

CENTRAL WAREHOUSING CORPORATION
(A NAVRATNA CPSE)

No. CWC CO-ED0ENGG/85/2025-ENGINEERING/Berhampur/106784

Date: 04.05.2026

By E-mail only

एम/एस मित्तल कंस्ट्रक्शन- गोविंद रेड्डी संयुक्त उद्यम,
प्रोफेसर कॉलोनी,
पेहोवा (हरियाणा)- 136128.
ई-मेल: Jatinmittal0786@gmail.com,
मोबाइल: 9996226665

M/s Govind Reddy-Mittal Construction Joint
Venture,
Professor Colony,
Pehowa (Haryana)- 136128.
e-Mail: Jatinmittal0786@gmail.com,
Mob: 9996226665.

कार्य आवंटन पत्र/LETTER OF AWARD

- Subject** सीडब्ल्यूसी बेरहामपुर (ओडिशा) में आंतरिक सड़कों एवं एमईपी सेवाओं सहित 82,215 वर्ग फुट आकार के ग्रेड-ए औद्योगिक गोदाम की 1 इकाई का निर्माण।/ Construction of 1 unit of 82215 Sq.ft size Grade A -Industrial Warehouse with internal roads and MEP Services at CW Berhampur, (Odisha).
- Reference:** (i) E NIT_CWC/CO/Engg./25-26/101) dated 13-03-2026.
(ii) Your Techno-Commercial Bid opened on 10-04-2026.
(iii) Your Price bid opened on 27-04-2026

महोदय/महोदया,

केंद्रीय भंडारण निगम (CWC), सीडब्ल्यूसी बेरहामपुर (ओडिशा) में आंतरिक सड़कों एवं एमईपी सेवाओं सहित 82,215 वर्ग फुट आकार के ग्रेड-ए औद्योगिक गोदाम की 1 इकाई का निर्माण का कार्य को नीचे उल्लिखित नियमों और शर्तों के साथ यह कार्य आवंटन पत्र (LOA) जारी करते हुए प्रसन्नता हो रही है:

- The total contract value of this work is **Rs. 20,72,92,082.98 (Rupees Twenty Crore Seventy-Two Lakh Ninety-Two Thousand Eighty-Two and Paise Ninety-Eight Only)** i.e with schedule wise details as below.

S. No.	Tender Schedule number	Total Schedule cost (Rs.)	Accepted rates for contract	Total Amount as per tendered rates (Rs.)	Remarks on position / L1 rates
1.	Schedule-I CIVIL DSR 2023	12,87,51,243.61	16.66% Below	10,73,01,286.42	L5; L1 rates is 30.73% below
2.	Schedule-II (MR CIVIL)	3,04,11,326.99	16.66% Below	2,53,44,799.91	L2: L1 rates is 23.00% below
3.	Schedule-III: (PEB & PPGL Sheet -MR Items)	6,86,26,430.33	15.66% Below	5,78,79,531.34	L1
4.	Schedule-IV: (E&M DSR 2025)	29,14,091.65	15.66% Below	24,57,744.90	L1
5.	Schedule-V: (E&M Market Rate Items)	30,53,321.00	15.66% Below	25,75,170.93	L1

 Corporate Office: 4/1, Siri Institutional Area, August Kranti Marg, Hauz Khas, New Delhi-110016

CENTRAL WAREHOUSING CORPORATION
(A NAVRATNA CPSE)

S. No.	Tender Schedule number	Total Schedule cost (Rs.)	Accepted rates for contract	Total Amount as per tendered rates (Rs.)	Remarks on position / L1 rates
	Schedule-VI: Firefighting works	1,39,12,200.00	15.66% Below	1,17,33,549.48	L3: L1 rates is 18.63% below
			Total Rs.	20,72,92,082.98	Overall L1

The rates for payment of quantities mentioned in tender SOR and additional quantity (if any) shall be as above. In case of vitiation in contract due to quantity variation, the recovery shall be done in line of clause 12.2 of General Condition of Contract mentioned in tender document.

