

COCHIN INTERNATIONAL AVIATION SERVICES LIMITED

**PERIPHERAL ROAD, DRAINAGE AND EXTERNAL AREA DEVELOPMENT
WORKS OF CIASL NEW HANGAR**

(Tender No. CIASL/ENGG/CIVIL/28/2026-27 Dated 11.07.2026)

(TENDER DOCUMENT)

**COCHIN INTERNATIONAL AVIATION SERVICES LTD
KOCHI AIRPORT PO
COCHIN – 683 111**

NOTICE INVITING TENDER

**COCHIN INTERNATIONAL AVIATION SERVICES LTD.
NOTICE INVITING TENDER**

1. Sealed item rate tenders are invited from experienced agencies for the “Peripheral Road, Drainage and External area development works of CIASL New Hangar”. The estimated cost of the work is **Rs. 152 Lakhs** (approximately).
2. The tender shall be in the prescribed Form.
3. The whole works are required to be completed within **3 months**. This period shall be reckoned from the fifteenth day after the date on which the Engineer-in-Charge issues written orders to commence the work or from the date of handing over of the site, whichever is later, in accordance to the phasing if any mentioned in the Special Conditions of Contract.
4. **Eligibility criteria**

The applicant may be an individual proprietorship firm, partnership firm, company or corporation who meets the requisite eligibility criteria prescribed as under. **Joint venture companies and consortiums are not permitted to bid.** If the applicant is a limited company or a corporation the application shall be signed by a duly authorized person holding power of Attorney for signing the application accompanied by a copy of the power of Attorney. The applicant should also furnish a copy of the memorandum of Articles of Association duly attested by a public notary.

Bidders should have

1. A valid civil ‘A’ class or above registration certificate from CPWD, State PWD, MES, Indian Railways or any other public sector undertakings.
2. Valid PF and ESI registration certificate.
3. Satisfactorily completed:
 - a. At least one similar work in single contract valuing more than **Rs 122 Lakhs** during the last 05 years ending on 31-03-2026
 - OR
 - b. At least two similar works in a single contract valuing more than **Rs.92 Lakhs** during the last 05 years ending on 31-03-2026

(Similar works means construction of buildings Roads and other commercial buildings, Attested copy of the client certificate for satisfactory completion of the work should be submitted. All such certificates shall clearly indicate the components of the project, date of starting of work and the completion date of the work. In case the works are executed for Private Client, copy of the work order, list of major components of work with their value, TDS certificate for all payments received from and copy of final/last bill paid by the client shall be submitted. No other documents other than above mentioned could be considered as documentary proof for work experience. Value of contract means the executed cost of work only. Cost of Land is not considered.

4. Annual Contract Receipts to the tune of **Rs. 228 Lakhs**, during any one of the 05 preceding years ending on 31.03.2025. Audited balance sheets showing the turnover, profit and loss account of the firm for the preceding 05 years shall be submitted along with the application for pre-qualification. A statutory auditor's certificate indicating the value of annual contracts received during the last five years shall be submitted as **Annexure X**.
5. The positive net worth of bidders during last audited financial year ending in 2025 should be $\geq 10\%$ of the estimated project value, certified by a statutory auditor with a UDIN, shall be submitted.

The documents submitted without documentary evidence will not be considered/ evaluated. CIASL will have the right to verify the work experience certificate/bank statements as required.

No two or more concerns in which an individual is interested as Proprietor and/or Partner shall tender for the execution of the same works. If they do so all such tenders shall be liable to be rejected.

