



संदर्भ सं.: भाविप्रा/पक्षे/मुम्बई/समप्र(अभि.वि.)-एटीएस/सीडब्ल्यू/काआ-08/2025-26 /245
Ref.No.: AAI/WR/MUM/AGM(E-E)-ATS/CW/WO-08/2025-26 /245

दिनांक : 25.02.2026
Date: 25.02.2026

रजिस्टर्ड डाक /स्वीकृति

प्रति, / To,

मेसर्स.नेटवर्क टेकलैब (इंडिया) लिमिटेड, / M/s. Network Techlab (India) Limited.,
41, सर्वोदय इंडस्ट्रियल इस्टेट, / 41, Sarvodaya Industrial Estate,
महाकाली गुंफा रोड, / Off. Mahakali Caves Road,
अंधेरी (पूर्व), मुंबई - 400 093 / Andheri (East), Mumbai - 400 093

विषय/Sub : "एटीसी स्काई टावर,मुंबई में प्रिसिजन ए.सी. का प्रतिस्थापन I" / "Replacement of Precision ACs at ATC Sky Tower, Mumbai."

संदर्भ: 1.आपका वित्तीय बोली द्वारा निविदा आईडी : 2025_भाविप्रा_257985_1 दिनांक 28.01.2026 को खुला।

Ref.: 1. Your Financial Bid vide Tender ID.: 2025_AAI_257985_1 opened on 28.01.2026.

2. भाविप्रा का आशय का पत्र संख्या : भाविप्रा/पक्षे/मुम्बई/सहा.म.प्र.(अभि.वि.)/सीडब्ल्यू/एलओआय/2025-26 दिनांक 13.02.2026 / AAI's letter of Intent No. AAI/WR/MUM/A.G.M.(E-E)-ATS/CW/LOI/2025-26 Dated.13.02.2026.

महोदय / Dear Sir,

- उपरोक्त कार्य के लिए आपकी निविदा अध्यक्ष, भारतीय विमानपत्तन प्राधिकरण की ओर से आपके द्वारा उद्धृत मद दरों पर स्वीकार की जाती है जो कुल रु. 89,90,397.32 (रुपये उन्नासी लाख नब्बे हजार तीन सौ सत्तानवे और बत्तीस पैसे मात्र) (जीएसटी रहित), जो निविदा में रखी गई अनुमानित लागत रु.1,25,78,577.00 (जीएसटी रहित) से 28.53% नीचे है। वैध टैक्स चालान के खिलाफ जीएसटी का भुगतान किया जाएगा। कृपया कर चालान में महाराष्ट्र राज्य के लिए AAI GST no. 27AAACA6412D1Z8 उद्धृत करें।
- Your tender for the work mentioned above is hereby accepted on behalf of the Chairman, Airports Authority of India at the item rates quoted by you totaling to Rs. 89,90,397.32 (Rupees Eighty Nine Lakhs Ninety Thousand Three Hundred Ninety Seven and Paise Thirty Two only) (Excluding GST) which is 28.53% below the estimated cost put to tender of Rs.1,25,78,577.00 (Excluding GST). GST will be paid against Valid Tax invoice. Please quote AAI GST no.27AAACA6412D1Z8 for Maharashtra State in Tax Invoice.
- सहायक महाप्रबंधक (अभि. विद्युत), भाविप्रा, एटीएस कॉम्प्लेक्स, मुंबई कार्य के प्रभारी अभियंता होंगे। आपसे अनुरोध है कि आप सहायक महाप्रबंधक (अभि. विद्युत), भाविप्रा, एटीएस कॉम्प्लेक्स, मुंबई के कार्यालय में दिनांक 28.02.2026 तक उपस्थित रहकर हस्ताक्षर करने तथा करार की कार्यवाही पूर्ण करने का कष्ट करें। ठेका करार का निष्पादन 100/- रुपये (केवल एक सौ रुपये) के गैर-न्यायिक स्टैम्प पेपर पर किया जाएगा तथा स्टैम्प पेपर का खर्च आपके द्वारा वहन किया जाएगा।
- Asstt.General Manager (Engg.-E.), AAI, ATS Complex, Mumbai shall be the Engineer-In-Charge of the work. You are requested to attend the office of the Asstt.General Manager (Engg.-E.), AAI, ATS Complex, Mumbai by 28.02.2026 to sign and complete the contract agreement. The contract agreement shall be executed on a non-judicial stamp paper of value Rs.100/- (Rupees One hundred only) and the cost of the stamp paper shall be borne by you.
- आपसे अनुरोध है कि इस पत्र के जारी होने की तिथि से 15 दिनों के भीतर निष्पादन गारंटी जो टेंडर राशि के 5% है को प्रस्तुत करें अथवा इस पत्र के जारी होने की तिथि से 10 दिनों के भीतर सुरक्षा राशि जो टेंडर राशि के 10 % है को प्रस्तुत करें, अन्यथा अनुबंध के पृष्ठ 58 पर शर्त के अनुसार आपके बिल से काटा जाएगा।
- You are requested to furnish performance guarantee @ 5% of tendered amount within 15 days from the date of issue of this letter or furnish security deposit @ 10% of tendered amount within 10 days from the date of issue of this letter, failing which the same will be deducted from your bill as per condition on page 58 of the contract document.