- The Stipulated date of completion of work in all respects shall be **Ten (10) Months** including Monsoon reckoned after 15th day from the date of issue of this LOA i.e., work under this contract is required to be completed **up to 18.03.2027**.
- Time is the essence of the contract. In case you, as contractor fail to complete the work within the stipulated period and beyond the justified extended date of contract (if extended due to delay not attributable to you or in terms of Clause 5 of General conditions of Contract), you will be liable to pay compensation for such delay as per clause 2 of General Condition of the contract.
- As already described in schedule F of NIT/Appendix-I, the timeline of critical milestone(s) under this project shall be as below.

Mile stone No.	Description of Milestone(s) / Stages before completion of work (Physical)	Time Allowed in Days (From Date of start i.e.19.05.2026)	Critical date from stipulated date of start
1.	Commencement of site clearance / Jungle clearance, Mobilization including establishment of site office, field laboratory, deployment of key technical staff, machinery and commencement of boundary wall work	15 Days	3-06-2026
2.	Completion of Land development works (cutting & filling), layout setting out and commencement of foundations for godown	30 Days	18-06-2026
3.	Completion of godowns up to plinth level including casting of verandah and earth filling in godown and verandah areas-100 %	100 Days	27-08-2026
4.	Completion of supply of PEB material, roofing sheets, cladding sheets & accessories	100 Days	27-08-2026*
5.	Completion of erection of complete PEB structure and roofing works along with drain works and complete supply of firefighting works material including pipes and all fixtures.	160 Days	26-10-2026
6.	Completion of erection of wall cladding	200 Days	05-12-2026

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CENTRAL WAREHOUSING CORPORATION
(A NAVRATNA CPSE)

Mile stone No.	Description of Milestone(s) / Stages before completion of work (Physical)	Time Allowed in Days (From Date of start i.e.19.05.2026)	Critical date from stipulated date of start
	skylights, ventilators etc. , E &M works and completion of sub-base / WMM below godown flooring & in road works		
7.	Completion of E &M works including firefighting works inside of the godowns	225 Days	30-12-2026
8.	Completion of FM2 flooring in the godown along with verandah flooring and construction of PQC M30 grade road in road area and completion of E& M works complete in the campus.	270 Days	13-02-2027
9.	Completion of all remaining works including floor densification, & commissioning, Final finishing, horticulture, site clearance, demobilization and handing over of complete site.	300 Days	18-03-2027*

***LD shall be levied for delay in completion of this milestone as per terms of contract.**

Note: 1st, 2nd, 3rd milestone are major milestones and if contractor fails to achieve any two milestones from the first three, then it shall be treated as failure on part of contractor in performance and default resulting in breach of contract and necessary action be taken as per the conditions of contract for such breach of contract.

- You are requested to submit detailed activities along with their start and completion date after working at micro level in form of Bar/ PERT / MS Project Monitoring Chart (covering the critical dates in milestones provided in Schedule F of the tender documents) **within 15 days of issuance of the LOA. i.e. up to 19.05.2026.**
- You are requested to submit us the plan of procurement of bought out items covered in contract particularly RMC, Cement, TMT steel, Bricks. You are requested to furnish us name of supplier to whom PO is planned to be placed by you to supply of these materials. All bought out items shall be supplied as per approved make mentioned in tender document. Wherever approved make is not available or when there is no approved make is provided in tender document, you will obtain written approval of Concerned Engineer before supply of item to the site.
- Only experienced and skilled workmen/ reputed site agencies shall be deployed for carrying out special job like CC Road laying, Flooring, waterproofing etc. These shall be deployed only after approval of concerned Engineer.
- All such approval is required to be taken in advance, at least one month before start of activities. Any delay on this part shall be attributable to you and CWC will not consider any time extension on account of this.