5. The Accepting Authority as mentioned at clause 3(b) of General Conditions of Contract shall be the Accepting Officer hereinafter referred to as such for the purpose of this contract.
6. Applications for the issue of tender documents shall be submitted to the Accepting Authority so as to reach his office not later than **24-07-2026** for pre-qualification. The agencies should submit the prequalification documents in a sealed cover superscribing the name of work, address of Accepting Authority and the address of the tenderers with duly filled **Annexures (I to X)** attached with this detailed tender notice along with the prequalification document. A bidder requiring any clarification of the bidding documents may notify CIASL in writing or by Email at the CIASL's address "The Managing Director, Cochin International Aviation Services Ltd, Kochi Airport P.O, Nedumbassery, Ernakulam-683111, Kerala, India, Email: civil@ciasl.in, Ph: +91-0484- 2611785, +91 9539702229" Verbal clarifications and information's shall not in any way or manner be binding on CIASL. No request for clarification will be considered after closure of tender sale period.
7. Willing tenderers must attach with their application audited balance sheets showing turnover, Profit & Loss account of the firm, appropriate class registration certificate and list of similar works executed along with completion certificate from Clients during last five years and list of machinery and equipment's possessed. Tender documents will be sold only to those who are found suitable after scrutiny of applications for pre-qualification.
8. Tender documents consisting of Drawings, Specifications, Schedule(s) of Quantities of the various classes of work to be done, the Conditions of Contract and other necessary documents will be open for inspection and sold on payment of **Rs.2500/-+ GST (Rupees Two Thousand Five Hundred + GST Only)** by way of cash or Account transfer **03-08-2026 to 06-08-2026** during working hours.
9. Copies of other drawings and documents pertaining to the works assigned for the purpose of identification by the Accepting Officer or his accredited representative and samples of materials to be arranged by the contractor will be open for inspection by tenderers at the office of CIASL

during working hours between **03-08-2026 to 06-08-2026**. *Pre-bid meeting regarding the aforementioned tender shall be conducted on 14-08-2026 at 11:30 AM at the CIASL Corporate Office and All queries regarding the above shall be emailed to civil@ciasl.in on or before 13.08.2026 at 11.00 AM.*

10. Tenderers are advised to inspect and examine the site and its surroundings and satisfy themselves before submitting their tenders, the form and nature of the site, the means of access to the site, the accommodation they may require and in general shall themselves obtain all necessary information as to risks, contingencies and other circumstances which may influence or effect their tender. A tenderer shall be deemed to have full knowledge of the site, whether he inspects it or not and no extra charges consequent on any misunderstanding or otherwise shall be allowed.
11. Submission of a tender by a tenderer implies that he has read this notice and all other contract documents and has made himself aware of the scope and specifications of the work to be done and of conditions and rates at which stores, tools and plant, etc. will be issued to him by CIASL and local conditions and other factors bearing on the execution of the works.
12. A tenderer should quote in figures as well as in words rate(s) tendered. The amount for each item should be worked out and the requisite totals given. Special care shall be taken to write the rates in figures as well as in words, and the amounts in figures only in such a way that interpolation is not possible. The total amount shall be written both in figures and in words. In the case of figures, the words, 'Rs' should be written before the figure of rupees and the words 'paise' after the decimal figure e.g. Rs.2.15 p and in case of words, the word 'Rupees' should precede and the word 'paise' should be written at the end. Unless the rate is in whole rupees and followed by the word 'only' it should invariably be up to two places of decimal. In case there is a difference between the amount written in figures and words, the amount written in words alone will be considered.
13. All rates shall be quoted on the tender form.
14. In the case of item rate tenders, only rates quoted shall be considered.
15. The tender for the Works shall not be witnessed by a Contractor or Contractors who himself / themselves has/have tendered or who may has / have tendered for the same works. Failure to observe this condition shall render the tender of the Contractor tendering as well as of those witnessing the tender liable to rejection.
16. Tenders shall be received by the Accepting Authority up to 15.00 hrs on **19-08-2026** and shall be opened on the same day at 15.30 hrs in the presence of tenderers who may be present.
17. The tender shall be accompanied by Earnest Money of **Rs. 3,00,000/-** (Three Lakh Indian Rupees only). EMD shall be submitted as **bank transfer** to the following account:

A/c Name : Cochin International Aviation Services Limited
Bank : Federal Bank Limited
Branch : Nedumbassery
A/c No : 10480200003921
IFSC : FDRL0001048

SWIFT Code : FDRLINBBIBD

- 17.1 Tender shall be submitted in two separate sealed covers as given below superscribing the name of work, address of Accepting Authority and the address of the tenderers.

