

**TERMS AND CONDITIONS IN RESPECT OF ELECTRICAL & PLUMBING MAINTENANCE CONTRACT TO BE ASSIGNED TO VENDOR FOR THE BANK OWNED QUARTERS/GUEST HOUSE/HOLIDAY HOMES.**

1. To conduct scheduled preventive maintenance AMC personnel for Bank quarters of all electrical installation in bank's common area, minimum once in a week and as and when required.
2. To ensure Common area electrical and plumbing maintenance.
3. Check the earthing and other systems , distribution board, MCB, etc. check the overall electrical safety of the lighting and electrical installation in the bank property.
4. Attend to electrical complaints raised by occupants promptly.
5. Diagnose faults in wiring/circuit and replaced damaged switches/sockets, Fuses etc.
6. Restore power supply in case of tripping/overload/cable force/equipment failure etc immediately.
7. Ensure proper functioning of common area lights such as pumps, motors, starters and security lightings
8. Check and maintain water pump motors incl priming, lubrication and relay setting
9. All electrical works to be carried out in compliance with safety standards and electrical rules through licensed electrician
10. Report potentially hazardous condition immediately to residents association authorities and to bank
11. To maintain a complaint register/log book for all services.
12. Provide quick response to energy issues such as short circuit. Burnings smell/power failure and sparks etc.
13. Be available on call as pr AMC terms including weekends/holidays
14. Common area includes-stairs, pump house, lift, terrace, compound, common lobby
15. Cost of spare items will be reimbursed to the vendor upon production of GST invoice duly certified by occupant regarding satisfactory completion of works.
16. Cost of tubelight/ /bell /etc. for individual flat to be borne by occupant.
17. The AMC rates include labour charges for replacement of tubelight, fans, replacement of geyser for individual flats or common area. The following rates are fixed for individual items in :
  - a. Installation of Fans – Rs 150/- per fan including wiring & reinstallation
  - b. Installation of tubelights- Rs 100/-
  - c. Geyser – Rs 250/-
18. The maintenance of plumbing related equipments –replacement of damaged taps and other plumbing fittings (cost of the plumbing items will be borne by bank on production of GST invoice duly discharges by the occupant subject to taking prior approval from Bank before executing works)

**THESE ARE COMPREHENSIVE BUT NOT EXHAUSTIVE GUIDELINES TO BE FOLLOWED BY AMC VENDOR TO RENDER SATISFACTORY SERVICES.**

**BOQ**

**MONTHLY MAINTENANCE AMC CHARGES FOR ABOVE WORKS:**

S.No	Site	No. of quarters	Charges quoted for each group
<b>GROUP-A</b>			
1.	Canheritage Vikhroli	66	Rs.
2.	Silvabode Bandra Guest house	1	
3.	Worli guest house (Common area not to be serviced)	1	
<b>GROUP-B</b>			
4	Sati Kripa	65	Rs.
5	Venus Apartments Worli (Common area not to be serviced)	1	
6	Casablanca Worli Guest house (Common area not to be serviced)	1	
<b>GROUP-C</b>			
7	Madhav Building Andheri	48	Rs.
8	Vile Parle (Holiday home)	18	
<b>GROUP-D</b>			
9	Mukund Building Andheri	105	Rs.
10	Sagar Niwas Mulund	4	
<b>GROUP-E</b>			
11	Sher E Punjab Andheri (283)	44	Rs.
12	Sangeeta Apartments	20	
<b>GROUP-F</b>			
13	Powai quarters	112	Rs.
<b>GROUP-G</b>			
14	National Park Borivali	13	Rs.
15	Shirin Tardeo	7	
16	Dheeraj Savera	56	

	<b>GROUP-H</b>		
17	Damodar Park Ghatkopar West (4B + 4C) (Common area not to be serviced)	52	Rs.
18	Akashdeep Ghatkopar West (Common area not to be serviced)	47	

**\*GST will be paid extra as per Govt. Guidelines.**

**Note-**

- ✚ L1 will be arrived for each individual group based on the rates quoted individually.
- ✚ Bank reserves the right to split the work order in the ratio (3:2:2:1) of L1, L2, L3 & L4 in case the L2, L3, L4 agree at L1 price.
- ✚ In case only 2 among L2/L3/L4 agree for L1 rates, work will be distributed in 5:2:1 ratio
- ✚ In case only 1 among L2/L3/L4 agrees for L1 rates, work will be distributed in 5:3 ratio