CENTRAL WAREHOUSING CORPORATION
(A NAVRATNA CPSE)

9. The work shall be executed as per conditions laid down in the tender document. All clauses and conditions stipulated in NIT/ Instructions to Bidder/ General /Special/Technical Conditions of contract or elsewhere in Tender document shall prevail and will be applicable.
10. **Special Condition for Joint Venture:**
- Performance Bank Guarantee shall be furnished in name of JV only.
 - Performance Bank Guarantee (PBG) etc. may be deposited by lead member of JV and Contract Agreement shall be signed by Lead Partner/member for JV.
 - JV shall maintain a dedicated JV bank account for receipt of payments from Corporation.
 - All communications, Technical/commercial/administrative discussions and technical representation on works with Corporation representative shall be done by either Lead member or technical person authorized by JV during the contract.
 - Work experience certificate, upon completion of works shall be issued in name of JV only stipulating the share of individual member as submitted originally with technical bid.
 - The JV/Consortium composition, the Lead Member, and the participation interests of members as submitted with the bid shall remain unchanged during the entire period of bid validity and, if awarded, throughout the contract period including defect liability/warranty period, except with prior written approval of the Corporation. wherever permissible under the tender/contract conditions and proof of equivalent or superior capacity of the successor.
 - All JV/Consortium members shall be jointly and severally liable for due performance of the contract and for all obligations, liabilities and claims arising out of the contract.
 - Any withdrawal of any JV/Consortium member, or failure to maintain the JV/Consortium arrangement as submitted, without prior written approval of the Corporation (wherever permissible), shall be treated as a material breach/non- performance.
 - In such event, the Corporation shall, without prejudice to any other rights and remedies available under the tender/contract, be entitled to take one or more of the following actions:
 - termination of the contract for default/breach (if the event occurs after award); and/or
 - encashment/forfeiture of Performance Bank Guarantee and/or other securities as applicable; and/or
 - recovery of risk-and-cost and other dues/damages as per the contract provisions; and/or
 - initiation of debarment/banning action against the JV/Consortium and/or the constituent members, as per the Corporation's extant debarment/ banning policy and applicable guidelines. In case of debarment of Contractors, due to any reasons
 - breaching the contract and in line of relevant clause of GCC, all JV members shall be debarred / blacklisted along with JV following the due process prescribed in GCC. Any misrepresentation by a member shall be attributable to the JV and all members for penal action.

CENTRAL WAREHOUSING CORPORATION
(A NAVRATNA CPSE)

11. Performance Guarantee and Security Deposit on acceptance of tender:

- a) You are requested to submit a Performance Guarantee (PG) in the shape of BG from any Schedule Bank in favour of CWC amounting to 5% of the contract value, **equivalent to Rs. 1,04,00,000 (Rupees One Crore Four lakh only)**. PG shall be submitted as per Format given in Annexure VIII in tender document. **FDR shall not be accepted. PG shall be deposited to the Corporate Office New Delhi (4/1, Siri Institutional Area, August Kranti Marg, Hauz Khas, New Delhi-110016).**
- b) The Performance Guarantee shall be initially valid up to the stipulated time of completion plus 60 days beyond that as per clause 1 of GCC i.e. **up to 18-05-2027 & Claim date up to 18-11-2027.**
- c) You are requested to submit the PG within 15 days of receipt of this letter of award. This LOA is also being sent through email provided by you in your technical bid. The date of received in such case shall be construed as date of issue/ sending email.
- d) In view of above is required to be submitted to us in appropriate format mentioned above on or before **19-05-2026.**
- e) Conditions for extension of due date of submission of PG, if any, and subsequent date of signing of contract agreement or termination of contract in case of failure in submission of PG or signing the contract agreement etc shall be governed by the clauses 14.1.3 and 14.1.4 of Sections -II (instructions to Bidder-ITB) covered in Volume 1 of tender documents.
- f) The Bank Guarantee issuing bank shall send cover for Bank Guarantee issued through SFMS platform to the CWC Banker i.e. ICICI Bank, 9 Phelps Building, Connaught Place, New Delhi, (IFSC Code: ICIC0000007) as per details given below:
 - MT760 COV for issuance of bank guarantee.
 - MT767 COV for amendment of bank guarantee.
- g) Issuing bank shall mention CWC beneficiary code i.e., CENTRALW27112020 in field 7037 of MT 760 COV / MT767 COV.
- h) You are requested to submit the copy of SFMS message as sent by the issuing bank branch along with the original Bank Guarantee.
- i) **Bank Guarantee submitted without these details shall not be accepted.**

