

Bid Corrigendum

GEM/2026/B/7100558-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. OPTION CLAUSE: The buyer can increase or decrease the contract quantity or contract duration up to 25 percent at the time of issue of the contract. However, once the contract is issued, contract quantity or contract duration can only be increased up to 25 percent. Bidders are bound to accept the revised quantity or duration
2. File Attachment [Click here to view the file.](#)
3. Buyer uploaded ATC document [Click here to view the file.](#)
4. File Attachment [Click here to view the file.](#)
5. 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/MSME (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 VRFAC System will be handed over for CAMC on an **"as-is where-is"** basis. 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. 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 VRF AC units at the start of the contract and during the contract period, shall be carried out by the vendor as part of the 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, i**

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 CAMC 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 list 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 GeM bid no. GEM/2026/B/7100558 dated 27.01.2026)

In reference to the GeM bid, floated by NCCS, GeM bid no. GEM/2026/B/7100558 dated 27.01.2026 for 3 -year AMC of Centralised air conditioning system for VRF AC, the Pre-bid duration for the above 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, 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?	<p>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.</p> <p>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.</p>

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 each of the equipment (Part of AMC 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/7100558 dated 27.01.2026 for 3 -year AMC of Centralised air conditioning system for VRF AC.

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 VRF AC (2*26 HP)	No change w.r.t. Technical Details of the Equipment and repairs required mentioned in GeM bid No. GEM/2026/B/7100558 dated 27.01.2026 (For Ready Reference List enclosed at Annexure-A)	No

Annexure-A

TECHNICAL DETAILS FOR VRF AC

- Quantity: 3Nos of Indoor Units- 1 TR Capacity,
13Nos of Indoor Units- 1.5 TR Capacity,
12Nos of Indoor Units- 2.0 TR Capacity,
2 No Outdoor Units: 26HP VRF AC /Model- IVRFB-26TCN

2. Serial Nos of the Units:

Unit type	Quantity	Unit No	Serial No
VRF IV PLUS 1.0TR compact Cassette (Indoor Units)	3	1	BRF00094
		2	BRF00104
		3	BRF00124
VRF IV PLUS 1.5 TR compact Cassette (Indoor Units)	13	1	CRF00160
		2	CRF00120
		3	MQF00357
		4	CRF00205
		5	CRF00166
		6	CRF00175
		7	CRF00129
		8	CRF00128
		9	CRF00131
		10	CRF00110
		11	CRF00107
		12	CRF00106
		13	CRF00103
	12	1	ERF00532

VRF IV PLUS 2.0 TR compact Cassette (Indoor Units)		2	ERF00572
		3	CRF00337
		4	CRF00339
		5	CRF00346
		6	CRF00353
		7	CRF00351
		8	CRF00348
		9	ERF00574
		10	ERF00520
		11	ERF00522
		12	CRF00350
VRF IV PLUS 26HP COOL TDS (Outdoor Units)	2	1	BRF00013
		2	CRF00028

OUT DOOR UNIT		
Description	Units	IVRFB-26 TCN/THN
Actual cooling capacity at 43°C	HP	26
	TR	20.8
	KW	73.1
	BTU/hr	249600
Actual heating capacity	TR	22.9
	KW	80.4
	BTU/hr	274560
Operating Ambient Temp Range		
Cooling Mode	10°C to 56°C	
Heating Mode	_ 10°C to 24°C	
Power Supply	380 - 420 volts, 3 phase, 50Hz AC Supply	
Refrigerant	R4 10A	
Ref pre charge quality	Kg	17
Overall Dimensions		
Width	mm	1450
Depth	mm	800
Height	mm	1950
Ambient Temp. Range	°C	

Weight				
Net Weight (TC/TH)	kg	431/445		
Shipping weight (apprx) (TC/TH)	kg	453/467		
Sound Level	dB(A)	69		
Compressor Type	Hermetically sealed scroll with DC inverter drive			
Ref. pipe connections				
Liquid	mm/in	Ø 19.05/ ¾		
Gas	mm/in	Ø 34.9/ 1 ⅜		
Oil	mm/in	Ø 6.35/ ¼		
Air cooled condenser				
Type	Tube fin type			
Fan Type	Axial flow			
No. of fans	2			
Air quantity	CFM	13800		
Motor Type	Brushless DC type			
Quantity	2			
Power Supply	230 Volts, 1 phase, 50Hz AC Supply			
INDOOR UNIT				
Model No	Units	VLC-12	VLC-18	VLC-24
Cooling capacity	TR	1	1.5	2
	KW	3.5	5.3	7
Heating capacity	TR	1.1	1.7	2.2
	KW	3.9	5.8	7.7
Electrical power supply	230 Volts, Single Phase, 50Hz AC Supply			
AIR Flow (Hi/Mid/Lo)	CFM	470/415/335	490/445/385	695/590/530
Sound Level (Lo)	dB(A)	36	36	38
Fan Motor Input Power	Watts	48	48	59
Fan Motor Rated Current	A	0.4	0.4	0.5
Refrigerant Pipe connections				
Liquid	mm	Ø 6.5		Ø 9.5
Gas	mm	Ø 12.7		Ø 15.9
Type of connections		Flared		
Drain Pipe Dia	mm	25		
Net Dimensions(W*D*H) mm	Indoor Unit	840*840*190		840*840*240
	Grill	950*950*65		950*950*65

Net Weight (Kg)	Indoor Unit	22.5		26.5
	Grill	7		7
AMC Status	Currently out of AMC since 14-10-2023			
Condition	Unit No.	Serial No/ Model No	Status (Functional / Partially Functional / Non-Functional)	Minimum Repairs Needed at start of the CAMC but not limited to (inclusive of gas filling)
	Out Door Unit	IVRF-26TCNBRF00013	Non-Functional	Gas needs to be refilled(R410A), Replacement of motherboard Filter Cleaning & Condenser Chemical cleaning
	Out Door Unit	IVRF-26TCNCRF00028	Functional	Gas needs to be refilled(R410A), Filter Cleaning & Condenser Chemical cleaning
	Indoor Unit	VCC-12(3 Units)	Functional	Filter Cleaning & Condenser Chemical cleaning
		VCC-18(13 Units)	Functional	
		VLC-24(12 Units)	Functional	
Location of VRF AC System installed	O/o Sr. DDG, NCCS. 2nd floor City telephone Exchange, Sampangirama nagar, Bengaluru, 560027			

Digitally signed by ADEPU MOUNIKA
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ADG (SAS II)^A
Mounika Adepu