

Bid Corrigendum

GEM/2026/B/7090900-C1

Following terms and conditions supersede all existing “Buyer added Bid Specific Terms and conditions” given in the bid document or any previous corrigendum. Prospective bidders are advised to bid as per following Terms and Conditions:

Buyer Added Bid Specific Additional Terms and Conditions

1. File Attachment [Click here to view the file](#).
2. Buyer uploaded ATC document [Click here to view the file](#).
3. File Attachment [Click here to view the file](#).
4. Buyer Added text based ATC clauses

Documents to be submitted with Bid:

1. Bidder to have any of their registered office in city of consignee (Bengaluru-Urban). Documentary evidence to be submitted.
2. Bidder to submit an undertaking, on his/her Letter Head, certifying that the prices charged by the main tenance contractor does not exceed the prevailing rates charged by him/her from others for similar services.
3. OEM Authorization certificate (Applicable in case, bidder is claiming as OEM authorized service provider)
4. The Bidder should not be under liquidation, court receivership or similar proceedings, should not be bankrupt. The Bidder to upload Self-undertaking to the effect with bid.
5. Experience Certificates (For 3 years) in the relevant domain of bid scope along with Contract Copy and Work Completion Certificate to be submitted as part of bid submission documents. In case of Start Up/MS ME (working in the domain of bid) seeking exemption from the Experience Criteria should submit latest and valid DPIIT recognized Startup Certificate/MSME UDYAM/Other MSE Certificate issued by Govt. Authorities.

Note:

The complete system will be handed over for CAMC on an **“as-is where-is” basis**. The bidder need to ensure to keep the entire system in healthy and satisfactory working condition. The same shall be certified by the NCCS Nodal Officer. The Vendor shall be solely responsible for the upkeep, repair, and restoration of equipment into healthy and working condition during the entire contract period, **regardless of its initial condition at the time of takeover. No additional claims shall be entertained regarding pre-existing defects, wear-and-tear, or relocation requirements** and bidder's quoted value for the bid shall be inclusive of all costs. All repairs and replacements required for the unit or its components including gas refilling, software updates/upgrades, motherboard changes, PCB replacements, leakage repairs and any other repair required which is deemed necessary for healthy operation of the PAC units at the start of the contract and during the contract period, shall be carried out by the vendor as part of the Comprehensive Annual Maintenance Contract (CAMC) scope. **At the pre-bid stage, vendors may, at their own cost, inspect the existing equipment proposed for CAMC.** List of repairs required are mentioned in the **‘Technical Details Document’**. Based on the pre-bid site visit by the bidder(s), the list of additional repairs required, if any, identified by bidder must be submitted to NCCS within the Pre-bid duration. NCCS shall finalize the list and as part of the pre-bid clarification/replies, shall publish the updated list of the repairs, if any, required at the start of the AMC on NCCS website(<https://nccs.gov.in>).

It may also be noted that if no such list of repairs is received from the bidders, the original lis

t of repairs mentioned in the 'Technical Details Document' published with the bid by NCCS shall be final and automatically applicable to all the bidders. Any further repairs identified after pre-bid clarification issued by NCCS and before the start of the contract shall be borne by the vendor as part of CAMC without any additional cost to NCCS. The repairs required for restoration of the complete equipment in fully working, healthy, smooth condition shall be part of CAMC Scope.

Clarifications issued and revised functional status of equipment in respect of pre-bid meetings is provided at Page No. 4 to 9 of Buyer added Bid specific ATC Document.

Disclaimer

The additional terms and conditions have been incorporated by the Buyer after approval of the Competent Authority in Buyer Organization, whereby Buyer organization is solely responsible for the impact of these clauses on the bidding process, its outcome, and consequences thereof including any eccentricity / restriction arising in the bidding process due to these ATCs and due to modification of technical specifications and / or terms and conditions governing the bid. If any clause(s) is / are incorporated by the Buyer regarding following, the bid and resultant contracts shall be treated as null and void and such bids may be cancelled by GeM at any stage of bidding process without any notice:-