12. Total Security Deposit (SD) shall be 5% (Five percent) of the tendered value of the work including the Earnest Money Deposit (EMD) with the tender i.e. **Rs. 1,03,64,605/-.**

13. The Earnest Money deposited with the tender will be converted into initial Security Deposit. The balance **Security Deposit i.e Rs. 71,25,605/-** will be recovered from the Gross Amount of each running account bills and the final bill @ 10% (Ten percent) till the total security deposit is recovered as per clause 1A of GCC. Refer this clause for recovery of SD in other form also.

14. The earnest money deposited by you amounting to **Rs 32,39,000.00 (Rupees Thirty-Two Lakh Thirty-Nine Thousand Only)** is being retained by this office, as part of security deposit as per Terms & conditions of Tender.

15. **You have to execute the Contract Agreement within 7 days from the date after receipt of PG by CWC** at CWC Corporate Office. Failure to do so shall constitute a breach, in which case

CENTRAL WAREHOUSING CORPORATION
(A NAVRATNA CPSE)

CWC would be at liberty to not only terminate the contract but also forfeit Performance Guarantee if any and contractor shall be debarred from participating in future tender of the Corporation for next two years from the date of debarring.

16. As per **Clause 36 of** General Conditions of Contract , you as a contractor are required to obtain Contractor's All Risk (CAR) Policy and Workmen Compensation (WC) Policy from an insurance agency approved by Insurance Regulatory & Development Authority (IRDA) **in the joint name of Central Warehousing Corporation and Contractor (The name of CWC is to be placed first in the policy)** during the currency of work and submit to this office within 30 days from the date of signing of the contract or commencement of execution of work, whichever is earlier, or unless otherwise instructed by CWC.
17. No escalation on account of any increase in price index, in the price of materials, will be payable and no price escalation shall be applicable even during the extended period for completing the work.
18. As per General Conditions of the Contract Clause 19, You as contractor shall get registered with Assistant Labour Commissioner concerned and produce the Labour license to CWC before commencement of work. Signed Form-III is attached as Annexure-II for submitting it to concerned LC office for obtaining the Labor license as per terms of Contract.
19. The Contractor shall keep and maintain a Display Board at Site indicating full details of the project, Contractor's Address, Award Value of Work, Date of Start, Original Date of Completion and Labour License No. at a prominent place.
20. As per Clause 19 of the General Conditions of the Contract, you shall obtain a separate code/identification number for deposit of PF dues by the contractor, if the same is not already available with you. You are also required to submit a copy of the PF registration/code number along with a copy of the PF paid challan, together with the running account bill or final bill.
21. As per clause 19(L) of GCC the ESI and EPF contributions on the part of employer, as applicable, in respect of this contract, shall be paid by you as a contractor. Proof of submission of ESI and EPF to respective Authorities shall be compulsorily submitted to CWC along with your Running Account or Final Bill.
22. You are requested to establish a field laboratory for testing materials at Site in line of clause 18.2 of General Conditions of Contract.
23. You are requested to deploy a team comprising a minimum of Six **(06)** engineers/personnel, having qualifications and experienced as given below,

Sl. No.	Position	No. of Personnel	Minimum Qualification and Experience
1	Project Manager	1	Graduate Engineer (Civil) with minimum 10 years of experience
2	Deputy Project Manager	1	Graduate Engineer (Civil) with minimum 5 years of experience

CENTRAL WAREHOUSING CORPORATION
(A NAVRATNA CPSE)

Sl. No.	Position	No. of Personnel	Minimum Qualification and Experience
3	Project/Site Engineer and Project Planning / Billing Engineer	2	Graduate Engineer (Civil) with minimum 5 years of experience or Diploma in Engineering (Civil) with minimum 10 years of experience.
4	Project Planning / Billing Engineer	2	Graduate Engineer (Civil) with minimum 2 years of experience or Diploma in Engineering (Civil) with minimum 5 years of experience.
	Total	6	

