

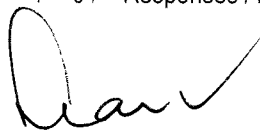
MINUTES OF E-PRICE BID APPROVAL CWC-II HELD ON 09-07-2025 FOR THE CIVIL WORK : PERCENTAGE RATE CONTRACT FOR ANTI-TERMITE TREATMENT TO THE PRODUCTION AND NON-PRODUCTION BUILDINGS AT HVF, AVADI.

CIVIL ENGINEERING OFFICE

The following Officers were present ;

1	Shri. K. Tulasi Rao	GM / CEO	Chairman / CWC-II
2	Shri. B. Senthil Kumar	JT.GM / F&A	Member / Finance
3	Shri. G. Ananda Kumar	DGM / IMS & EO	Member / Secy

- 01 e-Tender Enquiry No. & Date : HVF/TE/13025/CEO/2025-26/14, Dt. 03-06-2025.
E-Procurement Tender ID : 2025_AVNL_237292_1
- 02 Name of the Work : Percentage Rate Contract for Anti-Termite Treatment to the Production and Non-Production Buildings at HVF, Avadi.
- 03 Type of Tender : Open Tender under Two Bid System (e-Tendering)
- 04 Grant & Code Head : 809 / 01 (Revenue Grant)
- 05 User Section : HVF / IMS – CE (Fy)
- 06 Estimated cost of Work (Approx) : Rs. 10,00,000/= (As per delegation of Financial Powers issued by AVNL as on January 2025, Point Sl.No. 54, Sub Clause "c" (For Revenue Civil works – Term contract and Percentage Rate Contract), GM is empowered for Issue of Acceptance of Necessity & Administrative Approval and placement of contract for Departmental Works upto Rs. 20 Lakhs (in each case). Hence the subject case falls under the financial powers of CWC-II)
- 07 Approval & Financial Concurrence : i. CGM Approval vide IMS / CE(Fy) Note No.13148/ IMS(FY)/ 2025/Maint, Dt. 21-04-2025
ii. F&A Concurrence vide Letter No. 12501/HVF/ FIN&ACCT/ 86/2025, Dt. 20-05-2025
- 08 e-Tender published in CPPP e-proc website on : 05-06-2025
- 09 Scheduled Bid submission closing date and Date of Tender Opening : Original Bid Submission closing Date : 20-06-2025
Original Technical Tender Opening Date : 21-06-2025
- 10 No. of T.O.D Postponements (System Configured for Bid Auto Extn Corrigendum in case of non receipt of minimum configured bids) : NIL
- 11 e-Tender Technical /Eligibility Bid opened on : 21-06-2025
- 12 No. of Responses received online : 04 Responses / bids were received online.



13 Names of Contractors who have responded and their EMD details :

Sl. No.	NAME OF THE CONTRACTOR	EMD VALIDITY	OFFER VALIDITY (90 Days from Actual Technical bid opening date)
01	M/s Pest Control Mahanaim, Chennai	DD, 16-09-2025	Confirmed . Offer Validity till 19-09-2025
02	M/s Spahi Projects Pvt Ltd., Chennai	DD, 19-09-2025	Confirmed . Offer Validity till 19-09-2025
03	M/s Leela Constructions, Chennai	FDR, Date of Maturity is 26-09-2025	Confirmed . Offer Validity till 19-09-2025
04	M/s An Unique Pest Control (I) Pvt Ltd., Pune	EMD Not Found Submitted in Tender Box. Hence Offer Not Evaluated.	

14 CWC-II deliberated the case on 02-07-2025 and observed that the following three contractors have fulfilled the eligibility Conditions of the tender and their offers are technically acceptable. Hence, CWC-II approved opening of e-price bids of the following three eligible contractors viz.,

- 1) M/s Pest Control Mahanaim, Chennai,
- 2) M/s Spahi Projects Pvt Ltd , Chennai,
- 3) M/s Leela Constructions, Chennai.

15 CWC-II held on 02-07-2025 decided that the offer of M/s An Unique Pest Control (I) Pvt Ltd., Pune, is not Acceptable, as the Contractor has not submitted the EMD as per Terms and Conditions of the tender.

16 Accordingly the e-price bids of all three eligible contractors have been opened on 04-07-2025.

17 Details of e-Quotations (Price bids) received is given below

Sl. No	Name of the Contractor	STATUS	Quoted Percentage Rate w.r.t. Annexure -B of the Tender
01	M/s Spahi Projects Pvt Ltd., Chennai	<u>L1</u>	(-) 15.00 % (Lower)
02	M/s Leela Constructions, Chennai	<u>L1</u>	(-) 15.00 % (Lower)
03	M/s Pest Control Mahanaim, Chennai	<u>L2</u>	(-) 11.00 % (Lower)

18 INITIAL OBSERVATIONS :

- a It is observed that two Contractors viz., M/s Spahi Projects Pvt Ltd., Chennai and M/s Leela Constructions, Chennai have quoted the same Percentage rate of (-) 15.00 % (Minus Fifteen Percentage) below the rates in the Annexure "B" (of the tender) for the subject work. As such there are two L1 Firms.
- b It is submitted that the rates for items mentioned in the Annexure "B" (Schedule) comprise of SSR Rates for 19 Items (inclusive of MV at the rate of 15 % (MV 5 % plus 10 % for Restricted Area - Factory). For 1 Item MR has been taken and for 1 Item LPR has been taken. As per clause No.15 of the tender enquiry (in e-procurement portal) the contractors quoted percentages are inclusive of GST.
- c It is submitted that no market variation letter has been received from CE/Hyderabad for MES SSR 2020 rates. Hence the MV letter issued by CE/Chennai Zone is being referred. The present market variation allowed as per CE / Chennai Zone forecasting percentage for "Addl/Altn/Spl Repairs / Maintenance " is (+) 05.00 % as per latest Market Variation circulated vide CE / Chennai Zone, Letter Dated. 30-10-2024 for the quarter ending December 2024. Further, it is submitted that in the Market Variation letter issued by CE, Chennai Zone, it is stated that the percentage indicated are for normal works in unrestricted areas. In case of restricted areas an addition of (+) 5 % in MV is allowed for normal restricted areas and an addition of (+) 10 % is allowed for factory areas. Hence the Overall Market Variation in the present case will be (+) 15 % (ie) { to the MV of (+) 05 % add 10 % for restricted area - Factory}.