1. Definition of Class I and Class II suppliers in the bid not in line with the extant Order / Office Memorandum issued by DPIIT in this regard.
2. Seeking EMD submission from bidder(s), including via Additional Terms & Conditions, in contravention to exemption provided to such sellers under GeM GTC.
3. Publishing Custom / BOQ bids for items for which regular GeM categories are available without any Category item bunched with it.
4. Creating BoQ bid for single item.
5. Mentioning specific Brand or Make or Model or Manufacturer or Dealer name.
6. Mandating submission of documents in physical form as a pre-requisite to qualify bidders.
7. Floating / creation of work contracts as Custom Bids in Services.
8. Seeking sample with bid or approval of samples during bid evaluation process. (However, in bids for attached categories, trials are allowed as per approved procurement policy of the buyer nodal Ministries)
9. Mandating foreign / international certifications even in case of existence of Indian Standards without specifying equivalent Indian Certification / standards.
10. Seeking experience from specific organization / department / institute only or from foreign / export experience.
11. Creating bid for items from irrelevant categories.
12. Incorporating any clause against the MSME policy and Preference to Make in India Policy.
13. Reference of conditions published on any external site or reference to external documents/clauses.
14. Asking for any Tender fee / Bid Participation fee / Auction fee in case of Bids / Forward Auction, as the case may be.
15. Any ATC clause in contravention with GeM GTC Clause 4 (xiii)(h) will be invalid. In case of multiple L1 bidders against a service bid, the buyer shall place the Contract by selection of a bidder amongst the L-1 bidders through a Random Algorithm executed by GeM system.
16. Buyer added ATC Clauses which are in contravention of clauses defined by buyer in system generated bid template as indicated above in the Bid Details section, EMD Detail, ePBG Detail and MII and MSE Purchase Preference sections of the bid, unless otherwise allowed by GeM GTC.
17. In a category based bid, adding additional items, through buyer added additional scope of work/ additional terms and conditions/or any other document. If buyer needs more items along with the main item, the same must be added through bunching category based items or by bunching custom catalogs or bunching a BoQ with the main category based item, the same must not be done through ATC or Scope of Work.

Further, if any seller has any objection/grievance against these additional clauses or otherwise on any aspect of this bid, they can raise their representation against the same by using the Representation window provided in the bid details field in Seller dashboard after logging in as a seller within 4 days of bid publication on GeM. Buyer is duty bound to reply to all such representations and would not be allowed to open bids if he fails to reply to such representations.

*This document shall overwrite all previous versions of Bid Specific Additional Terms and Conditions.

[This Bid is also governed by the General Terms and Conditions](#)

Pre-bid Clarification

(for bid no. GEM/2026/B/7090900 dated 27.01.2026)

In reference to the GeM bid, floated by NCCS, GeM bid no. GEM/2026/B/7090900 dated 27.01.2026 for 3 -year CAMC of Comprehensive Annual Maintenance Services for Precision Air Conditioner, the Pre-bid duration for the bid was for a period of 5 days from 02-02-2026 to 06-02-2026 with venue at Second Floor, O/o Sr. DDG, NCCS, City Telephone Exchange Building, 4th main, Sampangirama Nagar, Bengaluru-560027.

2. The pre-bid meeting was conducted by Shri. N. Janardhan, Director (SAS-II) at the NCCS office. During the pre-bid period, the 3 participants attended the interaction and carried out inspection of the relevant facilities.

3. The queries raised during the pre-bid and the clarification is as under:

S.no	Query	Clarification
1	Whether the EMD exemption is dependent upon the contract value?	Required EMD amount to be deposited is already mentioned in the bid document. Further, start-up/MSE working in the relevant category of bid is exempted from EMD (subjected to submission of documentary evidences), if requested for EMD exemption in GeM.
2	Is Pre-AMC separately floated for PAC?	No Pre-AMC is floated for the equipment. The equipment will be handed over for CAMC on an "as-is where-is" basis as proposed in the current floated GeM Bid. The bidder shall ensure to keep the entire system in healthy and satisfactory working condition. The same shall be certified by the NCCS Nodal Officer. The Vendor shall be solely responsible for the upkeep, repair, and restoration of equipment into healthy and working condition during the entire contract period, regardless of its initial condition at the time of takeover . No additional claims shall be entertained regarding pre-existing defects, wear-and-tear, or relocation requirements and bidder's quoted value for the bid shall be inclusive of all costs.

4. Further, based on site inspection of the equipment carried out by participants during pre-bid period and as specified in GeM Bid document, the updated list of repairs required in the equipment(Part of CAMC Scope of Bid) is summarized as below (with details in Annexure-A) , the same shall be part of GeM Bid floated by NCCS ,GeM bid no. GEM/2026/B/7090900 dated 27.01.2026 for 3 -year CAMC of Precision Air Conditioners.