24. Name, along with detail of qualification, experience of above Engineers shall be furnished to us along with PG and in no case later than signing the contract agreement. In the absence of these engineers, deductions shall be done as per prevailing contract conditions mentioned in tender documents. The deployment of above engineers shall be governed under the provision of CL 32 of GCC and APPENDIX -G XXII -in volume II of Tender document.
25. The Contractor shall ensure that all safety precautions are followed strictly as per safety code of General Conditions of Contract.
26. You are also informed that tender has been finalized on the basis of papers / certificates / information furnished by you in your technical bid. If these are found to be fabricated / tempered / forged /altered / manipulated /false at any time after the award of contract, it will lead to termination of contract, along with forfeiture of Performance Guarantee besides any other action provided in the contract **suspended for Two years** and shall not be eligible to bid for Central Warehousing Corporation tenders from the date of issue of suspension letter.
27. **Sh. Rahul Bisht**, Manager (Engg-Civil) for sub-structure; **Sh. Avinash Kumar**, Asstt. Manager (Engg.-Civil) for super-structure and **Sh. Kunal Prabhakar**, DGM (Engg.-Civil), and **Ms. Niraja Tiwari**, Asstt. Manager-Engg -EL, unless notified by further order, will be concerned Engineers of CWC, authorized for certification of quality and quantity of work to be executed under this contract.
28. CWC will also deploy field representative / Consultant for day-to-day monitoring, supervision, quality control and checks and providing necessary clarifications, drawings etc. These representatives (CWC engineers and Field consultants) are authorized to provide clarifications, if any required during the work, identifying and removal of site hindrances and to direct your site team for executing the work as per requirement and satisfaction.
- In the event of any deviation from the contract, any amendment thereto, or any requirement for contractual clarification, the decision of the Engineer-in-Charge shall be obtained in accordance with the relevant provisions of the contract and the mode of communication as prescribed in the tender document.
29. The completion/experience certificate for the completion of work under this LOA shall be issued by SGM(Engg.) only.

CENTRAL WAREHOUSING CORPORATION
(A NAVRATNA CPSE)

30. This letter of Acceptance is being issued to you through e-mail. You are requested to provide your acceptance on duly signed copy by you or authorized representative.
31. You are requested to report and contact Sh. Kunal Prabhakar, DGM (Engg.), New Delhi (M. No. 9681363412) for fixing of KICK OFF MEETING at Corporate Office and further instructions for commencement of work and comply the requirements (as applicable) mentioned in Annexure-I enclosed with this LOA at the earliest.

Thanking You

भवदीय,

Encl: Annexure-I & II

(रूपेन्द्र कुमार शर्मा)
व. महा प्रबन्धक

Copy to:

1. The Sr. GM, (Finance), Corporate office, New Delhi for kind information please.
2. The RM, RO Bhubaneshwar, CWC for kind information please.
3. Sh. Kunal Prabhakar, DGM (Engg.), Corporate Office, New Delhi for Contract Management & 2nd level test check as per SOP.
4. Sh. Rahul Bisht, Manager (Engg.) for timely hand over of site and 1st level test check of Civil works in sub-structure as per SOP, Road and Drain works and Coordinate with DGM-Engg and RO.
5. Sh. Avinash Kumar, Asstt. Mgr (Engg) for 1st level test check for super-structure, PEB as per SOP and Coordinate with DGM-Engg and RO.
6. Sh. Niraja Tiwari, Asstt. Mgr (Engg.), CO for E&M works and Coordinate with RO.
7. Manager -Tender Cell, Corporate office.

(रूपेन्द्र कुमार शर्मा)
व. महा प्रबन्धक

स्वीकृत एवं प्राप्त किया

M/s Mittal Construction-Govind Reddy Joint Venture

CENTRAL WAREHOUSING CORPORATION
(A NAVRATNA CPSE)

Annexure-I

The following document must be ensured before start of the work or at least before signing of contract agreement. This is equally important for the release of Running Account Bills as well as quality controls & contractual compliances.