25/02/26

CONTD. 2/-

सहायक महाप्रबंधक (अभि. विद्युत)
Asstt. Gen. Manager (Engg.-E)
भारतीय विमानपत्तन प्राधिकरण, ए.टी.एस. कॉम्प्लेक्स,
महाराष्ट्र विमानपत्तन प्राधिकरण, ए.टी.एस. कॉम्प्लेक्स,
मुंबई - 400 099

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4. आपसे अनुरोध है कि ठेका श्रम (विनियमन और उन्मूलन) अधिनियम 1970 और ठेका श्रम (विनियमन और उन्मूलन) केंद्रीय नियमावली 1971 और केंद्रीय एवम राज्य सरकारों के न्यूनतम वेतन तथा उससे संबंधित अन्य नियमों के प्रावधानों का पालन करें।
4. You are requested to comply with the provisions of contract labour (Regulation and abolition) Act of 1970 and contract labour (Regulation & abolition) Central rules 1971 and minimum wages Act & rules of central and state Governments with its upto date amendments thereof.
5. आपको यह भी निर्देश दिया जाता है कि आप तुरंत प्रबंधक (अभि.वि.), भाविप्रा, एटीएस कॉम्प्लेक्स, मुंबई से संपर्क करें जो आपको साइट सौंपने की व्यवस्था करेंगे।
5. You are also directed to contact Manager (Engg.-E.), AAI, ATS Complex, Mumbai immediately who will arrange to hand over the site to you.
6. कृपया यह भी नोट कर ले कि निविदा के अनुसार कार्य निष्पादन हेतु अनुमत समय **03 (तीन) माह** है, जिसकी गणना **23.02.2026** से **22.05.2026** तक की जाएगी।
6. Please note that the time allowed for carrying out the work is **03 (Three) months**, which shall be reckoned from **23.02.2026** to **22.05.2026**.
7. इस ठेके के संबंध में कोई और पत्राचार सामान्य रूप से सहायक महाप्रबंधक (अभि.विद्युत), भाविप्रा, एटीएस कॉम्प्लेक्स, मुंबई को संबोधित किया जाना चाहिए।
7. Any further correspondence in connection with the contract should normally be addressed to the Asstt.General Manager (Engg.-E.), AAI, ATS Complex, Mumbai.
8. ऊपर उल्लिखित सभी पत्र अनुबंध का हिस्सा होंगे।
8. All the letters referred above shall form part of contract.
9. कृपया इस पत्र की प्राप्ति सूचना दें तथा इसके साथ संलग्न अनुप्रति पर हस्ताक्षर करके टोकन के प्रतिग्रहण के रूप में अधोहस्ताक्षरी को वापस भेजें।
9. Please acknowledge the receipt and return the duplicate copy of this letter enclosed herewith after signing it to the undersigned as a token of acceptance.
10. कार्य आदेश के संबंध में किसी प्रकार की टंकनीय त्रुटी/विसंगति होने पर अंग्रेजी संस्करण मान्य होगा।
10. With reference to this work order, if in case of any typographical mistake / discrepancy arise, the English version shall prevail.

धन्यवाद, / Thanking You,

भवदीय / Yours faithfully,

सहायक महाप्रबंधक (अभि.-विद्युत),
Asstt.General Manager (Engg.-E.),

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

संलग्न/Encl.: 1. मात्रा का बिल (बी.ओ.क्यू.) / Bill of Quantities (B.O.Q.)

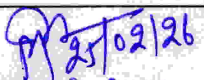
सहायक महाप्रबंधक (अभि.-विद्युत)
Asstt. Gen. Manager (Engg.-E.)
भारतीय विमानपत्तन प्राधिकरण, ए.टी.एस. कॉम्प्लेक्स
Airports Authority of India, A.T.S. Complex,
मुंबई/Mumbai - 400 099.

