

CENTRAL WAREHOUSING CORPORATION
(A NAVRATNA CPSE)

No. CWCCO-ED0TC/10/2026-27/Pondicherry/119386

Date: 17.06.2026

By E-mail only

मेसर्स केवीआर कंस्ट्रक्शन्स हाइट्स प्राइवेट लिमिटेड,
श्री वासवी कणिका परमेश्वरी मंदिर के सामने, ग्राउंड
फ्लोर, नंबर 91, तीसरा क्रॉस रोड, श्रीरामपुरम,
बेंगलुरु, बेंगलुरु शहरी
कर्नाटक -560021
ई-मेल: kvrheightspvtltd@gmail.com
भीड़: 8192263341

M/S KVR Constructions Heights Pvt Ltd,
Opp. Sri Vasavi Kannika Parameshwari
Temple, Ground floor, No. 91, 3rd cross
Road, Srirampuram, Bengaluru,
Bengaluru Urban.
Karnataka-560021
e-Mail: kvrheightspvtltd@gmail.com
Mob: 8192263341

कार्य आवंटन पत्र/LETTER OF AWARD

Subject पुडुचेरी के सेंट्रल वेयरहाउस में आंतरिक सड़कों और एमईपी सेवाओं सहित एक इकाई
में 47705 वर्ग फुट क्षमता के पीईबी गोदाम का निर्माण / Construction of 1 unit of
47705 Sqft size PEB -Industrial Warehouse with internal roads, MEP
Services and Ancillary Buildings at CW Pondicherry.

Reference: (i) E NIT_CWC/CO/Engg. /25-26/102 dated 13-03-2026
(ii) Your Techno-Commercial Bid opened on 10-04-2026.
(iii) Your Price bid opened on 30-04-2026

महोदय/महोदया,

केंद्रीय भंडारण निगम (CWC), पुडुचेरी के सेंट्रल वेयरहाउस में आंतरिक सड़कों और एमईपी सेवाओं सहित
एक इकाई में 47705 वर्ग फुट क्षमता के पीईबी गोदाम 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. 10,66,33,644.32 (Rupees Ten Crore Sixty-Six Lakh Thirty-three Thousand Six Hundred Forty-four and paise Thirty-two 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	5,88,13,716.23	18.00% Below	4,82,27,247.32	L1
2	Schedule-II (MR CIVIL)	1,94,08,950.02	18.00% Below	1,59,15,339.02	L1
3	Schedule-III (PEB Works)	3,99,14,246.76	18.00% Below	3,27,29,682.34	L1
4	Schedule-IV (E&M DSR 2022)	12,34,390.64	18.00% Below	10,12,200.32	L1

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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
5	Schedule-V (E&M MR)	24,34,726.00	18.00% Below	19,96,475.32	L1
6	Schedule-VI FF works (DPAR 2023)	82,35,000.00	18.00% Below	67,52,700.00	L1
			Total Rs.	10,66,33,644.32	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 02.05.2027**.
- 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. 03.07.2026)	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	18-07-2026
2.	Completion of Land development works (cutting & filling), layout setting out and commencement of foundations for godowns	30 Days	02-08-2026
3.	Completion of godowns up to plinth level including casting of verandah and earth filling in godown and verandah areas-100 % in both the units.	100 Days	11-10-2026
4.	Completion of supply of PEB material, roofing sheets, cladding sheets & accessories	100 Days	11-10-2026. *

[Handwritten Signature]

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Mile stone No.	Description of Milestone(s) / Stages before completion of work (Physical)	Time Allowed in Days (From Date of start i.e. 03.07.2026)	Critical date from stipulated date of start
5.	Completion of erection of complete PEB structure and roofing and boundary wall works alongwith drain works and complete supply of fire fighting works material including pipes and all fixtures.	160 Days	10-12-2026
6.	Completion of erection of wall cladding skylights, ventilators etc. and completion of sub-base / WMM below godown flooring & in road works	200 Days	19-01-2026
7.	Completion of E&M works including fixing of firefighting pipes, fixtures, sprinklers and all other accessories inside the godown	225 Days	13-02-2027
8.	Completion of FM2 flooring in both the godowns along with verandah flooring and completion of PQC in road works	270 Days	30-03-2027
9.	Completion of all remaining works including floor densification, commissioning, Final finishing, horticulture, site clearance, demobilization and handing over of complete site.	300 Days	02-05-2027*

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

Note: 1st, 2nd, 3rd and 4th milestone are major milestones and if contractor fails to achieve any three milestones from the first four, 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 03.07.2026.**
- 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.