S.No.	Documents/Activities	Yes/No
1.	Site Office	
2.	Field lab for new works	
3.	Identification of outside laboratories for testing materials (as specified in tender document)	
4.	Site Engineers: i) As per clause 32 (i) of schedule 'F' of tender document.	
5.	Construction Machineries (for commencement of earth work, fabrication, Concrete work)	
6.	Power of Attorney in favor of authorized signatory to sign the RA bills etc. (as per annexure-III given in tender document)	
7.	Submission of PG and signing of Agreement	
8.	Project motoring chart	
9.	Labour License No. (if required)	
10.	Contractor's all risk policy (car) in the joint name of Central Warehousing Corporation and Agency	
11.	Workman compensation (WC) policy in the joint name of Central Warehousing Corporation and Agency.	
12.	Employee State Insurance (ESIC) registration code.	
13.	PF registration code	
14.	Various Site Control Registers & Protocols as per tender document	
15.	Display board for project details	
16.	Local Authority Permission, Royalty etc.	
17.	PAN Card	
18.	GST Registration	
19.	Books DSR, CPWD & MORTH specifications, relevant IS code	
20.	Provision of service roads (if required)	
21.	Arrangement of water and electricity (as per site requirement)	
22.	Notice to public bodies and obtaining all requisite licenses as per requirement	
23.	First Aid arrangement at Site Office	
24.	Quality Assurance Plan (QAP)	
25.	Concrete Mix Design.	

CENTRAL WAREHOUSING CORPORATION
(A NAVRATNA CPSE)

Annexure-II

FORM-III

[Under rule 21(2) of the Contract Labour (Regulation and Abolition) Central Rules, 1971]
And
Rule 7(3) of the Inter-State Migrant Workmen (Regulation of Employment and Conditions of Service)
Central Rules, 1980]

Form of certificate by principal employer

प्रमाणित किया जाता है कि: Certified that:

- मैंने आवेदक, एम/एस मित्तल कंस्ट्रक्शन- गोविंद रेड्डी संयुक्त उद्यम, को अपने प्रतिष्ठान में ठेकेदार के रूप में “सीडब्ल्यूसी बेरहामपुर (ओडिशा) में आंतरिक सड़कों एवं एमईपी सेवाओं सहित 82,215 वर्ग फुट आकार के ग्रेड-ए औद्योगिक गोदाम की 1 इकाई का निर्माण।” कार्य हेतु 16.05.2026 से 15.03.2027 तक नियुक्त किया है।
I have engaged the applicant **M/s Mittal Construction-Govind Reddy Joint Venture**, as a contractor in my establishment for the work of “**Construction of 1 unit of 82215 Sq.ft size Grade A -Industrial Warehouse with internal roads and MEP Services at CW Berhampur, (Odisha).**” to be carried out from **19.05.2026 to 18.03.2027**.
- मैं यह वचन देता हूँ कि Contract Labour (Regulation and Abolition) Central Rules, 1971 के सभी प्रावधानों का पालन करूँगा/करूँगी, जहाँ तक ये प्रावधान मेरे प्रतिष्ठान में आवेदक द्वारा नियोजित संविदा श्रमिकों के संबंध में मुझ पर लागू होते हैं।
I undertake to be bound by all the provisions of the Contract Labour (Regulation and Abolition) Central Rules, 1971 in so far as the provisions are applicable to me in respect of the employment of contract labour by the applicant in my establishment.
- उक्त कार्य के लिए संविदा श्रमिकों की नियुक्ति Contract Labour (Regulation and Abolition) Act, 1970 की धारा 10 की उपधारा (1) के अंतर्गत प्रतिबंधित नहीं है।
The engagement of contract labour in the said work is not prohibited under section (1) of section 10 of the Contract Labour (Regulation and Abolition) Central Rules, 1970).

Place: New Delhi

Signature of Principal Employer

Date: 01.05.2026

Central Warehousing Corporation

Corporate Office

4/1, Siri Institutional Area, August Kranti Marg

Hauz Khas, New Delhi-110016.

Registration Number of the Principal Employer's establishment: **ALC-HQ/46(17)/2005 dated 23.12.2005**