S.N.	Equipment description	Remarks for Repairs required	Any addition in Pre-bid clarification stage w.r.t. the repairs listed in GeM Bid document
1	For Precision AC (10*7 TR)	Updated repairs listed is mentioned at Annexure-C. Same to be considered part of Technical Details of Equipment as enclosed GeM bid no. GEM/2026/B/7090900 dated 27.01.2026(For Ready Reference List enclosed at Annexure-A)	Yes (Another Unit No. 9 became non-functional and added as addendum in the List of repairs required w.r.t. list mentioned in GeM bid no. GEM/2026/B/7090900 dated 27.01.2026)

Annexure-A

Technical Details of 10 Units of 7TR PAC

INDOOR UNIT		
Description	Units	
Model	TDAV0711AN003	
Make	Uniflair	
Number of Units	10	
Description of (T)	Identifying prefix of the Leonardo Family	
Description of (D)	Downflow (downwards discharge)	
Description of (A)	Air Cooled direct expansion units	
Description of (V)	Radial Electronically Commutated fans	
Heat dissipation	7 to 160 kw	
Power supply	230V/1ph/50Hz	
Refrigeration Type	R407C	
outdoor temperature range	-25°C/+50°C	
Type of Fan	Electronically Commutated Fan	
OUT DOOR UNIT		
Description	Units	
Model	ZR108KCE TFD-52E	

Make	Copeland	
Number of units	10	
Refrigeration Type	R407C	
Voltage	V	380-420
Frequency	Hz	50
Nominal HP	HP	9
Capacity	W	25,800
	Btu/h	88,100
Input Power	W	7,580
Current	A	13.8
COP (Coefficient of Performance)	W/W	3.40
EER (Energy Efficiency Ratio)	Btu/Wh	11.6
Displacement	Cc/Rec	142.9
Oil Quantity	L	3.25
Net Weight	Kg	59.9
LRA (Locked Rotor Amps)		111.0
Sound Pressure @1m	dBA	63.0
Description	Units	
Model	CAL1011PN003	
Make	Uniflair	
Number of Units	10	
Rated Power	KW	35,9
Rated Air Flow	1/Sec	2710
Rated Sound Pressure	m^3/h dB(A)	9750 50
Fans		
Quantity		3
Diameter	mm	450
Number of Poles		6
Supply Voltage	V	230
Electrical Connection Value	KW	3x014
Rated Speed	min	880
Heat Exchanger		

Housing Material		Aluminium			
Fin material		Aluminium			
Tube Material		Copper			
Rated Speed		1,53			
Number of tube rows		3			
Tube row content	ltr	13,2			
CONDITION		Unit No.	S.No	Status (Functional / Partially Functional / Non-Functional)	Repairs Needed at the start of the AMC but not limited to (inclusive of gas filling)
		1	C21822000003	Non-Functional	Gas leak arrest and N ₂ testing are required, gas needs to be refilled(R407C), Filter Cleaning and Condenser Chemical cleaning
		2	C21827004095	Functional	Filter Cleaning, Condenser Chemical cleaning & Refrigerant gas Charging
		3	C21827004092	Partially Functional	HP switch replacement required, Filter Cleaning and Condenser Chemical cleaning & Refrigerant gas Charging
		4	C21827004094	Functional	Filter Cleaning, Condenser Chemical cleaning & Refrigerant gas Charging
		5	C21829000104	Functional	Filter Cleaning, Condenser Chemical cleaning & Refrigerant gas Charging
		6	C21828007971	Functional	Filter Cleaning, Condenser

			Chemical cleaning & Refrigerant gas Charging
	7		Non-Functional Replacement of transformer required, Filter Cleaning, Condenser Chemical cleaning & Refrigerant gas Charging
	8	C21827004097	Functional Filter Cleaning, Condenser Chemical cleaning & Refrigerant gas Charging
	9	C21829000102	Non-Functional Filters clogged, Filter Cleaning & Condenser Chemical cleaning
	10	C21828008465	Functional Filter Cleaning, Condenser Chemical cleaning & Refrigerant gas Charging
	Additional repairs identified by bidders during pre-bid inspection	In Unit No.9, with S.NO C21829000102, System status: Non-functional Issue: Filters clogged, Filter Cleaning & Condenser Chemical cleaning	
AMC Status		Currently out of AMC since 02-12-2023	
Location of PACs System installed		O/o Sr. DDG, NCCS. 2nd floor City telephone Exchange, Sampangi ramanagara, Bengaluru, 560027	

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ADG (SAS II)
Mounika Adepu