

INVITATION FOR SEALED QUOTATIONS – APPOINTMENT OF CIVIL CONTRACTOR

The Karnataka State Chartered Accountants Association (KSCAA) invites sealed quotations from qualified and experienced civil contractors for the construction of an **“Industrial and Profession Training Centre”** at the KSCAA property situated at **KIADB Industrial Area, Harohalli 1st Phase, Bengaluru – 562 112.**

1. Scope of Work

The selected Civil Contractor shall undertake and complete the construction of the proposed Industrial and Profession Training Centre in accordance with the approved drawings, specifications, Bill of Quantities (BOQ), applicable standards, and directions issued by KSCAA and its appointed consultants. The scope shall include, but not be limited to, the following:

1. Site inspection and assessment of the project location and existing site conditions.
2. Review of the approved drawings, designs, specifications, and other project documents.
3. Submission of a detailed work plan, construction schedule, resource deployment plan, and item-wise commercial quotation/BOQ, wherever required.
4. Mobilisation of labour, materials, machinery, tools, equipment, and other resources required for execution of the construction work.
5. Execution of civil, structural, masonry, plastering, flooring, waterproofing, painting, plumbing, electrical coordination, finishing, and allied works included in the approved scope and BOQ.
6. Procurement and use of materials of approved quality and specifications, supported by test certificates or samples wherever required.
7. Compliance with applicable building regulations, safety requirements, labour laws, environmental requirements, and directions of the competent authorities.
8. Maintenance of quality control, site safety, cleanliness, progress records, and timely coordination with KSCAA, the Architect/Consultant, and other agencies engaged for the project.
9. Rectification of defects, completion of pending items, removal of debris, and proper handing over of the completed project to KSCAA.
10. Performance of all other duties and responsibilities ordinarily expected from a Civil Contractor for the proper and timely completion of the construction work.



Helpdesk

+91 95357 15015



Email / Web

info@kscaa.com
www.kscaa.com



Address

#67, 1st Floor, West of Chord Road, 2nd Stage,
Mahalakshimpuram, Below Rajajinagar Metro Station,
Bengaluru - 560 086.

2. Eligibility Criteria

Interested Civil Contractors/Firms shall possess:

- Valid registration, licences, and statutory approvals required for undertaking civil construction works.
- A minimum of five years of relevant experience in civil construction projects.
- Demonstrated experience in execution of institutional, commercial, training-centre, office-building, or similar construction projects.
- Adequate technical personnel, labour strength, machinery, equipment, and financial capacity to complete the project within the stipulated timeline.
- Experience in working with approved drawings, specifications, BOQs, quality standards, and supervision by Architects/Consultants.
- Satisfactory track record and references from previous clients for similar works.

3. Submission of Tender

Interested Civil Contractors are requested to submit their tenders in a sealed cover addressed to:

**The Secretary
Karnataka State Chartered Accountants Association
No. 67, 1st Floor, 2nd Stage
West of Chord Road, Mahalaxmipuram
Below Rajajinagar Metro Station
Bengaluru – 560 086, Karnataka**

The sealed cover shall clearly mention:

“Tender for Appointment of Civil Contractor for Construction of Industrial and Profession Training Centre at KIADB Industrial Area, Harohalli”

The tender shall include:

- Detailed commercial quotation in lump-sum and/or item-rate format, as applicable, together with taxes and statutory levies.
- Detailed BOQ, work methodology, construction schedule, and proposed completion timeline.
- Profile of the Civil Contractor/Firm, including constitution and contact details.
- Copies of registration certificates, licences, PAN, GST registration, and other relevant statutory documents.
- Details of key technical personnel and resources proposed to be deployed for the project.
- Details of previous similar works undertaken, including client references and completion certificates, wherever available.
- Any exclusions, assumptions, payment terms, validity period, and other commercial conditions forming part of the quotation.
- Proof of payment of the non-refundable Tender Application Fee.

4. Non-Refundable Tender Application Fee

Each applicant shall pay a **non-refundable Tender Application Fee of ₹5,000 (Rupees Five Thousand only)** at the time of submitting the tender application. The payment shall be made through the following link:

Payment Link:

<https://kscaa.com/invitation-for-sealed-quotations-appointment-of-civil-contractor/>

Proof of payment shall be enclosed with the tender application. Applications submitted without payment of the Tender Application Fee shall be liable to rejection. Payment of the Tender Application Fee shall not confer any right upon the applicant to participate further in the selection process or to be awarded the contract.

5. Refundable Earnest Money Deposit

The Civil Contractor selected by KSCAA shall, upon receipt of the Letter of Award or communication of selection, deposit a **refundable Earnest Money Deposit (EMD) of ₹5,00,000 (Rupees Five Lakh only)** within the period specified by KSCAA.

