



Work-order

दिनांक:-25.08.2025

Date:-25.08.2025

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संख्या: भा.वि.प्रा./एनएसी/पेंटिंग/25-26/WO-08

No. AAI/NAC/Painting/25-26/WO-08

सेवा मे,

M/s. B.R.Anand,
H. No. 5-2-56, Peer Bazar,
Osmanpura , Aurangabad-431005.
Email: Manmeet199@rediffmail.com

विषय: एआरएमओ द्वारा 2025-26 के दौरान न्यू एयरपोर्ट कॉलोनी, मुंबई के आंतरिक क्षेत्र में प्लास्टरिंग, छत की मरम्मत, अन्य विविध चिनाई कार्य और आंतरिक पेंटिंग का कार्य किया जाएगा।

Subject : ARMO work to internal area i/c plastering, repairs to ceiling, other misc. masonry works and internal painting of New Airport Colony, Mumbai during 2025-26.

Tender Id: 2025_AAI_232195_1 बीड क्र./ Bid No:849288.

संदर्भ:- आपका दिनांक 16. खोला गया वित्तीय ई-निविदा।

Ref.: - Your e-tender Finance bid Opened on dated 30.05.2025.

महोदय/ Dear Sir (S),

1. ऊपर उल्लेखित कार्य हेतु आपकी ई-निविदा, भारतीय विमानपत्तन प्राधिकरण की ओर से स्वीकृत किया जाता है। आपके द्वारा बताए गए मद मूल्यों पर आपकी टेंडर राशि कुल रु. 41,45,140.00 (रुपये इकतालीस लाख पैंतालीस हजार एक सौ चालीस मात्र) (जीएसटी रहित) हैं, जो की टेंडर की अनुमानित लागत राशि रु 96,88,258/- (रुपये छियानवे लाख अठ्ठासी हजार दो सौ अठ्ठावन रुपये मात्र) (जीएसटी रहित) से 57.21 प्रतिशत नीचे हैं। आपकी उद्धृत गणना से लाई रकम पर 18% फीसदी जी.एस.टी. (यानि 9 फीसदी CGST और 9 फीसदी SGST) राशि का वैध टैक्स चालान का जमा करने पर भुगतान किया जाएगा।

1. Your e-tender for the work mentioned above is hereby accepted on the behalf of the Chairman, Airports Authority of India at your quoted rate amounting to Rs. 41,45,140.00/- (Rupees Forty-One Lakhs Forty-Five Thousand One Hundred Forty Only) (excluding GST). Your bid quote is 57.21% below the estimate cost put to tender of Rs. 96,88,258.00 (Rupees Ninety-Six Lakhs Eighty-Eight Thousand Two Hundred Fifty-Eight only) (excluding GST) The GST at 18 per cent (i.e. 9 per cent CGST plus 9 per cent SGST) will be paid over and above the amount calculated on your quoted rate on submission to valid tax invoice.

