

AIRPORTS AUTHORITY OF INDIA
DIRECTORATE OF ENGINEERING (CATC, Prayagraj)

Tender reference No: AAI/CATC/E-C/W-353/2026

NOTICE INVITING e-TENDER
(2 BOT -2 Envelope Open Tender)
(Tender ID: 2026_AAI_283791_1)

1. Percentage rate e-tenders are invited through the e-tendering CPP-portal by **Assistant General Manager (Engg-Civil), CATC, Prayagraj**, on behalf of The Chairman, AAI from the eligible contractors for the work of **“Repair and maintenance contract for all Civil infrastructure of Hostel blocks, cafeteria, Guest houses, cottage, swimming pool, Radar building, navigation building and all other allied facilities at CATC Prayagraj during the year 2026-28”** at an estimated cost of **Rs 150.00 Lakhs (excluding GST)** with completion period of **24 months**.

The tendering process is online at CPP-portal URL address <https://etender.gov.in/e-procure/app> or www.aai.aero. Aspiring bidders may download and go through the tender document.

Prospective Tenderers are advised to get themselves register at CPP-portal, obtain 'Login ID' & 'Password' and go through the instructions available in the Home Page after log in to the CPP-portal <https://etender.gov.in/e-procure/app> or www.aai.aero. They should also obtain Digital Signature Certificate (DSC) in parallel which is essentially required for submission of their application. The process normally takes 03 days' time. The tenderer may also take guidance from AAI Help Desk Support through path [aai.aero/tender/e-tender /help desk support](http://aai.aero/tender/e-tender/helpdesk/support).

- (i) For any technical related queries please call the Helpdesk. The 24 x 7 Help Desk details are as below: -

Tel: 0120-4711508, 0120-4001002, 0120-4001005, 0120-6277787

E-mail: support-eproc@nic.in

International bidders are requested to prefix 91 as country code.

Tenderers are requested to kindly mention the URL of the Portal and Tender ID in the subject while emailing any issue along with the contact details.

Before submitting queries, bidders are requested to follow the instruction given in **“Guidelines to Bidders”** and get their computer system configured according to the recommended settings as specified in the portal at **“System Settings for CPPP”**.

- (ii) For any further technical assistance with regard to functioning of CPP portal the bidder may contact to the following AAI help desk numbers on all working days only between

Sl. No.	Support Persons	Escalation Matrix	E-mail Address	Contract Numbers	Timings*
1	Technical Help Desk Team	Instant Support	eprochelp@aai.aero	011-24632950 Ext. 3512	0800-2000 Hrs. (MON – SAT)
2	JE (IT)	After 4 Hrs. of Issue	<u>etendersupport@aai.aero</u> or <u>vaibhav_g@aai.aero</u>	011-24632950	0930-1800 Hrs. (MON – FRI)
3	Sr. Manager (IT)	After 12 Hrs.	shripatim@aai.aero	011-24632950 Ext. 3509	0930-1800 Hrs. (MON – FRI)
4	Jt. GM (IT)	After 24 Hrs.	Sunil.km@aai.aero	011-24632950 Ext. 3506	0930-1800 Hrs. (MON – FRI)
5	General Manager (IT)	After 03 Days.	gmit@aai.aero	011-24657900	0930-1800 Hrs. (MON – FRI)

*The help desk services shall remain closed on all Govt. Gazetted Holidays.

Tender processing fee of **Rs 1120.00** i/c GST (Non-refundable) will be required to be paid online in CPP portal only.

Earnest Money Deposit (EMD) of **Rs 4,50,000/-** will be required to be paid online on CPP portal only.

2. Following 2 envelopes shall be submitted through online at CPP-portal by the tenderers as per the following schedule:

2.1 CRITICAL DATA SHEET

Publishing Date	18/09/2026 at 18:00Hrs
Bid Document Download/Sale Start Date	18/09/2026 from 18:00 Hrs
Clarification Start Date	18/09/2026 from 18:00 Hrs
Clarification End Date	25/09/2026 up-to 18:00 Hrs
Bid Submission Start Date	18/09/2026 from 18:00 Hrs
Pre-Bid Meeting (Offline)	On 23/09/2026 at 11:00 Hrs at Address: as notified on CPP portal
Bid Submission End Date	10/10/2026 up-to 18:00 Hrs
Bid opening Date (Envelope – I)	12/10/2026 at 11:00 Hrs
Bid Opening Date (Envelope – II)	To be intimated later on, through CPP portal
Tender processing Fee	Rs. 1120/- (i/c GST) (Non- refundable) to be paid online on CPP- portal.
Earnest Money Deposit	Rs 4,50,000/- to be paid online on CPP-portal.
<i>Note:</i> i) <i>If the bidder has any query related to the Bid Document of the work, they should use ‘Seek clarification’ on CPP portal to seek clarifications. No other means of communication in this regard shall be entertained.</i> ii) <i>Under no circumstances bid procedure related queries shall be referred to the Independent External Monitors (IEMs).</i>	