The EMD shall be refundable without interest, subject to the selected Civil Contractor complying with the tender conditions, executing the required agreement, and fulfilling the obligations prescribed by KSCAA. KSCAA shall have the right to forfeit the EMD, either wholly or partly, in the event of withdrawal, refusal to execute the agreement, failure to commence the work, breach of tender conditions, or non-performance by the selected Civil Contractor.

6. Tender Process

a. Pre-Bid Meeting: KSCAA shall conduct a Pre-Bid Meeting on the date, time, and at the venue specified in the tender schedule. Interested Civil Contractors may attend the meeting to understand the scope of work, project requirements, tender conditions, and submission procedure, and to seek necessary clarifications.

Any clarification or modification arising from the Pre-Bid Meeting shall be communicated by KSCAA through a corrigendum or written communication and shall form part of the tender document.

b. Submission of Tender: Eligible Civil Contractors shall submit their completed tender applications, together with the prescribed Tender Application Fee, supporting documents, technical proposal, financial quotation, and other information required under this tender document, on or before the stipulated last date and time.

Tenders received after the prescribed deadline, or tenders that are incomplete or not accompanied by the required documents, may be rejected.

c. Opening of Tenders: The tenders received within the stipulated period shall be opened by the authorised representatives of KSCAA on the date and time specified in the tender schedule.

KSCAA may initially evaluate the eligibility documents and technical proposals. The financial quotations of only those applicants who satisfy the eligibility and technical requirements may be considered for further evaluation.

d. Evaluation and Selection: The tenders shall be evaluated based on factors including the contractor's eligibility, experience in similar projects, technical capability, financial capacity, proposed execution plan, completion schedule, quality standards, past performance and financial quotation.

The award of the contract shall not necessarily be made to the applicant quoting the lowest price. KSCAA shall select the Civil Contractor whose proposal is considered most suitable and advantageous for the project, having regard to quality, capability, cost, timeline, and other relevant considerations.

KSCAA reserves the right to seek clarifications, negotiate the terms or financial quotation, shortlist applicants, reject any or all tenders, or cancel the tender process at any stage without assigning any reason.

7. Tender Schedule

Particulars	Date / Time / Details
Issue of Tender Document	Tuesday, 4 th August 2026
Pre-Bid Meeting	4 PM - Friday, 21 st August 2026 at KSCAA Office Rajajinagar
Last Date for Seeking Clarifications	5 PM - Monday, 24 th August 2026
Last Date for Submission of Tender	5 PM - Friday, 28 th August 2026
Opening of Tenders	10 AM -Tuesday, 1 st September 2026
Communication to Selected Civil Contractor	5 PM - Thursday, 3 rd September 2026
Payment of Refundable EMD	Saturday, 5 th September 2026
Execution of Agreement	11 AM - Monday, 7 th September 2026
Commencement of Work	Friday, 11 th September 2026

8. Last Date for Submission

The sealed tenders along with the required documents shall reach the Karnataka State Chartered Accountants Association office on or before:

5 PM – Friday, 28th August 2026

Tenders received after the due date shall not be considered.

9. Selection Process

KSCAA reserves the right to evaluate the tenders based on eligibility, relevant experience, technical capability, quality of previous work, proposed methodology and timeline, commercial considerations, and any other criteria considered relevant. KSCAA may seek clarifications, conduct discussions, inspect completed projects, or negotiate terms with one or more applicants. The Association reserves the right to accept or reject any or all tenders, wholly or partly, without assigning any reason.

10. General Conditions

- The selected Civil Contractor shall execute the work with due professional care, diligence, quality, and adherence to the approved project schedule.
- No deviation from the approved drawings, specifications, BOQ, or materials shall be made without prior written approval of KSCAA or its authorised Consultant.
- The Civil Contractor shall be responsible for site safety, labour compliance, statutory obligations, protection of the works, and any loss or damage arising during execution.
- All measurements, bills, and payments shall be subject to verification and certification in accordance with the terms of the final work order/agreement.
- The Civil Contractor shall rectify defects and deficiencies identified during execution or the applicable defect-liability period without additional cost, where attributable to defective workmanship or materials.
- The decision of KSCAA regarding the selection of the Civil Contractor shall be final.
- Any clarification regarding the tender may be obtained from the KSCAA office during working hours or through the contact details published on www.kscAA.com.

By Order of the Executive Committee



CA Siddhartha S Javali

Secretary

Karnataka State Chartered Accountants Association

Date: 4th August 2026

Place: Bengaluru