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2. सहायक महा प्रबन्धक (अभि-सिविल), मुंबई कार्य के अभियंता-प्रभारी होंगे। आपसे निवेदन है कि आप आपकी और से एक विश्वसनीय प्रतिनिधि प्रतिनियुक्त करें जो करारनामे पर हस्ताक्षर करने के लिए अधिकृत हो तथा वह दिनांक **05.09.2025** तक सहायक महा प्रबन्धक (अभि-सिविल), ए.ए.आई., सिविल मेंटेनेंस ऑफिस, एनएसी, मुंबई के कार्यालय में उपस्थित हो और करारनामे को पूरा करें। ठेके का करारनामा 100/- रुपये के गैर-न्यायिक स्टैम्प पेपर पर निष्पादित किया जाएगा, तथा स्टैम्प पेपर की लागत आपके द्वारा ली जाएगी।
2. Asstt. Gen. Manager (Engg-Civil), Mumbai shall be Engineer-In-Charge of the work. You are requested to depute your accredited representative, empowered to sign the contract agreement on your behalf, to attend the O/o. Asstt. Gen. Manager (Engg-Civil), AAI, Civil Maintenance office, NAC, Mumbai by **05.09.2025** to sign and complete the agreement. The contract agreement shall be executed on a non-judicial stamp paper of value Rs.100/- and the cost of the stamp paper shall be borne by you.
3. कृपया इस पत्र जारी होने की तारीख से 15 दिनों के भीतर सुरक्षा जमा रु 1,23,866.00 (कुल एक लाख तेईस हजार आठ सौ छसठ रुपये मात्र) जमा करें, असफल होने पर ठेके के दस्तावेज के पृष्ठ सं. पर दी गयी शर्त 1 16(ए के अनुसार आपके चालू बिल से कटौती (की जाएगी।
3. Please deposit Rs. 1,23,866.00 (Rupees one Lakhs Twenty Three Thousand Eight Hundred and sixty-six Only) towards security deposit with 15 days from the date of issue of this letter, failing which the same will be deducted from your running bill as per condition 1 (A) on page 16 of the contract document.
4. आपसे निवेदन है कि आप केन्द्रीय एवं राज्य सरकारों के 1970 के अधिनियम अनुबंध श्रम नियम तथा 1971 के केन्द्रीय नियम (नियमन तथा उन्मूलन) एवं केंद्र तथा राज्य सरकार के न्यूनतम वेतन अधिनियम और अन्य नियमों का अनुपालन किया जाए।
4. You are requested to comply with the provisions of contract labour (Regulation and abolition) Act of 1970 and contract labour (Regulation and abolition) Central rules 1971 and minimum wages Act & rules thereof Central and State Governments.

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5. आपको निर्देश दिया जाता है कि आप तुरंत वरिष्ठ प्रबन्धक (अभि-सिविल), सिविल रखरखाव कार्यालय, न्यू एयरपोर्ट कॉलोनी से तुरंत संपर्क करें, वह आपको साइट सौंपने की व्यवस्था करेंगे और कार्य के निष्पादन और निगरानी के लिए अपेक्षित दिशा-निर्देश जारी करने के लिए अधिकृत हैं। कृपया ध्यान दें कि काम करने के लिए अनुमति देने का समय 12 (बारह) महीने, 02 महीने बारिश के लिए है जिसे इस पत्र जारी करने के बाद दसवे दिन या वास्तविक कार्य चालू करने पर, इनमें से जो भी पहले हो वह गिना जाएगा।
5. You are also directed to contact Sr. Manager (Engg-Civil), Civil Maintenance office, New Airport Colony immediately who will arrange to hand over the site to you and is authorized for issuing requisite directions for executing and monitoring the work. Please note that the time allowed for carrying out the work is 12 (Twelve) Months i/c 02 months consider for rains which shall be reckoned from the 10th day after the date of issue of this letter or the day of actual start of work whichever is earlier.
6. अनुबंध दस्तावेज के पृष्ठ संख्या 47 और 48 पर खंड संख्या 17 में उल्लिखित दोष देयता अवधि बारह महीने है।
6. The defects liability period mentioned in clause No. 17 on page no.47 & 48 of the contract document is Twelve Months.
7. इस ठेके के सम्बंध में आगे कोई भी पत्राचार सहायक महाप्रबंधक (अभि-सिविल), प.क्षे. भारतीय विमानपत्तन प्राधिकरण, सिविल मेंटेनेंस कार्यालय, न्यू एयरपोर्ट कॉलोनी, विले पार्ले (पूर्व), मुम्बई-400 099 के पत्ते पर संदर्भ AAI/NAC/Painting/25-26/WO- 08.
7. Any further correspondence in connection with the contract should be addressed to the Assistant General Manager (Engg-Civil), WR, Airports Authority of India, Civil maintenance office, New Airport Colony, Vile-Parle (East), Mumbai-400 099 and the reference number for this work is AAI/NAC/Painting/25-26/WO-08

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8. कृपया इस पत्र की प्रतिलिपि स्वीकृति के एक टोकन के रूप में हस्ताक्षर कर अधोहस्ताक्षरी को वापिस करें।
8. Please acknowledge the receipt and return the copy of this letter enclosed herewith after signing it to the undersigned as a token of acceptance.