AIRPORTS AUTHORITY OF INDIA
Engineering Electrical Wing, ATS Complex, Mumbai - 400 066.

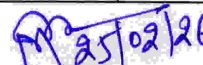
Name of Work : Replacement of Precision ACs at ATC Sky Tower, Mumbai

Bill of Quantities (B.O.Q.)

Sl. No.	Item Description	Item Code / Make	Quantity	Units	Rate (Excluding GST) Rs. P	Amount (Excluding GST) in Figures Rs. P
1	2	3	4	5	6	7
1	SH :- A : S.I.T.C. of P.A.C.					
2	Supply of following capacity Floor Mounted, Air Cooled type Precision Air Conditioners. The Indoor units shall comprise of stepless variable capacity Digital/Inverter scroll compressor, Min. Two Sided Double skin side panels, with Class "O" Glasswool insulation, Top discharge type complete with dynamically balanced composite material fan driven by Electronically Commutated (EC) motor, hydrophilic coated slant/flat cooling coil. The unit shall be equipped with high efficiency filters(G4), micro processor based programmable logic controller, Liquid receiver, Expansion Valve, Drivers, suction and discharge piping, Internal power & control wiring, Water leak detector sensor, SS drain tray with nitrile rubber insulation, Stainless steel strip Heater, Infrared steam humidifier, Power and Control contactors and Other Electrical accessories. Provision to communicate with the BMS monitoring system through RS 485 communications protocol. The Outdoor Condenser units shall comprise of Condenser fans & motor, Condenser cooling coil with anti-corrosive coating (Copper coil with aluminium fins), Fan speed controller, Isolater switch The outdoor unit shall be selected at min. 45 Deg C of ambient temperatures with R-410A Refrigerant Gas. The units shall be suitable for operation on 415 Volts, 50 Hz, 3 Phase, 4 Wire AC supply. Each unit should be having individual display panel, which shall display date, time, actual & set values, operating conditions, signal faults, collective faults, limiting values and unit wellness alarm / service alarm to reduce the down time and unit memory shall hold the 400 most recent events with ID number, time and date stamp for each event. Operational & Control Features - Supply Air Set points & Operational Capabilities: 18-20 Deg.C +/- 2 Deg.C, 40% to 70% RH - Return Air Set points & Operational Capabilities: 22 Deg.C to 38 Deg C, 20% to 60% RH - P / PI / PID - All three Control logics for temperature control - Relative / Compensated / Predictive method for humidity control - Temperature & Humidity graphs for the system (Avg. value of all the connected units) & for each single unit - Record of Peak & Low temperature/humidity of the current day - Display shows SET / ACTUAL / SET+ACTUAL Values - Records total run hours for all main components - Team Mode operation for synchronising all machines in room without any external controller - Sequencing & Stand-by rotation - Cascading, Lead-Lag functions - Min. 16 days record of controlled parameters - Unit memory shall hold min. 200 recent alarms with date and time for each alarm - Status report of last 400 event logs - 3 types of access; User, Service & Advanced to protect all settings - Auto restart after a power failure - Graphical display of status of operation of all major components like Compressor, Fan, Heater & Humidifier on screen in an idle mode					


 सहायक महाप्रबंधक (अभि-विद्युत)
 Asstt. Gen. Manager (Engg.-E)
 भारतीय विमानपत्तन प्राधिकरण, ए.टी.एस. कॉम्प्लेक्स
 Airports Authority of India, A.T.S. Complex,
 मुंबई - 400 099.