2.2 Envelope-I (Technical Bid and Pre-qualification): Bid containing following:

A. Technical Bid containing the following:

- i) Scanned copy of Tender Acceptance Letter on bidder's Letter Head as given in **Proforma (Annexure-1)**.
- ii) Scanned copy of Permanent Account Number (PAN) and GST Registration Number.
- iii) Scanned copy of 'Undertaking' regarding Blacklisting/Debarment on Company's Letter Head as given in **Proforma (Annexure-2)**.
- iv) Scanned copy of Form-A details of similar works completed during last seven years with completion certificate issued by client. **(Annexure-3)**
- v) Scanned copy of Form B-Financial information **(Annexure-4)**
- vi) Scanned copy of Form –C Net worth **(Annexure-5)**
- vii) Bidders shall submit scanned copy of Undertaking on Company's Letter Head that to deploy sufficient plant and machinery **(Annexure-8)**
- viii) Bidder other than proprietary firm shall submit scanned copy of Authorization Letter/ Power of Attorney along with copy of Certificate of Incorporation of the Company under Companies Act showing CIN/LLPIN/Name of Directors of the company & Copy of Board Resolution regarding Authority to assign Power of Attorney.
Proprietary firm shall submit scanned copy of Authorization Letter/Power of Attorney only if the tender is processed by a person other than proprietor.
- ix) PQ Performa duly filled. **(Annexure PQ)**
- x) Scanned copy of Tender Declaration form **(Annexure-6R)**
- xi) Scanned copy of 'Undertaking' of Agency/ Firms on Company letter head for GST as given in Proforma **(Annexure-7)**
- xii) Scanned copy of Undertaking on company's letter head for Declaration by Bidder for compliance of order on Restriction under Rule 144(xi) of the General Financial Rules (GFRs)-2017 as per **NIT Para 15 (Annexure-LBS)**

B. Qualifying requirements of contractors/tenderers containing the following:

- i) Should have successfully completed or substantially completed (# Phase/Part completion of the scope of work in a contract shall not be considered, **however pre-determined phasing of the work will be accepted**) three works, each of **Rs. 30.00 lakhs exc. GST** or, two works, each of **Rs 37.50 lakhs exc. GST** or, one work of **Rs 60.00 lakhs exc. GST** in "single contract" i.e. *"Civil Repair and Maintenance works of Airport Terminals, Non-residential Corporate Office Buildings, PSU / Govt. office buildings, Cyber city/ MNC Buildings, Universities, Shopping Malls / Complex, Five Star Hotels/ Corporate Hospitals/Multispecialty Hospitals, Metro Rail premises/ Embassies' buildings, Supreme Court of India / High Court buildings, Parliament/ Vidhan Sabha buildings."* during last seven years ending on **31.08.2026 in India**.

The details of similar works completed during last seven years should be submitted in the given format Form-A with supporting documents issued by work experience issuing client.

Note:

1. *The Experience Certificate of works completed pre-GST era; Completion amount will be divided by 1.12 (to exclude pre-GST taxes) to make it at par with experience certificated of post GST era but excluding GST.*
2. *The Tenders invited for Annual Rate Contracts for O&M/ AMC/ CMC works, agency having experience of completed AMC contract of more than one year shall be counted for the value of work for a completed one year on pro-rata basis. However, the agency who has completed one year of work in running AMC contract of more than one year, may be counted for the value of work for a completed one year on pro-rata basis.*
3. *Experience gained by executing work on back-to-back contract/Sub-contract basis is acceptable in the following conditions:*
 - (a) *Work should be actually executed by the second agency (sub-contractor) with due concurrence of the owner as tripartite agreement/written approval. It should be backed by valid agreement and experience certificate.*
 - (b) *Payments received by second agency should be reflected in TDS certificates.*
4. *Experience gained in composite works for the specialized nature of works (List of Specialized Items / Jobs/ Works are mentioned at Para 35.3 of AAI Works Manual) were executed by main contractor either by in-house expertise & experience or by engaging the specialized agencies with the approval of main client as per contract conditions. In such cases, main contractor as well as specialized agency both get the experience certificate for the same work from their respective client(s) i.e. main contractor for composite work along with specialized works from owner and specialized agency for specialized work(s) from the main contractor.*

In this situation, the experience certificate of either specialized agency or main agency having in-house expertise & experience, who has actually executed the specialized work(s), shall be considered for Technical /Pre-qualifying criteria in similar specialized nature of work(s).