धन्यवाद/ Thanking you,

संलग्न : शैड्यूल -अ / Schedule A -03 पृष्ठ
फॉर्म - V / Form - V

भवदीय / Yours faithfully,



सहायक महा प्रबन्धक (अभि-सिविल)
Asstt. Gen. Manager (Engg-Civil)

कृते तथा ओर से, अध्यक्ष
For and on behalf of chairman,
भारतीय विमानपत्तन प्राधिकरण
Airports Authority of India

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फॉर्म - V / Form V

नियम 21(2) देखें / See Rule 21(2)

मुख्य नियोक्ता द्वारा प्रमाण पत्र / Form of Certificate by Principal Employer

प्रमाणित किया जाता है कि एएआई ने आवेदक मेसर्स बी.आर. आनंद को 2025-26 के एआरएमओ द्वारा 2025-26 के दौरान न्यू एयरपोर्ट कॉलोनी, मुंबई के आंतरिक क्षेत्र में प्लास्टरिंग, छत की मरम्मत, अन्य विविध चिनाई कार्य और आंतरिक पेंटिंग का कार्य के लिए ठेकेदार के रूप में लगाया है। एएआई आवेदक को अनुबंध श्रम (विनियमन और उन्मूलन) अधिनियम 1970 और अनुबंध श्रम विनियमन और उन्मूलन (केंद्रीय नियम 1971, बाल श्रम) निषेध और विनियमन (अधिनियम 1986, निर्माण कार्यकर्ताओं) रोजगार और सेवा-की शर्तों का विनियमन (अधिनियम 1996, भवन और अन्य निर्माण श्रमिक कल्याण उपकर अधिनियम 1996, जहां तक इस प्रतिष्ठान में अनुबंध श्रम के रोजगार के संबंध में प्रावधान लागू होते हैं। आवेदक द्वारा के एएआई के सभी प्रावधानों से बंधेगा।

Certified that AAI have engaged the applicant M/s.B.R Anand , as a contractor for the work of "ARMO to internal area i/c plastering , repairs to ceiling other misc, masonry works and internal painting of the New Airport Colony, Mumbai during 2025-26." AAI undertakes to be bound by all the provision of Contract labour (Regulation and Abolition) Act 1970 and contract labour (Regulation and Abolition) Central rules 1971, Child Labour (Prohibition & Regulation) Act 1986, Construction Workers (Regulation of Employment and condition of Service) Act 1996, Building and other construction Workers Welfare Cess Act 1996, in so far as the provisions are applicable to them in respect of the employment of contract labour by the applicant in this establishment..

सहायक महा प्रबन्धक (अभि-सिविल)
Asstt Gen. Manager (Engg-Civil)
भाविप्रा, एन. ए. सी., मुंबई
AAI, NAC, Mumbai.

सेवा में / To,

M/s. B.R.Anand,
H.No. 5-2-56, Peer Bazar,
Osmanpura , Aurangabad-431005.
Email: Manmeet199@rediffmail.com.

Name of Work: ARMO work to internal area i/c plastering, repairs to ceiling, other misc. masonry works and internal painting of New Airport Colony, Mumbai during 2025-26.

Contract No: AA/NAC/INT/PAINT/25-26

Name of the Bidder/
Bidding Firm /

B. R. ANAND

PRICE SCHEDULE

(This BOQ template must not be modified/replaced by the bidder and the same should be uploaded after filling the relevant columns, else the bidder is liable to be rejected for this tender. Bidders are allowed to enter the Bidder Name and Values only.)