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7. 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.
8. 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.
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. 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. 53,32,000.00 (Rupees Fifty-three lakh thirty-two thousand 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 03-07-2027 & Claim date up to 03-01-2028.**
 - 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 **03.07.2026.**
 - 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.**



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11. 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. 53,31,683/-**.
12. The Earnest Money deposited with the tender will be converted into initial Security Deposit. The balance **Security Deposit i.e Rs. 31,10,683 /-** will be recovered from the Gross Amount of each running account bills and the final bill @ 5% (Five percent) till the total security deposit is recovered as per clause 1A.1 of GCC. Refer this clause for recovery of SD in other form also.
13. The earnest money deposited by you amounting to **Rs 22,21,000.00 (Rupees Twenty-two Lakh Twenty-one Thousand Only)** is being retained by this office, as part of security deposit as per Terms & conditions of Tender.
14. **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 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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.



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21. You are requested to establish a field laboratory for testing materials at Site in line of clause 18.2 of General Conditions of Contract.
22. You are requested to deploy a team comprising a minimum of Four **(04)** 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/ Technical Representative	1	Graduate Engineer (Civil) with minimum 05 years of experience
3	Project/Site Engineer and Project Planning / Billing Engineer	2	Graduate Engineer (Civil) with minimum 2 years of experience or Diploma in Engineering (Civil) with minimum 05 years of experience
	Total	4	

23. 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.
24. The Contractor shall ensure that all safety precautions are followed strictly as per safety code of General Conditions of Contract.
25. 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.
26. **Sh. Maravarman Sundaram**, Senior Manager (Engg-Civil) and **Sh. Abhi Kadian**, DGM (Engg. - Civil), and Sh. Bochu Balaji, 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.
27. 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

[Signature]



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

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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.

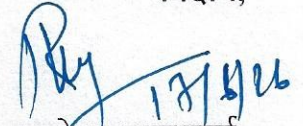
In the event of any deviation from the contract, any amendment thereto, or any requirement for contractual clarification, the decision of the Engineer-in-Charge shall be obtained in accordance with the relevant provisions of the contract and the mode of communication as prescribed in the tender document.

28. The completion/experience certificate for the completion of work under this LOA shall be issued by SGM(Engg) only.
29. 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.
30. You are requested to report and contact Sh. Abhi Kadian, DGM (Engg.), New Delhi (M. No. 8187000009) 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

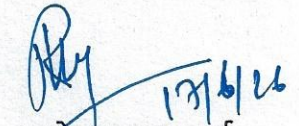
Encl: Annexure-I & II

भवदीय,


(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 Chennai- CWC for kind information please.
3. Sh. Abhi Kadian, DGM (Engg.), Corporate Office, New Delhi for Contract Management & 2nd level test check as per SOP.
4. Sh. Maravarman Sundaram, Sr. Mgr (Engg), Chennai for timely hand over of site and 1st level test check of Civil & PEB works as per SOP, Road and Drain works and Coordinate with (Sr. Manager-Engg), WHM and RO.
5. Sh. Bochu Balaji, Mgr (Engg.), Chennai for E&M works and Coordinate with WHM and RO.
6. Manager -Tender Cell, Corporate office.
7. The WHM, CW- Pondicherry for kind information please.


(रूपेन्द्र कुमार शर्मा)
व. महा प्रबन्धक

स्वीकृत एवं प्राप्त किया

M/s KVR Constructions Heights Pvt Ltd



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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.	

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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]

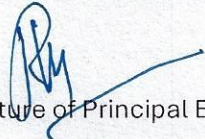
Form of certificate by principal employer

प्रमाणित किया जाता है कि: Certified that:

1. मैंने आवेदक, **M/s KVR Constructions Heights Pvt Ltd**, को अपने प्रतिष्ठान में ठेकेदार के रूप में "पुडुचेरी के सेंट्रल वेयरहाउस में आंतरिक सड़कों और एमईपी सेवाओं सहित एक इकाई में 47705 वर्ग फुट क्षमता के पीईबी गोदाम का निर्माण," कार्य हेतु 03.07.2026 से 02.05.2027 तक नियुक्त किया है।
I have engaged the applicant **M/S KVR Constructions Heights Pvt Ltd**, as a contractor in my establishment for the work of "**Construction of 1 unit of 47705 Sqft size PEB - Industrial Warehouse with internal roads, MEP Services and Ancillary Buildings at CW Pondicherry.**" to be carried out from **03.07.2026 to 02.05.2027**.
2. 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.
3. 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

Date: 17.06.2026


Signature of Principal Employer

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**