Cover 1. EMD Proof of account transfer and UNCONDITIONAL ACCEPTANCE LETTER duly signed and sealed by the Authorised signatory.

Cover 2. All Tender papers duly quoted and signed

The cover 2 of tender of those tenderers who gives an unconditional acceptance of the CIASL tender conditions and valid EMD in cover 1 only will be opened. The tenderers can offer a rebate in quoted items along with his offer in cover 2.

18. Notification of Award of contract will be made in writing to the successful Bidder by the Accepting Authority. The contract will normally be awarded to the qualified and responsive Bidder offering the lowest evaluated bid in conformity with the requirements of the specifications and contract documents and the Accepting Authority shall be the sole judge in this regard. The Accepting Authority does not bind himself to accept the lowest or any tender or to give any reason for his decision.

- 18.1. A responsive bidder is one who submits priced tender and accepts all terms and conditions of the specifications and contract documents without any modifications.

- 18.2. A modification is one which affects in any way, the quality, quantity and period of completion of the work or which limits in any way the responsibilities or liabilities of the Bidder or any right of CIASL as required in the specifications and contract documents. Any modification in the terms and conditions of the tender which are not acceptable to CIASL shall also be treated as a major modification.

- 18.3. A tenderer shall submit a responsive bid, failing which his tender will be liable to be rejected.

- 18.4. The Accepting Authority reserves to himself the right of accepting the whole or any part of the tender and tenderer shall be bound to perform the same at his quoted rate.

19. On acceptance of the tender Earnest Money will be treated as part of the security.

20. The successful tenderer, hereafter referred to as Contractor, shall deposit an amount equal to 5% of the accepted value of work (without limit) as Performance Guarantee (Performance Security) in one of the following forms.

Cash/DD (if guarantee is less than Rs.10,000/-).

An irrevocable BG bond of any scheduled bank or any nationalized bank in the prescribed form (if guarantee amount is Rs.10,000/- or more).

The time limit allowed for submission of the performance guarantee by the contractor shall be 15 days from the letter of acceptance. Work order shall be issued to the contractor only after he submits the performance guarantee in an acceptable form. Performance security shall be released after satisfactory completion of work without any interest.

Upon acceptance of the tender/issue of purchase order, the successful tenderer shall within 15 days of receipt of intimation of acceptance of the tender, deposit with the CIASL an initial security deposit of 2.5% of contract sum minus EMD in the form of cash or Bank guarantee from nationalised bank/scheduled bank and shall permit CIASL at the time of making any payment to him for work done under the contract to deduct additional Security Deposit such sum as will along with the amount of initial security deposit already deposited amount to 10% of the gross amount of the bill.

If the successful bidder fails within the time limit to furnish the required performance guarantee (Performance Security), CIASL be at liberty to cancel the Letter of Intent and forfeit the full said earnest money absolutely in favor of CIASL.

21. Cochin International Aviation Services Ltd. will return the earnest money without any interest to the unsuccessful tenderers.
22. Canvassing in connection with tenders is strictly prohibited and the tenders submitted by the tenderers who resort to canvassing will be liable to rejection.
23. The tenderer shall not be permitted for works in CIASL in which his near relative is working in any capacity. He shall also intimate the names of persons who are working with him in any capacity or are subsequently employed by him and who are near relatives to any staff in CIASL, CIAL, CIAL INFRA, KWIL, KIAS. Any breach of this condition by the contractor would render him liable to be removed from the approved list of contractors of this company and also from further tendering in this company.
24. The contractor shall give a list of CIAL, CIASL, CIAL Infra, CDRSL, KWIL and KIAS employees related to him.
25. The tender for works shall remain open for acceptance for a period of ninety days from the date of opening of tenders. If any tenderer withdraws his tender before the said period or makes any modifications in the terms and conditions of the tender which are not acceptable to the company then CIASL shall, without prejudice to any other right or remedy, be at liberty to forfeit the full said earnest money absolutely.
26. On acceptance of the tender, the name of the accredited representative(s) of the contractor who would be responsible for taking instructions from the Engineer-in-Charge shall be communicated to the Engineer-in-Charge.
27. A tenderer shall submit the tender which satisfies each and every condition laid down in this notice, failing which, the tender will be liable to be rejected.
28. The final quoted price should include all the applicable taxes whatsoever applicable in India or the statutory levies applicable to this contract. Your quote need not include GST. GST will be paid extra. GST will be paid to the contractor against submission of proper GST invoice to CIASL at the appropriate time. CIASL will not entertain any claim whatsoever beyond the final quoted price other than GST which is payable extra to the Contractor.