NUMBER #	TEXT #	Item Code / Make	Quantity	Units	Quoted Currency in INR / Other Currency	BASIC RATE in Figures To be entered by the Bidder Rs. p	NUMBER #	TOTAL AMOUNT Without Taxes in Rs. p	TOTAL AMOUNT In Words without Taxes INR	TEXT #
Sl. No.	Item Description									
1	2	3	4	5	12	13	53	55		
1	Providing and laying in position cement concrete of specified grade excluding the cost of centering and shuttering - All work up to plinth level : 1:2:4 (1 cement : 2 coarse sand (zone-III) derived from natural sources : 4 graded stone aggregate 20 mm nominal size derived from natural sources)		10.00	cum	INR	2500.00	25000.00	INR Twenty Five Thousand Only		
2	Providing and laying in position cement concrete of specified grade excluding the cost of centering and shuttering - All work up to plinth level : 1:4:8 (1 cement : 4 coarse sand (zone-III) derived from natural sources : 8 graded stone aggregate 40 mm nominal size derived from natural sources)		10.00	cum	INR	2000.00	20000.00	INR Twenty Thousand Only		
3	Brick work with common burnt clay F.P.S. (non modular) bricks of class designation 3.5 in superstructure above plinth level up to floor V level in all shapes and sizes in : Cement mortar 1:6 (1 cement : 6 coarse sand)		10.00	cum	INR	4000.00	40000.00	INR Forty Thousand Only		
4	Providing and fixing 18 mm thick gang saw cut, mirror polished, pre-moulded and pre-polished machine cut for kitchen platforms, vanity counters, window sills, facias and similar locations of required size, approved shade, colour and texture laid over 20 mm thick base cement mortar 1:4 (1 cement : 4 coarse sand), joints treated with white cement, mixed with matching pigment, epoxy touch ups, including rubbing, curing, moulding and polishing to edges to give high gloss finish etc. complete at all levels.		50.00	sqm	INR	1500.00	75000.00	INR Seventy Five Thousand Only		
5	Granite stone slab colour black, Cherry/Ruby red Area of slab over 0.50 sqm providing edge moulding to 18 mm thick marble stone counters, Vanities etc., including machine polishing to edge to give high gloss finish etc. complete as per design approved by Engineer-in-Charge.		20.00	m	INR	75.00	1500.00	INR One Thousand Five Hundred Only		
6	Granite work providing and fixing 1st quality ceramic glazed wall tiles conforming to IS: 15622 (thickness to be specified by the manufacturer), of approved make, in all colours, shades except burgundy, bottle green, black of any size as approved by Engineer-in-Charge, on walls, in skirting, risers of steps and dados, over 12 mm thick bed of cement mortar 1:3 (1 cement : 3 coarse sand) and jointing		1500.00	sqm	INR	700.00	1050000.00	INR Ten Lakh Fifty Thousand Only		
7	Providing and laying Ceramic glazed floor tiles of size 300x300 mm (thickness to be specified by the manufacturer) of 1st quality conforming to IS: 15622 of approved make in colours such as White, Ivory, Grey, Fume Red Brown, laid on 20 mm thick cement mortar 1:4 (1 Cement : 4 Coarse sand), jointing with grey cement slurry @ 3.3 kg/sqm including pointing the joints with white cement and matching pigment etc., complete.		750.00	sqm	INR	600.00	450000.00	INR Four Lakh Fifty Thousand Only		