Sl. No.	Item Description	Item Code / Make	Quantity	Units	Rate (Excluding GST) Rs. P	Amount (Excluding GST) in Figures Rs. P
1	2	3	4	5	6	7
3	11.5 TR Top discharge and back return Total cooling capacity with minimum airflow of 10000 CMH, at minimum 20 Pa ESP, Return Air as temperature at 26 +/-2 Deg C DB & 45% +/-5 RH (Non Condensing). (Note : The Supply of PAC Units followed by its installation are to be carried in the ATC Sky Tower,Vile Parle, Mumbai. Required Tools, Machinery, permissions, Passes, etc. are to be arranged by the Agency)	Item No.1a)	3	Each	1061500.00	3184500.00
4	9.3 TR (or Equivalent) Top discharge and Front return Total cooling capacity with minimum airflow of 8000 CMH, at minimum 20 Pa ESP, Return Air as temperature at 28 +/-2 Deg C DB & 45% +/-5 RH (Non Condensing). (Note : The Supply of PAC Units followed by its installation are to be carried in the ATC Sky Tower,Vile Parle, Mumbai. Required Tools, Machinery, permissions, Passes, etc. are to be arranged by the Agency)	Item No.1b)	2	Each	1028500.00	2057000.00
5	Installation, testing, and commissioning of 11.5 TR capacity Floor Mounted, Top discharge and back return type Air Cooled type Precision Air Conditioners including supply & fixing suitable adjustable GI/MS stands with rubber pad for each outdoor unit to dimension as specified / recommendation of O.E.M. (for Indoor and Outdoor units) including wiring, connection & interconnection making suitable for operation complete as required. Provision of Suitable Outdoor stand as per site including civil work if required for fixing of the stand. (Note the Work is to be carried out in ATC Sky Tower of C.S.M.I. Airport, Mumbai with restricted access and working time)	Item No.2	3	Each	50000.00	150000.00
6	Installation, testing, and commissioning of 9.3 TR capacity Floor Mounted, Top discharge and front return type Air Cooled type Precision Air Conditioners including supply & fixing suitable adjustable GI/MS stands with rubber pad for each outdoor unit to dimension as specified / recommendation of O.E.M. (for Indoor and Outdoor units) including wiring, connection & interconnection making suitable for operation complete as required. Provision of Suitable Outdoor stand as per site including civil work if required for fixing of the stand. (Note the Work is to be carried out in ATC Sky Tower of C.S.M.I. Airport, Mumbai with restricted access and working time)	Item No.3	2	Each	50000.00	100000.00
7	Supply, installation, testing of 18 SWG hard drawn copper refrigerant piping of sizes as per O.E.M. standard with insulation for precision units with proper "U" traps in piping for required length. All refrigerant piping along within conditioned space shall be provided with 9mm Class 'O' Nitril Rubber insulation while rest pipework shall be provided with Nitrile Rubber Insulation & Anticorrosive coating and supports, between indoor and outdoor units. Each running meter of one circuit includes one meter of copper pipe (inlet & outlet), necessary supports, fittings, insulation, Thermogaurd coating, etc. and should connect the indoor to the outdoor as per locations. (Including extension kit if required)	Item No.4	130	Meter	3000.00	390000.00
8	Supply & Installation of Motorized Damper with Actuator (of sufficient torque) & necessary control cablings for ON/OFF operation by interfacing with indoor unit operation and to be installed on indoor machines on Return Air path.	Item No.5	5	Each	21500.00	107500.00
9	Sequencing & logic control necessary timers and logic control for automatic start-stop of the unit.with necessary timers and logic control for automatic start-stop of the unit.Logic should include orderly restart after power failure	Item No.6	5	Lot	1500.00	7500.00


 सहायक महाप्रबंधक (अभि-विद्युत)
 Asstt. Gen. Manager (Engg-E)
 भारतीय विमानपत्तन प्राधिकरण, ए.टी.एस. कॉम्प्लेक्स
 Airports Authority of India, A.T.S. Complex,
 मुम्बई/Mumbai - 400 099.