Under the GST Law the contractor should also comply regarding filing of all the returns to the GST network / Government Departments within the stipulated time every month or such other period as required by the Government. If the contractor does not comply with any of the GST laws and procedures and if CIASL incurs any liability on this account or does not get the input credit from the GST Network/ Government as goods and/or service receiver due to the contractor's failure to comply with the procedures of filing/ uploading of data/ submissions of documents, etc. in time then all such liability including the input credit of the GST lost by CIASL and the penalties and interest incurred by CIASL would be the liability of the contractor to be recovered from the running account bills or security deposits or any other amount payable by CIASL to the Contractor.

Further the contractor to provide all GST registration related data/ information to CIASL at the time of tender submission for updating the CIASL application softwares.

29. This notice inviting tender shall form part of the contract document.

For and on behalf of
Cochin International Aviation Services Ltd.
Signature:
Designation:
Date:

SCHEDULE – A

STRUCTURE AND ORGANISATION

1. Name of bidder Head

Office Address

Telephone No.

Fax No.

Email:

Regional Office Address Telephone No.

Fax No. Email:

2. Main lines of Business

- (a) Domestic : 1. Since
2. Since
- (b) International : 1. Since
2. Since

3. Place and year of incorporation (attach copy of certificate of incorporation)

Note:

- (1) Bidder may be a proprietary firm, partnership, limited company or corporation
- (2) Particulars should be furnished separately for each partner/constituent
- (3) Attach the organization chart showing the structure of the Organization
- (4) Attach written power of Attorney to the signatory of the Bid

Signature of the bidder

Annexure II**SCHEDULE – B****FINANCIAL CAPABILITY**

1. Name of Applicant
2. Summary of assets and liabilities on the basis of the audited financial statement of the last 5 financial years including provisional figures for the year ended 31.03.2025. Please attach published annual report and audited accounts of the bidder.

(Rs. Million)

Sl. No.		Year 2024-25	Year 2023-24	Year 2022-23	Year 2021-22	Year 2020-21
i.	Authorized capital					
ii.	Capital issued and paid up					
iii.	Total assets					
iv.	Current asset					
v.	Cash, investments and current receivables					
vi.	Total liabilities					
vii.	Current liabilities					
viii.	Net Worth (iii)-(vi)					
ix.	Working capital (iv)-(vii)					
x.	Annual Turnover					
xi.	Gross Profit					
xii.	Net profit before tax					
xiii.	Profit after tax					

3. Current working capital arrangements:
 - (a) Own resources
 - (b) Cash, credit limit, etc. from the bankers
4. Current annual cash requirements for the ongoing projects
5. Proposed arrangement of funds for the Project, in case awarded
 - (a) Own resources
 - (b) Cash, credit limit, etc. from the bankers
6. Details of investments having maturity less than 1 year as on 31.03.2025.
7. Name and address of bankers

Signature of the bidder

SCHEDULE – C- EXPERIENCE

Name of the Contractor

1. List of Similar works executed (with value in Indian Rupees) during the last five years as Prime Contractor.

Name of Employer	Project Name	Location and nature of work	Total project cost at award	Value of contract executed by the applicant	Role (whether single, as associate or as sub-contracting agency)	Date of contract	Project start date (Construction)	Actual completion date (Construction)
1	2	3	4	5	6	7	8	9