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8	Providing and laying vitrified floor tiles in different sizes (thickness to be specified by the manufacturer) with water absorption less than 0.08% and conforming to S: 15622, of approved make, in all colours and shades, laid on 20mm thick cement mortar 1:4 (1 cement : 4 coarse sand), jointing with grey cement slurry @ 3.3 kg/ sqm including grouting the joints with white cement and matching pigments etc., complete. Size of Tile 600x600 mm	50.00	sqm	INR	700.00	35000.00	INR Thirty Five Thousand Only
9	Deduct for not using 20 mm thick cement mortar 1:4 (1 cement : 4 coarse sand) bedding in laying of floor tiles and jointing with grey cement slurry @ 3.3 kg/ sqm.	650.00	sqm	INR	100.00	-65000.00	INR Minus Sixty Five Thousand Only
10	Fixing Glazed/ Ceramic/ Vitrified floor tiles with cement based high polymer modified quick-set tile adhesive (Water based) conforming to S: 15477, in average 3mm thickness.	100.00	sqm	INR	250.00	25000.00	INR Twenty Five Thousand Only
11	Providing and laying Vitrified tiles in different sizes (thickness to be specified by manufacturer), with water absorption less than 0.08% and conforming to S: 15622, of approved make, in all colours & shade, in skirting, riser of steps, over 12 mm thick bed of cement mortar 1:3 (1 cement: 3 coarse sand), jointing with grey cement slurry @ 3.3 kg/ sqm including grouting the joint with white cement & matching pigments etc. complete. Size of Tile 600x600 mm	50.00	sqm	INR	700.00	35000.00	INR Thirty Five Thousand Only
12	15 mm cement plaster on the rough side of single or half brick wall of mix : 1:6 (1 cement: 6 fine sand)	100.00	sqm	INR	150.00	15000.00	INR Fifteen Thousand Only
13	Providing and applying plaster of paris putty of 2 mm thickness over plastered surface to prepare the surface even and smooth complete.	7250.00	Sqm	INR	40.00	290000.00	INR Two Lakh Ninety Thousand Only
14	Providing and applying white cement based putty of average thickness 1 mm, of approved brand and manufacturer, over the plastered wall surface to prepare the surface even and smooth complete.	7250.00	Sqm	INR	40.00	290000.00	INR Two Lakh Ninety Thousand Only
15	Wall painting with premium acrylic emulsion paint of interior grade, having VOC (Volatile Organic Compound) content less than 50 grams/ litre of approved brand and manufacturer, including applying additional coats wherever required to achieve even shade and colour. One coat	10000.00	Sqm	INR	59.00	590000.00	INR Five Lakh Ninety Thousand Only
16	Wall painting with premium acrylic emulsion paint of interior grade, having VOC (Volatile Organic Compound) content less than 50 grams/ litre of approved brand and manufacturer, including applying additional coats wherever required to achieve even shade and colour. Two coats	10000.00	Sqm	INR	60.00	600000.00	INR Six Lakh Only
17	Applying priming coats with primer of approved brand and manufacturer, having low VOC (Volatile Organic Compound) content. With water thinnable cement primer on wall surface having VOC content less than 50 grams/litre	10000.00	Sqm	INR	30.00	300000.00	INR Three Lakh Only
18	Removing dry or oil bound distemper, water proofing cement paint and the like by scraping, sand papering and preparing the surface smooth including necessary repairs to scratches etc. complete.	10000.00	Sqm	INR	2.00	20000.00	INR Twenty Thousand Only
19	Painting with synthetic enamel paint of approved brand and manufacturer of required colour to give an even shade	2500.00	Sqm	INR	60.00	150000.00	INR One Lakh Fifty Thousand Only
20	One or more coats on old work	1000.00	sqm	INR	20.00	20000.00	INR Twenty Thousand Only
21	Dismantling tile work in floors and roofs laid in cement mortar including stacking material within 50 metres lead. For thickness of tiles 10 mm to 25 mm	1000.00	sqm	INR	9.00	9000.00	INR Nine Thousand Only
22	Dismantling old plaster or skirting raking out joints and cleaning the surface for plaster including disposal of rubbish to the dumping ground within 50 metres lead. Disposal of building rubbish / maida / similar unserviceable, dismantled or waste materials by mechanical means, including loading, transporting, unloading to approved municipal dumping ground or as approved by Engineer-in-charge, beyond 50 m initial lead, for all leads including all lifts involved.	250.00	cum	INR	100.00	25000.00	INR Twenty Five Thousand Only