Sl. No.	Item Description	Item Code / Make	Quantity	Units	Rate (Excluding GST) Rs. P	Amount (Excluding GST) in Figures Rs. P
1	2	3	4	5	6	7
10	Supply and fixing Perforated GI trays (With maximum 50% perforation) with necessary support and coverted for Refrigerant Pipes of of following Size in (mm) (Provision of clamp/fixing arrangement are to be provided for the vertical sections)					
11	Width 300 mm. x Height 75 mm. x thickness 1.0 mm.	Item No.7a)	80	Meter	1350.00	108000.00
12	Width 150 mm. x Height 50 mm. x thickness 0.7 mm.	Item No.7b)	20	Meter	800.00	16000.00
13	Supply & Installation of following size GI Class "B" Drain Pipe with 9 mm thickness Nitrile rubber insulation with including all accessories complete as required 40 mm. dia.	Item No.8	20	Meter	1000.00	20000.00
14	Supply and laying of 3C x 2.5 Sq.mm. Cu. Flexible cable (Indoor to outdoor unit) on existing cable tray or surface as directed by EIC	Item No.9	140	Meter	350.00	49000.00
15	Supply & charging of Refrigerant Gas (R-410A / 407C) for the compressor for the 100 % rating and equivalent copper pipe length between Indoor & Outdoor Unit along with required oil for commissioning	Item No.10	175	Kg	1300.00	227500.00
16	Supply and laying of Size 4C x 16Sqmm. armoured Copper cable from Incoming Isolator Panel to Indoor Unit on existing cable tray or surface as directed by EIC.	Item No.11	75	Meter	1250.00	93750.00
17	SH :- B : Ducting and dismantling					
18	Supply, installation, balancing and commissioning of fabricated at site GSS sheet metal rectangular/round ducting complete with neoprene rubber gaskets, elbows, splitter dampers, vanes, hangers, supports etc. as per approved drawings and specifications of following sheet thickness complete as required thick ness 0.8 mm. (22G)	Item No.12	50	Sq.Mtr.	1850.00	92500.00
19	Dismantling of Existing 11.3 TR floor mounted PAC units (IDU and ODU) from 20/21st Floor and Transporting of the same to ATS Complex (approx. 6km). All Required Tools & plants, Vehicle with driver, Labour for loading and unloading, etc..	Item No.13	3	No.	12500.00	37500.00
20	Dismantling of Existing 9.3 TR floor mounted Package Unit from ATC Tower from 19/20th Floor and Transporting of the same to ATS Complex (approx. 6km). All Required Tools & plants, Vehicle with driver, Labour for loading and unloading, etc..	Item No.14	2	No.	11000.00	22000.00
21	SH-II :- (A.I.C.M.C. - All Inclusive Comprehensive Maintenance Contract)					
22	Annual Comprehensive Maintenance Contract of above Floor mounted PAC i.e 5 Nos. (03 nos. 11.5 TR and 02 Nos. 9.3 TR) above work after completion of defect liability period of one year. The scope of work during CMC Period shall be as per technical specifications. For First Year	Item No.15	12	Month	35103.79	421245.48
23	Annual Comprehensive Maintenance Contract of above Floor mounted PAC i.e 5 Nos. (03 nos. 11.5 TR and 02 Nos. 9.3 TR) above work after completion of defect liability period of one year. The scope of work during CMC Period shall be as per technical specifications. For Second Year	Item No.16	12	Month	36858.98	442307.76

25/02/26

सहायक महाप्रबंधक (अभि-विद्युत)
Asstt. Gen. Manager (Engg.-E)
भारतीय विमानपत्तन प्राधिकरण, ए.टी.एस. कॉम्प्लेक्स
Airports Authority of India, A.T.S. Complex,
मुम्बई/Mumbai - 400 099.

Sl. No.	Item Description	Item Code / Make	Quantity	Units	Rate (Excluding GST) Rs. P	Amount (Excluding GST) in Figures Rs. P
1	2	3	4	5	6	7
24	Annual Comprehensive Maintenance Contract of above Floor mounted PAC i.e 5 Nos. (03 nos. 11.5 TR and 02 Nos. 9.3 TR) above work after completion of defect liability period of one year. The scope of work during CMC Period shall be as per technical specifications. For Third Year	Item No.17	12	Month	38701.93	464423.16
25	Annual Comprehensive Maintenance Contract of above Floor mounted PAC i.e 5 Nos. (03 nos. 11.5 TR and 02 Nos. 9.3 TR) above work after completion of defect liability period of one year. The scope of work during CMC Period shall be as per technical specifications. For Fourth Year	Item No.18	12	Month	40637.03	487644.36
26	Annual Comprehensive Maintenance Contract of above Floor mounted PAC i.e 5 Nos. (03 nos. 11.5 TR and 02 Nos. 9.3 TR) above work after completion of defect liability period of one year. The scope of work during CMC Period shall be as per technical specifications. For Fifth Year	Item No.19	12	Month	42668.88	512026.56
					Total Rs.	8990397.32
(Total Rupees : Eighty Nine Lakhs Ninety Thousand Three Hundred Ninety Seven and Paise Thirty Two only) excluding GST						

25/02/26

Asstt.General Manager (E-E)
A.A.I.,ATS Complex, Mumbai.

सहायक महाप्रबंधक (अभि-विद्युत)
Asstt. Gen. Manager (Engg.-E)
भारतीय विमानपत्तय प्राधिकरण, ए.टी.एस. कॉम्प्लेक्स
Airports Authority of India, A.T.S. Complex,
मुम्बई/Mumbai - 400 099.

Signature Not Verified

Digitally signed by MUKESH MEENA
Date: 2026.02.26 17:31:41 IST
Location: eProcurement System for Central PSUs