2. List of similar ongoing works (with value in Indian Rupees) as Prime Contractor.

Name of Employer	Project Name	Location and nature of work	Total project cost at award	Value of contract executed by the applicant	Role (whether single, as associate or as sub-contracting agency)	Percentage completion	Date of contract	Stipulated date of completion
1	2	3	4	5	6	7	8	9

SCHEDULE – D**LIST OF PLANT AND EQUIPMENT REQUIRED FOR THE PROJECT
(MINIMUM)**

Sl. No.	Description	Number Required for the project	Type of Make/Mode and capacity	Please specify whether owned/leased /proposed to be acquired
1.	Concrete Pumps of 350D or equivalent	1 No.		
2.	Generator (35 KVA)	1 No.		
3.	Quality Control Lab with digital concrete testing machine	1 Set		
4.	Water Tanker	2 Nos.		
5.	Pumps for Dewatering .3HP/1HP	3Nos		
6.	Shuttering material (minimum) for slabs beams & columns.	2000 sqm		

Note: The list of Plant & Equipment is included for information. This list constitutes the Employer's estimate of the minimum essential basic holding of plant and equipment which the Contractor will require in order to meet all his performance obligations under this contract.

Signature of the bidder

SCHEDULE – E**PROPOSED ORGANISATION FOR CONSTRUCTION OF PROJECT
(RESOURCES AVAILABLE / TO BE DEPLOYED)****KEY PERSONNEL**

Sl. No.	Name	Present position	Qualification	Total experience	Relevant Experience	No. of years with the firm

The following is the list of Employer's assessment of minimum key site personnel requirement for the project.

- | | | |
|--------------------------|---------|---|
| 1. Project Manager | -1 No. | B. E/B Tech Civil having 20 years of Experience (Minimum 5 years of experience in the relevant field) |
| 2. Construction Managers | -1 Nos. | B. E /B Tech having 10 years of experience (Minimum 5 years of experience in the relevant Field) |
| 3. Site Supervisors | - 2Nos. | Diploma in Engineering with minimum 3 years' experience |
| 4. Quality Control | - 1Nos. | B.E/B. Tech Civil having 5 Years experience in the relevant field engineer |

Signature of the bidder

SCHEDULE – F**ARBITRATION/LITIGATION HISTORY**

(Each bidder should provide information on history of litigation or arbitration resulting from contract executed in the last five years or currently under execution. Sheets should be attached wherever necessary).

Sl. No.	Name of the Contractor	Name of Client	Year of start of litigation / Arbitration	Disputed amount in Rs.	Award 'for' or against applicant Rs.	Actual Awarded Amount in Rs.

Signature of Bidder

SCHEDULE – ‘G’
PROPOSED SITE ORGANISATION

Name of the Bidder

- G1 PRELIMINARY SITE ORGANISATION CHART
- G2 NARRATIVE DESCRIPTION OF SITE ORGANISATION CHART
- G3 DESCRIPTION OF RELATIONSHIP BETWEEN HEAD OFFICE AND SITE
MANAGEMENT *
- G4 SITE LAYOUT PROPOSED BY THE BIDDER

* Indicate clearly what responsibility and authority have been delegated to site management.

Signature of Bidder

SCHEDULE – ‘H’
QUALITY ASSURANCE REQUIREMENTS
ELEMENTS OF QUALITY SYSTEMS (IS :9001-1994)

The Bidder(s) are required to provide details of their Quality Assurance systems for criteria stipulated below, preferably in the form of their Quality Manual to be enclosed separately. In case the same is not finalised in total, the extent to which it is completed and documented may be submitted.

