

INDIAN INSTITUTE OF SOCIAL WELFARE & BUSINESS MANAGEMENT
(IISWBM)

NOTICE INVITING TENDER (NIT)

No. IISWBM/RESCO/01/26-27 dated 24-06-2026

Installation of Rooftop Solar PV System \geq 100 kWp on Elevated Steel Structure under RESCO.

IISWBM, Kolkata invites bids under the Two-Bid System (Technical Bid and Financial Bid) from the reputed, bonafide and resourceful eligible RESCO developers for design, engineering, supply, financing, installation, testing and commissioning and Operation and Maintenance of a Grid-Connected Roof-top Solar PV system (minimum 100kWp) on the rooftop of its premises (both ADMINISTRATIVE BLOCK and ACADEMIC BLOCK of 'Management House' at College Square West, Kolkata - 700073) on an elevated steel structure under RESCO model. The project is envisioned as a flagship sustainability initiative aligned with IISWBM's Platinum Jubilee (1953–2028) and commitment towards Net Zero transition. The elevated structure should allow continued rooftop utilization for maintenance and future institutional requirements. The Bidders should download the following Annexures and do the needful as mentioned hereinafter:

- i. Annexure I INSTRUCTIONS TO BIDDER
- ii. Annexure II GENERAL CONDITIONS OF CONTRACT & SCOPE OF WORK
- iii. Annexure III BIDDER'S ELIGIBILITY CRITERIA
- iv. Annexure IV TECHNICAL BID
- v. Annexure V FINANCIAL BID
- vi. Annexure VI CHECK LIST FOR THE BIDDER

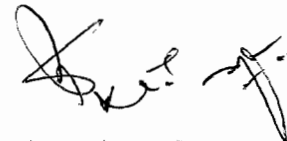
Two sealed envelopes : (i) **Technical Bid** (Containing Annexure I to IV and VI dully filled up and signed by the authorized signatory) and (ii) **Financial Bid** (containing Tariff, etc. in Annexure V dully signed) are to be put in a master sealed envelope addressed to **IISWBM, Management House, College Square (West), Kolkata-700073** and superscribed as "Tender for NIT No. IISWBM/RESCO./01/26-27 dated 25-05-2026 and to be dropped in the Tender Box kept in the Office of the AAO at 3rd Floor of the Management House.

Financial Bid will be opened only if Technical Bid is found in order after technical evaluation.

KEY DATES

- Pre-bid meeting: 08th July 2026
- Bid submission deadline: 15th July 2026
- Bid opening (Technical): 17th July 2026 at 1.30 PM
- Financial bid opening: 17th July 2026 at 4.30 PM

The Institute reserves the right to accept or reject any bid without assigning any reason and is not bound to issue work order in favour of lowest bidder.



Superintendent

Annexure - I

INSTRUCTIONS TO BIDDERS

1. **Technical Bid-** The intending bidders must read the terms and conditions carefully and should submit the technical bid. The Folder of Technical bid should contain photocopies of the following documents duly attested by the bidder:-
 - Valid Income Tax Return for Assessment Year 2023-24, 2024-25 and 2025-26
 - PAN (Company / Owner),
 - Valid Trade License
 - GST registration Certificate
 - Proof in respect of years of experience in similar works
 - Audited annual accounts of FY 2022-23, FY 2023-24 and FY 2024-25
 - Credentials as mentioned in the Bidder's Eligibility Criteria
 - Tender Fee Rs. 1,000/- (One Thousand) only by Demand Draft in favour of IISWBM payable at Kolkata.
 - Earnest Money Deposit Rs.2,00,000/- (Rupees Two Lakh) only by Demand Draft favouring IISWBM payable at Kolkata
 - Duly signed Annexures I to V
2. **Earnest Money Deposit (EMD):**The amount of EMD shall be Rs. 2,00,000/- (Rupees Two Lakh) only. The EMD shall be refundable in the case of the unsuccessful bidders. However, the EMD shall be released to the successful bidder after fulfilment of the terms and conditions of the Work Order. No interest is payable on such refund of the EMD. EMD shall be forfeited if the selected vendor accepts the work order but is unable to execute the same.
3. **Tender without earnest money and tender fees in proper form will be rejected.**
4. **Price**
 - The Tariff per kWh should be quoted in the Annexure – VI. Tariff should be for the energy generated and consumed under net metering.
 - GST, if applicable as per prevailing Government rules, shall be dealt with as per statutory provisions.
 - Tariff escalation, if any, should be specified and it should be after every 2 years throughout the Contract Period.
- Prices quoted in the bid must be firm and final and shall not be subject to any modifications, on any account whatsoever.
- The Institute reserves the right to negotiate better rates from the final agency.
- Prices in any form or by any reason before opening the Commercial Bid should not be revealed, failing which the offer shall be liable to be rejected.
5. **Payment Terms**

