

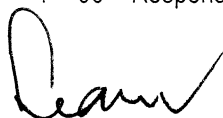
MINUTES OF E-PRICE BID APPROVAL CWC-II MEETING HELD ON 13-10-2025 FOR THE CIVIL WORK : PERCENTAGE RATE CONTRACT FOR ANTI-TERMITE TREATMENT TO THE RESIDENTIAL / PUBLIC BUILDINGS IN HVF ESTATE.

CIVIL ENGINEERING OFFICE

The following Officers were present ;

1	Shri. K. Tulasi Rao	GM / EO & GS	Chairman / CWC-II
2	Shri. Vijitendra Singh Chaudhary	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/2025-26/36, Dt. 13-08-2025.
E-Procurement Tender ID : 2025_AVNL_245145_1
- 02 Name of the Work : Percentage Rate Contract for Anti-Termite Treatment to the Residential / Public Buildings in HVF Estate.
- 03 Type of Tender : Open Tender under Two Bid System (e-Tendering)
- 04 Grant & Code Head : 809 / 02 (Revenue Grant)
- 05 User Section : HVF / IMS – CE (Estate)
- 06 Estimated cost of Work (Approx) : Rs. 20,00,000/= (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 /E Note No.1659/IMS/2025-26/ Maint, Dt. 01-07-2025
ii. F&A Concurrence vide Letter No. 12501/HVF/ FIN&ACCT/86/ 2025-26, Dt. 25-07-2025
- 08 e-Tender published in CPPP e-proc website on : 14-08-2025
- 09 Scheduled Bid submission closing date and Date of Tender Opening : Original Bid Submission closing Date : 29-08-2025
Original Technical Tender Opening Date : 30-08-2025
- 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 : 30-08-2025
- 12 No. of Responses received online : 06 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 An Unique Pest Control (I) Pvt Ltd., Pune.	FDR, Date of Maturity is 22-09-2026	Confirmed . Offer Validity till 28-11-2025
02	M/s Indian Pest Control Services, New Delhi	FDR, Date of Maturity is 25-08-2026	Confirmed . Offer Validity till 28-11-2025
03	M/s SS Enterprises, Chennai	FDR, Date of Maturity is 28-11-2025	Confirmed . Offer Validity till 28-11-2025
04	M/s Siva Enterprises, Chennai	FDR, Date of Maturity is 28-11-2025	Confirmed . Offer Validity till 28-11-2025
05	M/s Vijayalakshmi Enterprises, Chennai	FDR, Date of Maturity is 28-11-2025	Confirmed . Offer Validity till 28-11-2025
06	M/s Pest Control Mahanaim, Chennai	DD, 28-11-2025	Confirmed . Offer Validity till 28-11-2025

14 CWC-II deliberated the case on 24-09-2025 and observed that all Six participating 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 all Six eligible Contractors viz.,

- 1) M/s An Unique Pest Control (I) Pvt Ltd., Pune.
- 2) M/s Indian Pest Control Services, New Delhi
- 3) M/s SS Enterprises, Chennai
- 4) M/s Siva Enterprises, Chennai
- 5) M/s Vijayalakshmi Enterprises, Chennai
- 6) M/s Pest Control Mahanaim, Chennai

15 Accordingly the e-price bids of all Six eligible contractors have been opened on 26-09-2025.

16 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 Pest Control Mahanaim, Chennai	<u>L1</u>	(-) 25.00 % (Lower)
02	M/s Siva Enterprises, Chennai	<u>L2</u>	(-) 23.55 % (Lower)
03	M/s An Unique Pest Control (I) Pvt Ltd., Pune	<u>L3</u>	(-) 21.07 % (Lower)
04	M/s Indian Pest Control Services, New Delhi	<u>L4</u>	(-) 11.51 % (Lower)
05	M/s Vijayalakshmi Enterprises, Chennai	<u>L5</u>	(-) 07.00 % (Lower)
06	M/s SS Enterprises, Chennai	<u>L6</u>	(-) 06.00 % (Lower)

17 INITIAL OBSERVATIONS :

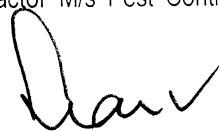
- a It is observed that M/s Pest Control Mahanaim, Chennai, is the L1 Contractor and has quoted the percentage rate of (-) 25.00 % (Minus Twenty Five Percentage) below the rates in the Annexure "B" (of the tender) for the subject work. It is submitted that the rates for items mentioned in the Annexure "B" (Schedule) comprise of SSR Rates (inclusive of MV at the rate of 10 % (MV 05 % plus 05 % for Restricted Area - Factory). As per clause No.15 of the tender enquiry (in e-procurement portal) the contractors quoted percentages are inclusive of GST.