- | | | | |
|----|---------------------------|-----|--|
| 1. | Management Responsibility | 1.1 | Quality Policy |
| | | 1.2 | Organisation <ul style="list-style-type: none"> a. Responsibility and authority b. Resources c. Management Representative |
| | | 1.3 | Management Review |
| 2 | Quality system | 2.1 | General
Quality Manual |
| | | 2.2 | Quality System Procedures |
| | | 2.3 | Quality Planning |
| 3 | Contract Review | 3.1 | General
Documented procedure |
| | | 3.2 | Review |
| | | 3.3 | Amendment to a Contract |
| | | 3.4 | Records |
| 4 | Design Control (DC) | 4.1 | General
Documented Procedure for DC |
| | | 4.2 | Design and Development Planning |
| | | 4.3 | Organisational and Technical Interphases |
| | | 4.4 | Design Input |
| | | 4.5 | Design Output |
| | | 4.6 | Design Review |

	4.7	Design Verification
	4.8	Design Validation
	4.9	Design Changes
5	Document and Data Control	5.1 General(Documented procedures to Control Documents & Data)
	5.2	Document and Data Approval and Issue
	5.3	Document and Data Changes
6	Purchasing	6.1 General (Documented procedures to control products)
	6.2	Evaluation of Sub-Contractors
	6.3	Purchasing Data
	6.4	Verification of Purchased Product
	6.4.1	Supplier Verification at Sub-Contractor's premises
	6.4.2	Customer Verification of Subcontracted product
7	Control of Customer Supplied Product	
8	Product Identification and Traceability	
9	Process Control	a. Documented Procedures b. Suitable Equipment c. Compliance with Codes/ Quality Plant d. Monitoring and Control of Indicator Properties e. Approval of Process & Equipment f. Workmanship g. Maintenance of Equipment
10	Inspection and Testing	10.1 General Documented Procedures for Inspection and Testing
	10.2	Receiving Inspection and testing
	10.3	In-Process Inspection and Testing

	10.4	Final Inspection and Testing
	10.5	Inspection and Test Records
11 Control Inspection, Measuring & Test Equipment	11.1	General
	11.2	Control procedure
12 Inspection & Test Status		
13 Control of Non-conforming Product	13.1	General
	13.2	Review & Disposition of non- conforming product
14 Corrective & preventive Action	14.1	General
	14.2	Corrective Action
	14.3	Preventive Action
15 Handling, Storage, Packaging Preservation & Delivery	15.1	General
	15.2	Handling
	15.3	Storage
	15.4	Packaging
	15.5	Preservation
	15.6	Delivery
16 Control of Quality Records		
17 Internal Quality Audits		
18 Training		
19 Servicing		
20 Statistical Techniques	20.1	Identification of Need
	20.2	Procedures

Signature of Bidder

SCHEDULE-I

AFFIDAVIT

(To be given on a non-judicial stamp paper)

1. I, the undersigned do hereby certify that all the statements made in the attachments are true and correct.
2. The undersigned hereby authorises and requests any Bank, person, Firm or Corporation to furnish pertinent information deemed necessary and requested by CIASL.
3. The undersigned understands and agrees that further qualifying information may be requested, and agrees to furnish any such information at the request of CIASL.
4. The undersigned also hereby certifies that neither our firms/companies have abandoned any work in India nor any contract awarded to us for such work has been rescinded in the past five years.
5. The undersigned also hereby authorises CIASL and their authorised representative to conduct any enquiries or investigation to verify the statements, documents and information submitted in connection with this application, and to seek clarification from our bankers and clients regarding any financial and technical capability. This will also serve as authorisation to CIASL representative to contact in person or otherwise, any individual or authorised representative of any institution referred to in the supporting information and obtain such information as may be required by him to verify statements and information provided in this application, or with regard to the resources, experience and competence of the Applicant.
6. The undersigned understands that furnishing of false information could result in disqualification.

(Signed by an Authorized Signatory of the bidder)

Title of Officer

Name of bidder

Date

Encl: Requisite power of attorney

(Signed by an Authorised Signatory of the bidder)

Annexure X

STATUTORY AUDITORS CERTIFICATE

We certify that the under – mentioned amount were received as payments against contract works performed during the financial years indicated therein:

Financial Year	Contract Receipt Amount
2024-25	
2023-24	
2022-23	
2021-22	
2020-21	

The above information is based on the books of account and other relevant documents maintained and produced before us by the management of the company.

We further certify that the details mentioned above are true and correct to the best of our knowledge and belief.

Name of the audit Firm:

Seal of the audit Firm:

UDIN:

Date: