

**Subject: SOW and SOR COMPREHENSIVE ANNUAL MAINTENANCE SERVICE
CONTRACT FOR AIR CONDITIONERS (AC)**

Ref. Documents:

Document No	Document Subject
GEL/HR,Admin &Audit/2026/8/326116	SOW -SOR AC - AMC -2026 - Unit Revised - 3 Material

SCOPE OF WORK (SOW)

TENDER TITLE:- COMPREHENSIVE ANNUAL MAINTENANCE SERVICE CONTRACT
FOR AIR CONDITIONERS (AC)

CONTRACT TENURE:- 3 YEARS

APPLICABILITY OF CONTRACT:- ACROSS GUJARAT ENERGY LIMITED (GEL)
LOCATIONS IN GUJARAT, MAHARASTRA , MADHYA PRADESH , RAJASTHAN ,
HARYANA , PANJAB , DNH

File No: GEL-HR,Admin &Audit-2026-8-190117

SOW and SOR COMPREHENSIVE ANNUAL MAINTENANCE SERVICE CONTRACT FOR AIR CONDITIONERS
(AC)

OBJECTIVE

To provide timely, error-free, and satisfactory Comprehensive Annual Maintenance Contract (AMC) services for all air conditioning systems installed at Gujarat Energy Limited (GEL) offices, stores, and CNG stations located across Gujarat, Maharashtra, Madhya Pradesh, Rajasthan, Haryana, Panjab and Dadra & Nagar Haveli (DNH).

SCOPE OF COMPREHENSIVE AMC FOR AIR CONDITIONERS

The Comprehensive Annual Maintenance Contract (AMC) shall include diagnosis of faults and breakdowns, repair, servicing, and replacement of defective spare parts required to keep the air conditioning systems in proper operating condition. Preventive maintenance services shall also be carried out at mutually agreed intervals.

SERVICE CYCLE

The contractor shall provide four (4) preventive maintenance services per year for each air conditioner. Out of these four services, two (2) shall be wet services.

Services Included in the Contract

The AMC shall cover the following items and services:

1. Four routine services (as above)
2. Immediate attendance of break down – any visit, supervision require, if any
3. Refrigerant gas charging/refilling(if require),
4. Fan motor repair/replacement,
5. PCB (Printed Circuit Board) repair/replacement,
6. Air filter replacement,
7. Magnetic switch replacement,
8. Unit cabinet repair/replacement,
9. Control knob replacement,
10. Transformer/contactors replacement,
11. Heater and associated components,
12. Labour and repair charges,

Services Excluded from the Contract

The following items shall not be covered under the AMC:

1. Compressor installation/replacement
2. Cooling coil, condenser coil, evaporator installation/replacement including labour charges

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3. Plastic components, Sheet metal parts, all other components except those specifically included below.
4. Remote control units
5. UPS systems,
6. Voltage stabilizers,
7. MCB switches,
8. Modifications to existing installations, including new installations, dismantling, or relocation of units,
9. New cable installation,
10. Physical damage from owner (if any)
11. No additional labour charges shall be applicable for the replacement of any parts.

1. Wet Service and Foam Cleaning

- Deep cleaning of indoor unit filters, cooling coils, drain tray, and blower wheel using water and approved cleaning agents.
- Prevents dust accumulation, mold growth, and hygiene issues.
- Application of specialized foam chemicals on evaporator and condenser coils to remove dust, grease, and contaminants.
- Enhances cooling efficiency and energy performance.

2. Dry Service

- General cleaning of filters, external panels, and accessible components without using water.
- Suitable for routine preventive maintenance.
- Cleaning of outdoor condenser coils to maintain optimum heat transfer efficiency.
- Cleaning and flushing of drain pipes to prevent water leakage and foul odor.
- Inspection of refrigerant gas levels and topping up whenever required to maintain cooling performance.
- Inspection of wiring, relays, contactors, capacitors, PCB boards, and other electrical components.

KEY CONDITIONS OF THE CONTRACT

1. The contractor shall carry out all maintenance activities through trained, qualified and experienced technicians using approved tools, testing instruments and consumables. All works shall be executed in accordance with prevailing industry standards, OEM recommendations and best engineering practices.
2. The contractor shall attend unlimited breakdown calls during the contract period within twenty-four (24) hours of receipt of complaint/intimation from GEL.
3. The contractor shall identify faults, undertake necessary repairs or replacements, and restore the equipment to normal operating condition within the following timelines(SLA):
 - Minor repairs, including gas charging: within one (1) day or the next day.

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- Major repairs, including compressor, condenser coil, evaporator coil, fan motor, PCB or similar component replacement: within three (3) days.
 - If restoration requires more than five (5) days, the contractor shall provide a temporary replacement AC unit of equivalent or higher capacity at no additional cost to GEL until the original unit is restored.
- 4. Prior written or recorded approval from the GEL representative at the respective location shall be obtained before:
 - Removing any component from the premises for repair or replacement.
 - Commencing any major repair work.
 - Replacing any major component.
- 5. Work may be required to be carried out on holidays, weekends and beyond normal office working hours without any additional cost to GEL.
- 6. Replacement parts shall be of the same make and model as originally installed. Where the same make or model is unavailable, prior approval from GEL shall be obtained before using an equivalent item. All replacement parts shall be OEM-approved and covered under the manufacturer's warranty.
- 7. All replacement parts supplied under the contract shall carry a minimum warranty of twelve (12) months or the manufacturer's standard warranty, whichever is higher.
- 8. The contractor shall inform the GEL representative at least two (2) days in advance before carrying out scheduled preventive maintenance activities.
- 9. The contractor shall deploy adequate supervisory, skilled, semi-skilled and unskilled manpower and shall arrange, at its own cost, all transportation, tools, tackles, calibrated testing instruments, lifting equipment, consumables, materials and other resources required for satisfactory execution of the work.
- 10. The contractor shall provide all consumables required for completion of the work, including but not limited to PVC tapes, ferrules, lugs, nuts, bolts, dead plugs, brackets and similar items. No separate payment shall be made for such consumables unless specifically provided in the contract.
- 11. The contractor shall maintain all necessary tools, tackles and calibrated testing instruments, including digital thermometers, meggers, multimeters, clamp meters and earth testers, in proper working condition throughout the contract period.
- 12. Job cards, complaint reports, preventive maintenance reports, service records and equipment history cards shall be maintained for each air conditioner and duly signed by the GEL representative upon completion of the work.
- 13. The contractor shall maintain adequate stock of frequently required and critical spare parts to ensure compliance with the stipulated response and restoration timelines.
- 14. Any damage caused to GEL property, equipment, materials, spares or infrastructure by the contractor during execution of the work shall be repaired or replaced by the contractor at its own cost and to the satisfaction of GEL.
- 15. The contractor shall comply with all applicable safety regulations, statutory requirements and GEL safety procedures. Necessary Personal Protective Equipment (PPE) shall be provided to and used by all contractor personnel during execution of the work.
- 16. Refrigerant recovery, storage, charging and disposal activities shall be carried out in accordance with applicable environmental regulations and industry best practices.

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17. The contractor shall maintain proper housekeeping during and after completion of the work. All debris, scrap materials, packing materials and waste generated during maintenance activities shall be removed from the site and disposed of in accordance with applicable regulations.
18. Defective parts replaced under the contract shall be handed over to the GEL representative unless otherwise instructed in writing by GEL.
19. Repeated failures arising due to poor workmanship, improper maintenance practices or use of substandard materials shall be rectified by the contractor at no additional cost to GEL.
20. Failure to comply with the stipulated response time, restoration time or any contractual obligation shall attract penalties as specified elsewhere in the tender document.
21. GEL reserves the right to inspect the quality of maintenance services, tools, manpower deployment, records and materials used under the contract at any time during the contract period.
22. The contractor shall submit a fixed rate schedule for identified consumable and spare items. The rates shall remain firm and fixed for three (3) years from the date of award of contract and shall not be subject to any escalation.

PENALTY:

1. Failure to attend complaints or respond within 24 hours shall attract a penalty of ₹500 per instance.
2. Any deviation from the mandatory quarterly service requirements shall attract a penalty of ₹500 per instance.
3. Non-compliance with GEL HSE requirements shall attract a penalty of ₹500 per instance.
4. Installation of used, counterfeit, or non-genuine spare parts shall attract a penalty of ₹1,000 per instance.
5. Delay in establishing the office at the required location beyond the stipulated time period 30 days shall attract a penalty of ₹100 per day.
6. The total penalty amount shall be capped at ₹5,000 per quarter.

PAYMENT TERMS:

Admin representative of respective locations shall pay or cause to be paid the due amount within a period of 30 days from date of receipt of complete and correct invoice, duly certified by Admin representative.

ENGINEER IN CHARGE (EIC):

Admin representative of respective locations of Gujarat Energy Limited (GEL)

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TYPE OF EXPENDITURE:

This expenditure comes under Operating Expenses (OPEX)

SERVICE DELIVERY LOCATIONS: CLUSTER-1

Zone – 1: Gandhinagar, Ahmedabad Rural, Nadiad, Anand Rural, Panchmahal, Dahod,

Zone-5 : Abu – Road – Sirohi – Jalore – Dunagarpur – Banswara – Ratlam – Ujjain

Zone - 1

AC Type	TON/HP	Nos. Of Unit	Make
SPLIT - 1.0	TON	1	mitsubishi-voltas-blue star -carrier (Midea)- hitachi
SPLIT - 1.5	TON	37	
SPLIT - 2.0	TON	34	
SPLIT - 2.5	TON	3	
CASSSETTE - 2.0	TON	9	BLUE STAR - VOLTAS
CASSSETTE - 3.0	TON	7	
CASSSETTE - 4.0	TON	1	
DUCTABLE - 8.5	TON	5	CARRIER - BLUE STAR
DUCTABLE - 11.0	TON	1	
VRF/VRV - 46.0	HP	2	CARRIER - 34 INDOR UNIT
TOWER - 4.5	TON	2	BLUE STAR

Zone-5

AC Type	TON/HP	Nos. Of Unit	Make
SPLIT - 1.0	TON	3	

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SPLIT - 1.5	TON	8	MITSUBISHI-VOLTAS-BLUE STAR
SPLIT - 2.0	TON	1	

SERVICE DELIVERY LOCATIONS: CLUSTER-2

Zone – 2 : Surat , Ankleshwar , Narmada , Bharuch

Zone – 3: Vapi, Valsad , DNH , Thane, Boisar , Vasai

Zone - 2

AC Type	TON/HP	Nos. Of Unit	Make
SPLIT - 0.75	TON	1	MITSUBISHI-VOLTAS-BLUE STAR -CARRIER (Midea)-HITACHI - CAMIPRO-DAIKIN
SPLIT - 1.5	TON	40	
SPLIT - 2.0	TON	76	
SPLIT - 3.0	TON	1	
CASSSETTE - 2.0	TON	29	BLUE STAR - VOLTAS - CAMIPRO - HITACHI - LG - DAIKIN - CARRIER
CASSSETTE - 3.0	TON	12	
CASSSETTE - 4.0	TON	20	
DUCTABLE - 3.0	TON	4	CARRIER - BLUE STAR
DUCTABLE - 5.0	TON	2	
DUCTABLE - 5.5	TON	7	

Zone - 3

AC Type	TON/HP	Nos. Of Unit	Make
SPLIT - 0.75	TON	1	

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SPLIT - 1.0	TON	2	mitsubishi-voltas-blue star -carrier (Midea)-ONIDA - CRUZE
SPLIT - 1.5	TON	39	
SPLIT - 2.0	TON	38	
CASSSETTE - 2.0	TON	7	BLUE STAR - VOLTAS - CARRIER (Media) - MITSUBISHI
CASSSETTE - 3.0	TON	4	

SERVICE DELIVERY LOCATIONS: CLUSTER-3

Zone – 4: _Surendranagar, Rajkot, Jamnagar, Bhuj, Morbi, Amreli, Bhavnagar

AC Type	TON/HP	Nos. Of Unit	Make
SPLIT - 0.75	TON	5	mitsubishi-voltas-blue star -carrier (Midea)- CARRIER - SAMSUNG
SPLIT - 1.5	TON	49	
SPLIT - 2.0	TON	36	
CASSSETTE - 2.0	TON	14	SAMSUNG- CARRIER - MIDEA - CARRIER
VRF/VRV - 16.0	HP	1	BLUE STAR - 3 INDOOR UNIT
VRF/VRV - 18.0	HP	3	BLUE STAR - 18 INDOOR UNIT

SERVICE DELIVERY LOCATIONS: CLUSTER-4

Zone - 6 : Amritsar – Bathinda – Gurdaspur – Hoshiarpur - Batala - Sirsa

AC Type	TON/HP	Nos. Of Unit	Make
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SPLIT - 1.0	TON	8	MITSUBISHI-VOLTAS-BLUE STAR -CARRIER (Midea)-CARRIER - SAMSUNG
SPLIT - 1.5	TON	20	
SPLIT - 2.0	TON	1	

 GUJARAT GAS	SCHEDULE OF RATES	Doc. No.	MAT-F-11
		Rev. No.	0

TENDER DESCRIPTION:

COMPREHENSIVE ANNUAL MAINTENANCE SERVICE CONTRACT FOR AIR CONDITIONERS (AC) ,
ACROSS GUJARAT GAS LIMITED (GGL) LOCATIONS GUJARAT, MAHARASTRA , MADHYA
PRADESH , RAJASTHAN , HARYANA , PUNJAB , DNH

REQUIREMENT PERIOD (TENDERED DURATION):

THREE (3) YEARS FROM THE DATE OF ISSUANCE OF THE PURCHASE ORDER/ WORK ORDER

Quantity for the 3 years – Cluster – 1

Corporate Office - Gandhinagar Infocity

Zone - 1 - Gandhinagar - Ahmedabad Rural - Nadiad - Anand Rural - Panchmahal - Dahod

Zone - 5 - Aburoad - Sirohi - Jalor- Dungarpur -Banswara - Ratlam -Ujjain

ZONE - 1

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SR. NO.	MATERIAL/SERVICE SAP MASTER CODE*	DESCRIPTION	UOM	QUANTITY (For 3 Year)	PER UNIT RATE (Rs.)
1		AMC SPLIT AC- 1.0 - TON	EA	3	
2		AMC SPLIT AC- 1.5 - TON	EA	111	
3		AMC SPLIT AC- 2.0 - TON	EA	102	
4		AMC AC- 2.5 - TON	EA	9	
5		AMC CASSSETTE AC- 2.0 TON	EA	18	
6		AMC CASSSETTE AC- 3.0 TON	EA	21	
7		AMC CASSSETTE AC- 4.0 TON	EA	3	
8		AMC DUCTABLE AC- 8.5 TON	EA	15	
9		AMC DUCTABLE AC- 11 TON	EA	3	
10		AMC VRF/VRV AC- 46.0 HP	EA	6	
11		AMC TOWER AC- 4.5 TON	EA	6	

ZONE - 5

SR. NO.	MATERIAL/SERVICE SAP MASTER CODE*	DESCRIPTION	UOM	QUANTITY (For 3 Year)	PER UNIT RATE (Rs.)
1		AMC SPLIT AC- 1.0 - TON	EA	9	
2		AMC SPLIT AC- 1.5 - TON	EA	24	
3		AMC SPLIT AC- 2.0 - TON	EA	3	

Fixed Rate Cluster – 1 for 3 Years As per below Items not covered in AMC for replacement of compressor and other requirements

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SR. NO.	MATERIAL/SERVICE SAP MASTER CODE*	DESCRIPTION	UOM	QUANTITY (For 3 Year)	PER NOS/KG/EA/RFT/ PERDAY RATE (Rs.)
1		SPLIT AIR CONDITIONERS COMPRESSOR - 1.0 TR WITHOUT INVETOR, REPLACEMENT WITH BUY BACK RATE	NOS.	1	
2		SPLIT AIR CONDITIONERS COMPRESSOR - 1.0 TR WITH INVETOR, REPLACEMENT WITH BUY BACK RATE	NOS.	1	
3		SPLIT AIR CONDITIONERS COMPRESSOR - 1.5 TR WITHOUT INVETOR, REPLACEMENT WITH BUY BACK RATE	NOS.	5	
4		SPLIT AIR CONDITIONERS COMPRESSOR - 1.5 TR WITH INVETOR, REPLACEMENT WITH BUY BACK RATE	NOS.	2	
5		SPLIT AIR CONDITIONERS COMPRESSOR - 2.0 TR WITHOUT INVETOR , REPLACEMENT WITH BUY BACK RATE	NOS.	4	
6		SPLIT AIR CONDITIONERS COMPRESSOR - 2.0 TR WITH INVETOR, REPLACEMENT WITH BUY BACK RATE	NOS.	4	
7		SPLIT AIR CONDITIONERS COMPRESSOR - 2.5 TR WITHOUT INVETOR, REPLACEMENT WITH BUY BACK RATE	NOS.	1	
8		SPLIT AIR CONDITIONERS COMPRESSOR - 2.5 TR WITH INVETOR, REPLACEMENT WITH BUY BACK RATE	NOS.	1	
9		CASSETTE AIR CONDITIONERS- COMPRESSOR WITHOUT INVETOR 2.0 TR, REPLACEMENT WITH BUY BACK RATE	NOS.	2	
10		CASSETTE AIR CONDITIONERS- COMPRESSOR WITH INVETOR 2.0 TR , REPLACEMENT WITH BUY BACK RATE	NOS.	2	

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11		CASSETTE AIR CONDITIONERS- COMPRESSOR WITHOUT INVETOR /WITH INVETOR 3.0 TR , REPLACEMENT WITH BUY BACK RATE	NOS.	2	
12		CASSETTE AIR CONDITIONERS- COMPRESSOR WITH INVETOR 3.0 TR, REPLACEMENT WITH BUY BACK RATE	NOS.	2	
13		CASSETTE AIR CONDITIONERS- COMPRESSOR WITHOUT INVETOR 4.0 TR, REPLACEMENT WITH BUY BACK RATE	NOS.	1	
14		CASSETTE AIR CONDITIONERS- COMPRESSOR WITH INVETOR 4.0 TR, REPLACEMENT WITH BUY BACK RATE	NOS.	1	
15		VRV / VRF COMPRESSOR 16 HP REPLACEMENT WITH BUY BACK RATE	NOS.	3	
16		VRV / VRF COMPRESSOR 18 HP REPLACEMENT WITH BUY BACK RATE	NOS.	3	
17		VRV / VRF COMPRESSOR 46 HP REPLACEMENT WITH BUY BACK RATE	NOS.	2	
18		DUCTABLE COMPRESSOR 8.5 TR REPLACEMENT WITH BUY BACK RATE	NOS.	1	
19		DUCTABLE COMPRESSOR 11 TR REPLACEMENT WITH BUY BACK RATE	NOS.	1	
20		DUCTABLE COMPRESSOR 3.0 TR REPLACEMENT WITH BUY BACK RATE	NOS.	2	
21		DUCTABLE COMPRESSOR 5.5 TR REPLACEMENT WITH BUY BACK RATE	NOS.	2	
22		GAS TOP UP SPLIT AIR CONDITIONERS – 1.0 , 1.5 TR	KG.	15	
23		GAS TOP UP SPLIT AIR CONDITIONERS - 2.0 , 2.5 TR	KG.	15	
24		GAS TOP UP CASSETTE AIR CONDITIONERS- 2.0 , 2.5 TR	KG.	15	
25		GAS TOP UP CASSETTE AIR CONDITIONERS- 3.0 , 4.0 TR	KG.	15	

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26		GAS TOP UP DUCTABLE AIR CONDITIONERS	KG.	15	
27		GAS TOP UP VRV/VRF AIR CONDITIONERS	KG.	10	
28		EXTRA UPVC DRAIN WITH 6MM THK. NITRILE RUBBER INSULATION -20MM DIA	RFT.	100	
29		EXTRA UPVC DRAIN WITH 6MM THK. NITRILE RUBBER INSULATION -25MM DIA.	RFT.	100	
30		EXTRA UPVC DRAIN WITH 6MM THK. NITRILE RUBBER INSULATION -32MM DIA.	RFT.	100	
31		EXTRA ELECTRICAL CABLE – 2.5, 4 CORE FOR UPTO 2.0 TR SPLIT AC	RFT.	100	
32		EXTRA ELECTRICAL CABLE – 2.5, 4 CORE FOR CASSETTE/ TOWER AC	RFT.	100	
33		RCC CORE CUTTING-UP TO 100 mm Dia./200 mm Thick Wall/Beam/Slab	EA	10	
34		RCC CORE CUTTING-UP TO 100 mm Dia./300 mm Thick Wall/Beam/Slab	EA	10	
35		ZARI, WORK,AC,SYSTEM (ONLY CHIPPING WORK)	RFT.	25	
36		SCAFFOLDING	PER DAY	10	
37		DISMANTLING OF SPLIT/TOWER/WINDOW/CASSETTE ACs	NOS.	5	
38		DISMANTLING OF ANY TYPE OF DUCT ACs	NOS.	10	
39		FABRICATION STAND	NO.	10	
40		EXTRA COPPER PIPING WITH ELECTRICAL CABLE FOR ALL TYPE WITHOUT INVENTOR AND WITH INVENTOR SPLIT AC 1.0 TR	RFT.	75	
41		EXTRA COPPER PIPING WITH ELECTRICAL CABLE FOR ALL TYPE WITHOUT INVENTOR AND WITH INVENTOR SPLIT AC 1.5 TR	RFT.	75	
42		EXTRA COPPER PIPING WITH ELECTRICAL CABLE FOR ALL TYPE WITHOUT INVENTOR AND WITH INVENTOR SPLIT AC 2.0 TR	RFT.	50	

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43		EXTRA COPPER PIPING WITH ELECTRICAL CABLE FOR ALL TYPE WITHOUT INVENTOR AND WITH INVENTOR SPLIT AC 2.5 TR	RFT.	50	
44		EXTRA COPPER PIPING WITH ELECTRICAL CABLE FOR ALL TYPE WITHOUT INVENTOR AND WITH INVETOR CASSETTE AC 2.0 TR	RFT.	50	
45		EXTRA COPPER PIPING WITH ELECTRICAL CABLE FOR ALL TYPE WITHOUT INVENTOR AND WITH INVETOR CASSETTE AC 3.0 TR	RFT.	50	
46		EXTRA COPPER PIPING WITH ELECTRICAL CABLE FOR ALL TYPE WITHOUT INVENTOR AND WITH INVETOR CASSETTE AC 4.0 TR	RFT.	50	
47		EXTRA COPPER PIPING WITH ELECTRICAL CABLE FOR ALL VRV/VRF AC	SQ FEET	50	
48		EXTRA COPPER PIPING WITH ELECTRICAL CABLE FOR ALL DUCTABLE AC	SQ FEET	50	

Quantity for the 3 years – Cluster – 2

Zone - 2 - Surat - Ankleshwar - Bharuch - Narmada

Zone - 3 - Valsad - Vapi - DNH - Thane - Vasai – Boisar

ZONE - 2

SR. NO.	MATERIAL/SERVICE SAP MASTER CODE*	DESCRIPTION	UOM	QUANTITY (For 3 Year)	PER UNIT RATE (Rs.)
1		AMC SPLIT AC- 0.75 - TON	EA	3	
2		AMC SPLIT AC- 1.5 - TON	EA	120	

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3		AMC SPLIT AC- 2.0 - TON	EA	228	
4		AMC SPLIT AC- 3.0 - TON	EA	3	
5		AMC CASSSETTE AC- 2.0 TON	EA	87	
6		AMC CASSSETTE AC- 3.0 TON	EA	36	
7		AMC CASSSETTE AC- 4.0 TON	EA	60	
8		AMC DUCTABLE AC- 3.0 TON	EA	12	
9		AMC DUCTABLE AC- 5.0 TON	EA	6	
10		AMC DUCTABLE AC- 5.5 TON	EA	21	

ZONE - 3

SR. NO.	MATERIAL/SERVICE SAP MASTER CODE*	DESCRIPTION	UOM	QUANTITY (For 3 Year)	PER UNIT RATE (Rs.)
1		AMC SPLIT AC- 0.75 - TON	EA	3	
2		AMC SPLIT AC- 1.0 - TON	EA	6	
3		AMC SPLIT AC- 1.5 - TON	EA	117	
4		AMC SPLIT AC- 2.0 - TON	EA	114	
5		AMC CASSSETTE AC- 2.0 TON	EA	21	
6		AMC CASSSETTE AC- 3.0 TON	EA	12	

Fixed Rate Cluster – 2 for 3 Years As per below Items not covered in AMC for replacement of compressor and other requirements

SR. NO.	MATERIAL/SERVICE SAP MASTER CODE*	DESCRIPTION	UOM	QUANTITY (For 3 Year)	PER NOS/KG/EA/RFT/ PERDAY RATE (Rs.)
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1		SPLIT AIR CONDITIONERS COMPRESSOR - 1.0 TR WITHOUT INVETOR, REPLACEMENT WITH BUY BACK RATE	NOS.	1	
2		SPLIT AIR CONDITIONERS COMPRESSOR - 1.0 TR WITH INVETOR, REPLACEMENT WITH BUY BACK RATE	NOS.	1	
3		SPLIT AIR CONDITIONERS COMPRESSOR - 1.5 TR WITHOUT INVETOR, REPLACEMENT WITH BUY BACK RATE	NOS.	5	
4		SPLIT AIR CONDITIONERS COMPRESSOR - 1.5 TR WITH INVETOR, REPLACEMENT WITH BUY BACK RATE	NOS.	5	
5		SPLIT AIR CONDITIONERS COMPRESSOR - 2.0 TR WITHOUT INVETOR , REPLACEMENT WITH BUY BACK RATE	NOS.	3	
6		SPLIT AIR CONDITIONERS COMPRESSOR - 2.0 TR WITH INVETOR, REPLACEMENT WITH BUY BACK RATE	NOS.	3	
7		SPLIT AIR CONDITIONERS COMPRESSOR - 2.5 TR WITHOUT INVETOR, REPLACEMENT WITH BUY BACK RATE	NOS.	1	
8		SPLIT AIR CONDITIONERS COMPRESSOR - 2.5 TR WITH INVETOR, REPLACEMENT WITH BUY BACK RATE	NOS.	1	
9		CASSETTE AIR CONDITIONERS- COMPRESSOR WITHOUT INVETOR 2.0 TR, REPLACEMENT WITH BUY BACK RATE	NOS.	3	
10		CASSETTE AIR CONDITIONERS- COMPRESSOR WITH INVETOR 2.0 TR , REPLACEMENT WITH BUY BACK RATE	NOS.	3	
11		CASSETTE AIR CONDITIONERS- COMPRESSOR WITHOUT INVETOR /WITH INVETOR 3.0 TR , REPLACEMENT WITH BUY BACK RATE	NOS.	3	

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12		CASSETTE AIR CONDITIONERS- COMPRESSOR WITH INVETOR 3.0 TR, REPLACEMENT WITH BUY BACK RATE	NOS.	3	
13		CASSETTE AIR CONDITIONERS- COMPRESSOR WITHOUT INVETOR 4.0 TR, REPLACEMENT WITH BUY BACK RATE	NOS.	3	
14		CASSETTE AIR CONDITIONERS- COMPRESSOR WITH INVETOR 4.0 TR, REPLACEMENT WITH BUY BACK RATE	NOS.	3	
15		VRV / VRF COMPRESSOR 16 HP REPLACEMENT WITH BUY BACK RATE	NOS.	1	
16		VRV / VRF COMPRESSOR 18 HP REPLACEMENT WITH BUY BACK RATE	NOS.	1	
17		VRV / VRF COMPRESSOR 46 HP REPLACEMENT WITH BUY BACK RATE	NOS.	1	
18		DUCTABLE COMPRESSOR 8.5 TR REPLACEMENT WITH BUY BACK RATE	NOS.	1	
19		DUCTABLE COMPRESSOR 11 TR REPLACEMENT WITH BUY BACK RATE	NOS.	1	
20		DUCTABLE COMPRESSOR 3.0 TR REPLACEMENT WITH BUY BACK RATE	NOS.	2	
21		DUCTABLE COMPRESSOR 5.5 TR REPLACEMENT WITH BUY BACK RATE	NOS.	3	
22		GAS TOP UP SPLIT AIR CONDITIONERS – 1.0 , 1.5 TR	KG.	25	
23		GAS TOP UP SPLIT AIR CONDITIONERS - 2.0 , 2.5 TR	KG.	25	
24		GAS TOP UP CASSETTE AIR CONDITIONERS- 2.0 , 2.5 TR	KG.	25	
24		GAS TOP UP CASSETTE AIR CONDITIONERS- 3.0 , 4.0 TR	KG.	25	
26		GAS TOP UP DUCTABLE AIR CONDITIONERS	KG.	25	
27		GAS TOP UP VRV/VRF AIR CONDITIONERS	KG.	10	

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28		EXTRA UPVC DRAIN WITH 6MM THK. NITRILE RUBBER INSULATION -20MM DIA	RFT.	100	
29		EXTRA UPVC DRAIN WITH 6MM THK. NITRILE RUBBER INSULATION -25MM DIA.	RFT.	100	
30		EXTRA UPVC DRAIN WITH 6MM THK. NITRILE RUBBER INSULATION -32MM DIA.	RFT.	100	
31		EXTRA ELECTRICAL CABLE – 2.5, 4 CORE FOR UPTO 2.0 TR SPLIT AC	RFT.	100	
32		EXTRA ELECTRICAL CABLE – 2.5, 4 CORE FOR CASSETTE/ TOWER AC	RFT.	100	
33		RCC CORE CUTTING-UP TO 100 mm Dia./200 mm Thick Wall/Beam/Slab	EA	15	
34		RCC CORE CUTTING-UP TO 100 mm Dia./300 mm Thick Wall/Beam/Slab	EA	15	
35		ZARI, WORK,AC,SYSTEM (ONLY CHIPPING WORK)	RFT.	25	
36		SCAFFOLDING	PER DAY	10	
37		DISMANTLING OF SPLIT/TOWER/WINDOW/CASSETTE ACs	NOS.	10	
38		DISMANTLING OF ANY TYPE OF DUCT ACs	NOS.	10	
39		FABRICATION STAND	NO.	10	
40		EXTRA COPPER PIPING WITH ELECTRICAL CABLE FOR ALL TYPE WITHOUT INVENTOR AND WITH INVENTOR SPLIT AC 1.0 TR	RFT.	75	
41		EXTRA COPPER PIPING WITH ELECTRICAL CABLE FOR ALL TYPE WITHOUT INVENTOR AND WITH INVENTOR SPLIT AC 1.5 TR	RFT.	75	
42		EXTRA COPPER PIPING WITH ELECTRICAL CABLE FOR ALL TYPE WITHOUT INVENTOR AND WITH INVENTOR SPLIT AC 2.0 TR	RFT.	50	
43		EXTRA COPPER PIPING WITH ELECTRICAL CABLE FOR ALL TYPE WITHOUT INVENTOR AND WITH INVENTOR SPLIT AC 2.5 TR	RFT.	50	

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SOW and SOR COMPREHENSIVE ANNUAL MAINTENANCE SERVICE CONTRACT FOR AIR CONDITIONERS (AC)

44		EXTRA COPPER PIPING WITH ELECTRICAL CABLE FOR ALL TYPE WITHOUT INVENTOR AND WITH INVETOR CASSETTE AC 2.0 TR	RFT.	50	
45		EXTRA COPPER PIPING WITH ELECTRICAL CABLE FOR ALL TYPE WITHOUT INVENTOR AND WITH INVETOR CASSETTE AC 3.0 TR	RFT.	50	
46		EXTRA COPPER PIPING WITH ELECTRICAL CABLE FOR ALL TYPE WITHOUT INVENTOR AND WITH INVETOR CASSETTE AC 4.0 TR	RFT.	50	
47		EXTRA COPPER PIPING WITH ELECTRICAL CABLE FOR ALL VRV/VRF AC	SQ FEET	50	
48		EXTRA COPPER PIPING WITH ELECTRICAL CABLE FOR ALL DUCTABLE AC	SQ FEET	50	

Quantity for the 3 years – Cluster – 3

Zone - 4 - Surendranagar -Rajkot - Jamnagar - Bhavnagar - Amreli - Bhuj - Morbi

SR. NO.	MATERIAL/SERVICE SAP MASTER CODE*	DESCRIPTION	UOM	QUANTITY (For 3 Year)	PER UNIT RATE (Rs.)
1		AMC SPLIT AC- 0.75 - TON	EA	3	
2		AMC SPLIT AC- 1.5 - TON	EA	147	
3		AMC SPLIT AC- 2.0 - TON	EA	108	
4		AMC CASSSETTE AC- 2.0 TON	EA	42	
5		AMC DUCTABLE AC- 11 TON	EA	3	

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6		AMC VRF/VRV AC- 16.0 HP	EA	3	
7		AMC VRF/VRV AC- 18.0 HP	EA	9	

Fixed Rate Cluster – 3 for 3 Years As per below Items not covered in AMC for replacement of compressor and other requirements

SR. NO.	MATERIAL/SERVICE SAP MASTER CODE*	DESCRIPTION	UOM	QUANTITY (For 3 Year)	PER NOS/KG/EA/RFT/ PERDAY RATE (Rs.)
1		SPLIT AIR CONDITIONERS COMPRESSOR - 1.0 TR WITHOUT INVETOR, REPLACEMENT WITH BUY BACK RATE	NOS.	1	
2		SPLIT AIR CONDITIONERS COMPRESSOR - 1.0 TR WITH INVETOR, REPLACEMENT WITH BUY BACK RATE	NOS.	1	
3		SPLIT AIR CONDITIONERS COMPRESSOR - 1.5 TR WITHOUT INVETOR, REPLACEMENT WITH BUY BACK RATE	NOS.	5	
4		SPLIT AIR CONDITIONERS COMPRESSOR - 1.5 TR WITH INVETOR, REPLACEMENT WITH BUY BACK RATE	NOS.	5	
5		SPLIT AIR CONDITIONERS COMPRESSOR - 2.0 TR WITHOUT INVETOR , REPLACEMENT WITH BUY BACK RATE	NOS.	5	
6		SPLIT AIR CONDITIONERS COMPRESSOR - 2.0 TR WITH INVETOR, REPLACEMENT WITH BUY BACK RATE	NOS.	5	
7		SPLIT AIR CONDITIONERS COMPRESSOR - 2.5 TR WITHOUT INVETOR, REPLACEMENT WITH BUY BACK RATE	NOS.	1	

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8		SPLIT AIR CONDITIONERS COMPRESSOR - 2.5 TR WITH INVETOR, REPLACEMENT WITH BUY BACK RATE	NOS.	1	
9		CASSETTE AIR CONDITIONERS- COMPRESSOR WITHOUT INVETOR 2.0 TR, REPLACEMENT WITH BUY BACK RATE	NOS.	3	
10		CASSETTE AIR CONDITIONERS- COMPRESSOR WITH INVETOR 2.0 TR , REPLACEMENT WITH BUY BACK RATE	NOS.	3	
11		CASSETTE AIR CONDITIONERS- COMPRESSOR WITHOUT INVETOR /WITH INVETOR 3.0 TR , REPLACEMENT WITH BUY BACK RATE	NOS.	3	
12		CASSETTE AIR CONDITIONERS- COMPRESSOR WITH INVETOR 3.0 TR, REPLACEMENT WITH BUY BACK RATE	NOS.	3	
13		CASSETTE AIR CONDITIONERS- COMPRESSOR WITHOUT INVETOR 4.0 TR, REPLACEMENT WITH BUY BACK RATE	NOS.	1	
14		CASSETTE AIR CONDITIONERS- COMPRESSOR WITH INVETOR 4.0 TR, REPLACEMENT WITH BUY BACK RATE	NOS.	1	
15		VRV / VRF COMPRESSOR 16 HP REPLACEMENT WITH BUY BACK RATE	NOS.	1	
16		VRV / VRF COMPRESSOR 18 HP REPLACEMENT WITH BUY BACK RATE	NOS.	1	
17		VRV / VRF COMPRESSOR 46 HP REPLACEMENT WITH BUY BACK RATE	NOS.	0	
18		DUCTABLE COMPRESSOR 8.5 TR REPLACEMENT WITH BUY BACK RATE	NOS.	1	
19		DUCTABLE COMPRESSOR 11 TR REPLACEMENT WITH BUY BACK RATE	NOS.	1	
20		DUCTABLE COMPRESSOR 3.0 TR REPLACEMENT WITH BUY BACK RATE	NOS.	1	

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(AC)

21		DUCTABLE COMPRESSOR 5.5 TR REPLACEMENT WITH BUY BACK RATE	NOS.	1	
22		GAS TOP UP SPLIT AIR CONDITIONERS – 1.0 , 1.5 TR	KG.	25	
23		GAS TOP UP SPLIT AIR CONDITIONERS - 2.0 , 2.5 TR	KG.	25	
24		GAS TOP UP CASSETTE AIR CONDITIONERS- 2.0 , 2.5 TR	KG.	25	
25		GAS TOP UP CASSETTE AIR CONDITIONERS- 3.0 , 4.0 TR	KG.	25	
26		GAS TOP UP DUCTABLE AIR CONDITIONERS	KG.	25	
27		GAS TOP UP DUCTABLE AIR CONDITIONERS	KG.	10	
28		EXTRA UPVC DRAIN WITH 6MM THK. NITRILE RUBBER INSULATION -20MM DIA	RFT.	75	
29		EXTRA UPVC DRAIN WITH 6MM THK. NITRILE RUBBER INSULATION -25MM DIA.	RFT.	75	
30		EXTRA UPVC DRAIN WITH 6MM THK. NITRILE RUBBER INSULATION -32MM DIA.	RFT.	75	
31		EXTRA ELECTRICAL CABLE – 2.5, 4 CORE FOR UPTO 2.0 TR SPLIT AC	RFT.	75	
32		EXTRA ELECTRICAL CABLE – 2.5, 4 CORE FOR CASSETTE/ TOWER AC	RFT.	75	
33		RCC CORE CUTTING-UP TO 100 mm Dia./200 mm Thick Wall/Beam/Slab	EA	10	
34		RCC CORE CUTTING-UP TO 100 mm Dia./300 mm Thick Wall/Beam/Slab	EA	10	
35		ZARI, WORK,AC,SYSTEM (ONLY CHIPPING WORK)	RFT.	25	
36		SCAFFOLDING	PER DAY	10	
37		DISMANTLING OF SPLIT/TOWER/WINDOW/CASSETTE ACs	NOS.	10	
38		DISMANTLING OF ANY TYPE OF DUCT ACs	NOS.	10	

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SOW and SOR COMPREHENSIVE ANNUAL MAINTENANCE SERVICE CONTRACT FOR AIR CONDITIONERS
(AC)

39		FABRICATION STAND	NO.	10	
40		EXTRA COPPER PIPING WITH ELECTRICAL CABLE FOR ALL TYPE WITHOUT INVENTOR AND WITH INVENTOR SPLIT AC 1.0 TR	RFT.	75	
41		EXTRA COPPER PIPING WITH ELECTRICAL CABLE FOR ALL TYPE WITHOUT INVENTOR AND WITH INVENTOR SPLIT AC 1.5 TR	RFT.	75	
42		EXTRA COPPER PIPING WITH ELECTRICAL CABLE FOR ALL TYPE WITHOUT INVENTOR AND WITH INVENTOR SPLIT AC 2.0 TR	RFT.	50	
43		EXTRA COPPER PIPING WITH ELECTRICAL CABLE FOR ALL TYPE WITHOUT INVENTOR AND WITH INVENTOR SPLIT AC 2.5 TR	RFT.	50	
44		EXTRA COPPER PIPING WITH ELECTRICAL CABLE FOR ALL TYPE WITHOUT INVENTOR AND WITH INVETOR CASSETTE AC 2.0 TR	RFT.	50	
45		EXTRA COPPER PIPING WITH ELECTRICAL CABLE FOR ALL TYPE WITHOUT INVENTOR AND WITH INVETOR CASSETTE AC 3.0 TR	RFT.	50	
46		EXTRA COPPER PIPING WITH ELECTRICAL CABLE FOR ALL TYPE WITHOUT INVENTOR AND WITH INVETOR CASSETTE AC 4.0 TR	RFT.	50	
47		EXTRA COPPER PIPING WITH ELECTRICAL CABLE FOR ALL VRV/VRF AC	SQ FEET	50	
48		EXTRA COPPER PIPING WITH ELECTRICAL CABLE FOR ALL DUCTABLE AC	SQ FEET	50	

Quantity for the 3 years – Cluster – 4

Zone - 6 : Amritsar – Bathinda – Gurdaspur – Hoshiarpur - Batala - Sirsa

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SOW and SOR COMPREHENSIVE ANNUAL MAINTENANCE SERVICE CONTRACT FOR AIR CONDITIONERS (AC)

SR. NO.	MATERIAL/SERVICE SAP MASTER CODE*	DESCRIPTION	UOM	QUANTITY (For 3 Year)	PER UNIT RATE (Rs.)
1		AMC SPLIT AC- 1.0 - TON	EA	24	
2		AMC SPLIT AC- 1.5 - TON	EA	60	
3		AMC SPLIT AC- 2.0 - TON	EA	3	

Fixed Rate Cluster – 4 for 3 Years As per below Items not covered in AMC for replacement of compressor and other requirements

SR. NO.	MATERIAL/SERVICE SAP MASTER CODE*	DESCRIPTION	UOM	QUANTITY (For 3 Year)	PER NOS/KG/EA/RFT/ PERDAY RATE (Rs.)
1		SPLIT AIR CONDITIONERS COMPRESSOR - 1.0 TR WITHOUT INVETOR, REPLACEMENT WITH BUY BACK RATE	NOS.	1	
2		SPLIT AIR CONDITIONERS COMPRESSOR - 1.0 TR WITH INVETOR, REPLACEMENT WITH BUY BACK RATE	NOS.	1	
3		SPLIT AIR CONDITIONERS COMPRESSOR - 1.5 TR WITHOUT INVETOR, REPLACEMENT WITH BUY BACK RATE	NOS.	2	
4		SPLIT AIR CONDITIONERS COMPRESSOR - 1.5 TR WITH INVETOR, REPLACEMENT WITH BUY BACK RATE	NOS.	2	
5		SPLIT AIR CONDITIONERS COMPRESSOR - 2.0 TR WITHOUT INVETOR , REPLACEMENT WITH BUY BACK RATE	NOS.	1	

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SOW and SOR COMPREHENSIVE ANNUAL MAINTENANCE SERVICE CONTRACT FOR AIR CONDITIONERS (AC)

6		SPLIT AIR CONDITIONERS COMPRESSOR - 2.0 TR WITH INVENTOR, REPLACEMENT WITH BUY BACK RATE	NOS.	1	
7		GAS TOP UP SPLIT AIR CONDITIONERS – 1.0 , 1.5 TR	KG.	10	
8		GAS TOP UP SPLIT AIR CONDITIONERS - 2.0 , 2.5 TR	KG.	10	
9		EXTRA UPVC DRAIN WITH 6MM THK. NITRILE RUBBER INSULATION -20MM DIA	RFT.	75	
10		EXTRA UPVC DRAIN WITH 6MM THK. NITRILE RUBBER INSULATION -25MM DIA.	RFT.	75	
11		EXTRA UPVC DRAIN WITH 6MM THK. NITRILE RUBBER INSULATION -32MM DIA.	RFT.	75	
12		EXTRA ELECTRICAL CABLE – 2.5, 4 CORE FOR UPTO 2.0 TR SPLIT AC	RFT.	75	
13		RCC CORE CUTTING-UP TO 100 mm Dia./200 mm Thick Wall/Beam/Slab	EA	5	
14		RCC CORE CUTTING-UP TO 100 mm Dia./300 mm Thick Wall/Beam/Slab	EA	5	
15		ZARI, WORK,AC,SYSTEM (ONLY CHIPPING WORK)	RFT.	25	
16		SCAFFOLDING	PER DAY	5	
17		DISMANTLING OF SPLIT/TOWER/WINDOW/CASSETTE ACs	NOS.	5	
18		FABRICATION STAND	NO.	5	
19		EXTRA COPPER PIPING WITH ELECTRICAL CABLE FOR ALL TYPE WITHOUT INVENTOR AND WITH INVENTOR SPLIT AC 1.0 TR	RFT.	50	
20		EXTRA COPPER PIPING WITH ELECTRICAL CABLE FOR ALL TYPE WITHOUT INVENTOR AND WITH INVENTOR SPLIT AC 1.5 TR	RFT.	50	
21		EXTRA COPPER PIPING WITH ELECTRICAL CABLE FOR ALL TYPE	RFT.	50	

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SOW and SOR COMPREHENSIVE ANNUAL MAINTENANCE SERVICE CONTRACT FOR AIR CONDITIONERS
(AC)

		WITHOUT INVENTOR AND WITH INVENTOR SPLIT AC 2.0 TR			
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***Note:**

- a) Contact Start considered from the date of contract award.*
- b) Above quantities are estimated quantity which may either increase or decrease basis the actual requirements from locations.*
- c) Bidder shall be quoting per unit rate*
- d) Rates provided by vendor shall remain fix throughout the contract*