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23	Providing and laying factory made chamfered edge Cement Concrete paver blocks in footpath, parks, lawns, drive ways or light traffic parking etc. of required strength, thickness & size/ shape, made by table vibratory method using PU mould, laid in required colour & pattern over 50mm thick compacted bed of sand, compacting and proper embedding/laying of interlocking paver blocks into the sand bedding layer through vibratory compaction by using plate vibrator, filling the joints with sand and cutting of paver blocks as per required size and pattern, finishing and sweeping extra sand, complete all as per direction of Engineer-in-Charge.	100.00	sqm	INR	700.00	70000.00	NR Seventy Thousand Only
24	Chipping of unsound/weak concrete material from slabs, beams, columns etc. with manual chisel and/or by standard power driven percussive type or of approved make including tapering of all edges, making square shoulders of cavities including cleaning the exposed concrete surface and reinforcement with wire brush and washing with water and allowing to dry, all complete as per direction of Engineer-in-Charge.	200.00	sqm	INR	10.00	2000.00	NR Two Thousand Only
25	Cleaning of reinforcement from rust from the reinforcing bars to give it a total rust free steel surface by using alkaline chemical rust remover of approved make with paint brush and removing loose particles after 24 hours of its application with wire brush and thoroughly washing with water and allowing to dry, all complete as per direction of Engineer-in-Charge. Bars upto 12 mm diameter	1390.00	m	INR	6.00	8340.00	NR Eight Thousand Three Hundred & Forty Only
26	Cleaning of reinforcement from rust from the reinforcing bars to give it a total rust free steel surface by using alkaline chemical rust remover of approved make with paint brush and removing loose particles after 24 hours of its application with wire brush and thoroughly washing with water and allowing to dry, all complete as per direction of Engineer-in-Charge. Bars Above 12 mm diameter	50.00	m	INR	6.00	300.00	NR Three Hundred Only
27	Providing, mixing and applying bonding coat of approved adhesive on chipped portion of RCC as per specifications and direction of Engineer-in-charge complete in all respect. SSR Polymer (@10% of cement weight) modified cementitious bond coat @ 2.2 kg cement per sqm of surface area mixed with specified proportion of approved polymer	100.00	Sqm	INR	90.00	9000.00	NR Nine Thousand Only
28	Providing, mixing and applying SSR polymer (of approved make) modified Cement mortar in proportion of 1:4 (1 cement: 4 graded coarse sand with polymer minimum 2% by wt. of cement used) as per specifications and directions of Engineer-in-charge. Note: Measurement and payment: The pre-measurement of thickness shall be done just after the surface preparation is completed and Payment under this item shall be made only after proper wet curing has been done and surface has been satisfactorily evaluated by sounding / tapping with a blunt metal instrument and/or the 75mm size cube crushing strength at the end of 28 days to be not less than 30 N/Sqmm2).	200.00	Sqm	INR	180.00	36000.00	NR Thirty Six Thousand Only
29	Providing, mixing and applying SSR polymer (of approved make) modified Cement mortar in proportion of 1:4 (1 cement: 4 graded coarse sand with polymer minimum 2% by wt. of cement used) as per specifications and directions of Engineer-in-charge. (Note: Measurement and payment: The pre-measurement of thickness shall be done just after the surface preparation is completed and Payment under this item shall be made only after proper wet curing has been done and surface has been satisfactorily evaluated by sounding / tapping with a blunt metal instrument and/or the 75mm size cube crushing strength at the end of 28 days to be not less than 30 N/Sqmm2).	100.00	sqm	INR	190.00	19000.00	NR Nineteen Thousand Only
Total in Figures						4145140.00	NR Forty One Lakh Forty Five Thousand One Hundred & Forty Only
Quoted Rate in Words							NR Forty One Lakh Forty Five Thousand One Hundred & Forty Only

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