- b 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 (+) 10 % (ie) { to the MV of (+) 05 % add 05 % for normal restricted area – HVF Estate}.
- c It is submitted that the last CA for same 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 and Work Orders to the extent of Rs. 9.95 Lakhs (completion cost : 9.89 Lakhs) have been placed against the CA.
- d It is submitted that the latest CA for similar work in Factory Area viz., Percentage Rate Contract for Anti Termite Treatment to the Production and Non Production Buildings at HVF, Avadi was awarded to M/s Spahi Projects Pvt Ltd., vide HVF CA No. HVF/CE/ 19/2025-26/Maint, Dt. 07-08-2025 at a Percentage Rate of (-) 20.00 % below the rates in Annexure-B of the concerned tender with CA value of Rs. 10 Lakhs.

18 **OBSERVATIONS OF CWC-II HELD ON 13-10-2025 :**

- a CWC-II observed that M/s Pest Control Mahanaim, Chennai, is the L1 Contractor and has quoted the percentage rate of (-) 25.00 % (Minus Twenty Five Percentage) below the rates in the Annexure "B" (of the tender) for the subject work. CWC-II noted that the rates for items mentioned in the Annexure "B" (Schedule) comprise of SSR Rates (inclusive of MV at the rate of 10 % (MV 05 % plus 05 % for Restricted Area - Factory). As per clause No.15 of the tender enquiry (in e-procurement portal) the contractors quoted percentages are inclusive of GST.
- b CWC-II also observed 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, CWC-II observed 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 (+) 10 % (ie) { to the MV of (+) 05 % add 05 % for normal restricted area – HVF Estate}.
- c CWC-II further observed that the last CA for same 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 and Work Orders to the extent of Rs. 9.95 Lakhs (completion cost : 9.89 Lakhs) have been placed against the CA.
- d CWC-II also observed that the latest CA for similar work in Factory Area viz., Percentage Rate Contract for Anti Termite Treatment to the Production and Non Production Buildings at HVF, Avadi was awarded to M/s Spahi Projects Pvt Ltd., vide HVF CA No. HVF/CE/ 19/2025-26/Maint, Dt. 07-08-2025 at a Percentage Rate of (-) 20.00 % below the rates in Annexure-B of the concerned tender with CA value of Rs. 10 Lakhs.
- e CWC-II observed that the quoted percentage of (-) 25.00 % (Minus Twenty Five Percentage) below the rates in the Annexure "B" (of the tender), quoted by the L1 contractor M/s Pest Control Mahanaim, Chennai, in the present case is competitive and reasonable.



19 **DECISION OF CWC-II HELD ON 13-10-2025**

In view of the aforesaid observations, CWC-II decided to place Contract Agreement on the L1 contractor, M/s Pest Control Mahanaim, Chennai, at their quoted percentage rate of (-) 25.00 % (Minus Twenty Five Percentage) below the rates in the Annexure "B" (of the tender) for carrying out the subject work (to the total value of Rupees Twenty Lakhs). CWC-II also decided to obtain confirmation from the L1 Contractor viz., M/s Pest Control Mahanaim, Chennai, that good quality of material and workmanship will be maintained by the them while executing the entire work as the Percentage Rate quoted by the L1 Contractor is on the lower side. After receipt of confirmation, the CA can be placed on the L1 Contractor. CWC-II also directed the executing agency to ensure good quality of material and good workmanship by the contractor while executing the entire work as the Percentage Rate Quoted by the L1 Contractor is on the lower side.

- 20 Security Deposit : The contractor has to submit SD of Rs. 1,00,000 /- (Rupees One Lakh Only) in the form of Fixed Deposit / Term Deposit / BG in favour of The CGM / HVF, Avadi from any Commercial bank. The validity of Security Deposit shall be such that it covers the completion and maintenance (warranty) period plus two months and which will be releasable after successful completion of Warranty / Maintenance / Defect Liability period as per conditions elucidated in SOP for Civil Works in AVNL – 2024
- 21 Completion time : Twelve Months (365 Days) from the date of handing over of site.
- 22 Payment : As per IAFW 2249 Cost debitable to : Code Head : 809 / 02 (Revenue Grant)


(VIJITENDRA SINGH CHAUDHARY)
JT.GM / F & A
MEMBER / FINANCE
Prasanth


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


(K. TULASI RAO)
GM / EO & GS
CHAIRMAN / CWC-II