5. *Substantial completion shall be based on 80(eighty) percent (value wise) or more works completed under the contract. Substantial completion should not be defined in terms of percentage completion, rather it should be based on functional consideration. Certificate for 'substantial completion' of project/work/asset should contain two parts. Part-I shall contain 'financial value of work done' and Part-II shall contain 'certificate of functional completion of project/work/asset'.*

“The value of executed works shall be brought to current costing level by enhancing the actual value of work at simple rate of 7% per annum, calculated from the date of completion to date of bid opening (Cover-I/ Technical bid).

Client certificate for experience should show the nature of work done, the value of work, date of start, date of completion as per agreement, actual date of completion and satisfactory completion of work. **Tenderers showing work experience certificate from non-government/non-PSU organizations should submit copy of tax deduction at sources (TDS) certificate(s) along with a certificate issued by registered Chartered Accountant, clearly specifying the name of work, total payment received against the work and TDS amount for the work.**

- ii) Should have Average Annual Financial turnover of **Rs. 26.55 lakhs** on construction works during last three years ending 31st March of the previous financial year. The Financial information shall be submitted in the given format- **Form B**. Tenderers showing continuous losses during the last three years in the balance sheet shall be summarily rejected.
- iii) The tenderer should have a minimum net worth of **Rs 11.25 lakhs** (i.e. 15% of one year of work value) issued by certified Chartered Accountants. The Certificate should be submitted in the given format –**Form-C**

2.3 Envelope-II (Financial Bid): - The Financial e-Bid through CPP portal.

All rates shall be quoted in the format provided and no other format is acceptable. If the price bid has been given as a standard BOQ format with the tender document, then the same is to be downloaded and to be filled by all the bidders. Bidders are required to download the BOQ file, open it and complete the white coloured (unprotected) cells with their respective financial quotes and other details (such as name of the tenderer). No other cells should be changed. Once the details have been completed, the bidder should save it and submit it online, without changing the filename. If the BOQ file is found to be modified by the bidder, the bid will be rejected.

3. Refund of EMD

EMD deposited by all the bidders except the confirmed lowest bidder shall be returned within one week from the date of opening of the financial bid. EMD of the successful bidder shall be returned on receipt of Security Deposit equivalent to EMD amount/ performance bank guarantee.

4. Bid Submission

The tenderer shall submit their application only at CPP portal <https://etender.gov.in/eprocure/app>. Tenderer/Contractor are advised to follow the instructions provided in the tender document for online submission of bids. Tenderers are required to upload the digitally signed file of scanned documents as per Para 2. Bid documents may be scanned with 100 dpi with black and white option which helps in reducing size of the scanned document. Uploading of application in location other than specified above shall not be considered. Hard copy of application shall not be entertained.

- 5. Not more than one tender shall be submitted by one tenderer or tenderers having business relationship. Under no circumstances will father and his son(s) or other close relations who have business relationship with one another (i.e. when one or more partner(s)/director(s) are common) be allowed to tender for the same contract as separate competitors. A breach of this condition will render the tenders of both parties liable to rejection.
- 6. Tenderers who have downloaded the tender from Central Public procurement Portal (CPP) website <http://etenders.gov.in/eprocure/app> shall not tamper/modify the tender form including downloaded price bid template in any manner. In case if the same is found to be

tampered/modified in any manner, tender will be completely rejected and tenderer is liable to be banned from doing business with AAI.

7. Pre-bid meeting through physical mode:

- a) A Pre-Bid conference will be held with the interested Bidders through Physical mode for clarifying issues and clearing doubts, if any, about the Specifications / Terms of Reference and other allied technical/ commercial details of the work, services, plant equipment and machinery etc.
- b) The time and venue shall be as intimated on CPP Portal.
- c) All the administrative & incidental expenses e.g. travelling, lodging and boarding etc. shall be borne by the bidders.
- d) A list of clarifications required to be discussed in the Pre-Bid Conference shall be intimated/communicated to the Bid Manager over e-mail saurabhs2@aai.aero as per the tender document before attending the Pre-Bid Conference.
- e) Based upon the discussion held in the Pre-Bid Conference, a MOM shall be prepared and if required, a Corrigendum/Addendum shall be issued in CPP Portal and it shall be treated as a part of the Tender document
- f) No further Pre-Bid suggestions for clarifications will be entertained after the Pre- Bid Conference.

