquake (Fire & Shock) Storm, Flood, Inundation, and Tempest Terrorism, Riotous & Malicious Damage, Theft ,Burglary.	
2	Public Liability (25 lakh per person maximum up to 2 crore per Year)	
	Total Premium	
	GST if applicable	
	Total Premium amount Payable Including Tax	Note - Not to be filled here (The total premium amount must be submitted on the GeM portal.

NOTE: If more than one bidder is ranked L-1 or multiple L-1 bidders have quoted the same price, the selection criteria for awarding the work amongst the L-1 bidders will be “Total no. of year of establishment since registration” (Refer Point 2 of section C). In such a situation, the agency having more no. of year of establishment will be ranked L-1. In this regard the decision of the Director, IIMU will be final and binding to all the bidders.