- d It is submitted that the last CA for similar work in Estate area, Viz, Percentage Rate Contract for Anti-Termite treatment to the Residential / Public Buildings in HVF Estate was awarded to M/s Pest Control Mahanaim vide HVF CA No. HVF/CE/34/2022-23/Maint, Dt. 27-02-2023 at a Percentage Rate of (-) 29.20 % below the rates in Annexure-B of the concerned tender with CA value of Rs. 10 Lakhs. The Original PDC for the CA was 04-03-2024 which was subsequently extended upto 04-07-2024.

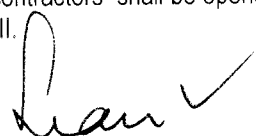
19 **OBSERVATIONS OF CWC-II HELD ON 09-07-2025 ;**

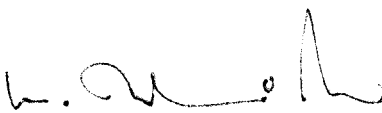
- a CWC-II observed that two Contractors viz., M/s Spahi Projects Pvt Ltd., Chennai and M/s Leela Constructions, Chennai have quoted the same Percentage rate of (-) 15.00 % (Minus Fifteen Percentage) below the rates in the Annexure "B" (of the tender) for the subject work. As such there are two L1 Firms.
- b CWC-II also observed that the rates for items mentioned in the Annexure "B" (Schedule) comprise of SSR Rates for 19 Items (inclusive of MV at the rate of 15 % (MV 5 % plus 10 % for Restricted Area - Factory). For 1 Item MR has been taken and for 1 Item LPR has been taken. As per clause No.15 of the tender enquiry (in e-procurement portal) the contractors quoted percentages are inclusive of GST.
- c CWC-II noted that no market variation letter has been received from CE/Hyderabad for MES SSR 2020 rates. Hence the MV letter issued by CE/Chennai Zone is being referred. The present market variation allowed as per CE / Chennai Zone forecasting percentage for "Addl/Altn/Spl Repairs / Maintenance" is (+) 05.00 % as per latest Market Variation circulated vide CE / Chennai Zone, Letter Dated. 30-10-2024 for the quarter ending December 2024. Further, it is submitted that in the Market Variation letter issued by CE, Chennai Zone, it is stated that the percentage indicated are for normal works in unrestricted areas. In case of restricted areas an addition of (+) 5 % in MV is allowed for normal restricted areas and an addition of (+) 10 % is allowed for factory areas. Hence the Overall Market Variation in the present case will be (+) 15 % (ie) { to the MV of (+) 05 % add 10 % for restricted area - Factory}.
- d CWC-II also noted that the last CA for similar work in Estate area, Viz, Percentage Rate Contract for Anti-Termite treatment to the Residential / Public Buildings in HVF Estate was awarded to M/s Pest Control Mahanaim vide HVF CA No. HVF/CE/34/2022-23/Maint, Dt. 27-02-2023 at a Percentage Rate of (-) 29.20 % below the rates in Annexure-B of the concerned tender with CA value of Rs. 10 Lakhs. The Original PDC for the CA was 04-03-2024 which was subsequently extended upto 04-07-2024.

20 **DECISION OF CWC-II HELD ON 09-07-2025**

- a CWC-II deliberated the case and observed that two contractors viz M/s Spahi Projects Pvt Ltd., Chennai and M/s Leela Constructions, Chennai have quoted the same Percentage rate of (-) 15.00 % (Minus Fifteen Percentage) below the rates in the Annexure "B" (of the tender) for the subject work and both are ranked as L1 firms.
- b CWC-II observed that MES Manual of Contracts, 2020 Point No. 3.20 "Tie Amongst Two or More Lowest Tenders" States at Point No. 3.20.1 that " *In case of tie among several lowest tenderers, If the accepting Officer is convinced that quoted rates are reasonable, he may call for the tenderers and after explaining to them that their tenders are on the same level, ask them to quote (on the lower side only) on the spot confidentially. Care shall be exercised that tenders are NOT allowed to consult each other..*"
- c CWC-II observed that since e-procurement system is being followed now, the Tie break referral has to be done online.
- d In view of the above, CWC-II directed to refer the quoted percentage rate to both the L1 firms viz., M/s Spahi Projects Pvt Ltd., Chennai and M/s Leela Constructions, Chennai for their consideration and submission of revised and reduced percentage rate through online CPP Portal so as to have a clear L1 ranked Contractor. The revised bid submission date and time shall be fixed commonly for both the contractors in the procurement portal and the revised quotations of both the contractors shall be opened at same time. On receipt of revised / reduced percentage rates, the case will be re-submitted to CWC-II.


(B. SENTHIL KUMAR)
JT.GM / F & A
MEMBER / FINANCE


(G. ANANDAKUMAR)
DGM / IMS & EO
MEMBER SECRETARY


(K. TULASI RAO)
GM / CEO
CHAIRMAN / CWC-II