8. Bids Opening Process is as below: -

Envelope-I: (Technical bid and Pre-qualification)

Envelope-I containing documents as per Para 2A & B (uploaded by the tenderers) shall be opened on date & time mentioned in CRITICAL DATA SHEET.

If the bidder has any query related to the Bid Document of the work, they should use “Seek Clarification” on CPP portal to seek clarifications. No other means of communication in this regard shall be entertained.

If any clarification is needed from the Tenderer about the deficiency in his uploaded documents in Envelope- I, he will be asked to provide it through CPP portal or email if required. The tenderer shall upload the requisite clarification/documents within time specified by AAI, failing which it shall be presumed that bidder does not have anything to submit and bid shall be evaluated accordingly.

The intimation regarding acceptance/rejection of their bids will be intimated to the tenderers through CPP portal.

Envelope-II (Financial Bid):

Envelope-II containing financial bid of the tenderers found to be meeting the technical criteria and qualifying requirements shall be opened on date & time mentioned in CRITICAL DATA SHEET. **(In case the date and time for opening of Envelope-II (Financial Bid) is required to be changed, the same shall be intimated through CPP Portal).**

9. AAI reserves the right to accept or reject any or all applications without assigning any reasons. AAI also reserves the right to call off tender process at any stage without assigning any reason.

10. AAI reserve the right to disallow the working agencies whose performance at ongoing project(s) is below par and usually poor and has been issued letter of restrain/Temporary/Permanent debarment/black listing by any department of AAI or Central/State Govt. Depts./PSUs/World Bank/ADB etc. **AAI reserve the right to verify the credential submitted by the Tenderer at any stage (before or after the award the work). If at any stage, any information /documents submitted by the applicant is found to be incorrect/false or have some discrepancy which disqualifies the Tenderer then AAI shall take the following action:**
- Forfeit the entire amount of EMD submitted by the tenderer.**
 - The Tenderer shall be liable for debarment for a period up-to two years from tendering in AAI, including termination of the contract apart from any other appropriate contractual/legal action.**
11. Consortium /JV companies shall not be permitted.
12. Purchase preference to Central Public Sector Undertaking shall be applicable as per the directive of Govt. of India prevalent on the date of acceptance.
13. Concessions to Indian Micro & Small Enterprises (MSEs) units registered with DIC/NSIC/KVIC/KVIB/Directorate of Handicraft and Handloom etc., to be given as per the provisions of Public Procurement Policy for MSEs order 2012 with up-to-date amendments. These shall be applicable for tenders of supply/services and shall not be extended to work contract. Hence, this work contract does not fall under the purview of Public Procurement Policy on procurement of goods & services from Micro and Small Enterprises (MSEs) by all Central Ministries/Departments/PSUs of the Government of India.
14. Tenderers have to submit Unique Document Identification Number (UDIN) generated documents like Balance Sheet/ Turnover certificate, Working Capital Certificate (works done during last 5 financial years & works in hand). Net worth Certificate, Tax deduction at source (TDS) Certificates for Non-Govt works etc. as per NIT conditions duly certified by CA and having UDIN. The documents submitted by bidders without UDIN shall not be entertained.
15. Department of Promotion of Industry and Internal Trade (DPIIT), Ministry of Commerce and Industry, Government of India, issued Public Procurement (Preference to Make in India), Order 2017 vide OM No. P-45021/2/2017-PP(BE-II) dated 16.09.2020 is applicable.
16. Requirement of registration by the Bidder from a country sharing land border with India based on order No. F No. 6/18/2019-PPD dated 23/07/2020 of Government of India, Ministry of Finance, Department of Expenditure (Public procurement Division) with up-to -date amendments, regarding restriction under Rule 144(xi) of the General Financial Rules (GFR) 2017 shall be applicable. Bidder shall submit scanned copy of 'Undertaking' on Company's letter head in this regard. (Annexure- LBS)

Assistant General Manager (Engg-Civil)
Airports Authority of India
CATC, Prayagraj.