Payment will be made within twentyone (21) days from the date of submission of the Bill to the Administrative Office of the Institute. Bill should be raised to IISWBM on monthly basis based on the net metered energy (kWh) generated and consumed. The meter reading shall be taken jointly by the Agency and the Institute.

6. Bidder Qualification

- The "Bidder" as used in the tender documents shall mean the one who has signed the Tender Form. The Bidder may be either the Principal Officer or his/her duly Authorized Representative, in either cases he/she shall submit a certificate of authority.
- Any change in the Principal Officer shall be intimated to Institute authority in advance.

7. Sub-Contract

Sub-contract is not allowed.

8. The bidder must bear the CESC Deemed Open Access special surcharge, if any.

9. Project Completion Period:

Project must be completed and commissioned to the satisfaction of IISWBM authority and start commercial operation within 16 weeks from the date of execution of the contract or from the date of handing over of the site by IISWBM to the selected bidder, whichever is later.

10. The selected bidder must submit a Standard Operating Procedures for maintenance including specific module cleaning protocols. This should be a part of the Contract.

11. Contacting the Institute

Any effort by a Bidder to influence the bid evaluation, bid comparison or contract award decisions may result in the rejection of the Bidder's bid. Pre-bid meeting on the scheduled date shall be held for clarification of any matter and site visit.

12. Opening of Technical Bids

- The Institute will open the Technical Bid, in the presence of the representatives of the Bidders who may choose to attend at the time, date and place, as mentioned in the Notice Inviting Tender.
- An evaluation committee will be formed for evaluation of the bids. Decision of the committee would be final and binding upon all the Bidders.
- The Bidder's names, the presence or absence of the requisite Tender Fee and EMD and such other details as considered appropriate will be announced at the Bid opening.
- Conditional tenders shall not be accepted.
- The Committee will examine the bids to determine whether they are complete, whether the bid format conforms to the Tender requirements, whether any computational errors have been made, whether the documents have been properly signed and so on.
- A bid determined as not substantially responsive and not fulfilling the requirement of the Institute as specified in this tender document will be rejected.

13. Selected bidder will be issued Letter of Award of Contract by the Institute and the terms and conditions specified in the Letter of Award of Contract will have to be accepted by the selected agency before commencement of the work. **A Contract is to be executed within 7(seven) working days after issue of the Work Order.**

14. Canvassing in connection with tenders is strictly prohibited and the tenders submitted by the tenderer who resort to canvassing will be liable to rejection.

15. On acceptance of the tender, the name of the accredited representative(s) of the agency who would be responsible for taking instructions from the Institute shall be communicated to the authority of the Institute.

16. **Tenders shall remain open for acceptance for 120 days from the date of opening of the financial bid.** If any tenderer withdraws his tender before the said period, then the Institute shall be at liberty to forfeit Earnest Money paid along with the tender.
17. The tenderers shall bear all costs associated with the preparation and submission of their bids.
18. The Technical and Financial Proposals to be submitted by the agency should be firm.
19. The tenderers shall acknowledge the tender conditions and all subsequent amendments and submit along with their bid duly signed. Therefore, the tender document signed by the authorized signatory should be the part of the technical bids.

Annexure - II

GENERAL CONDITIONS OF CONTRACT & SCOPE OF WORK

Project to be undertaken

Design, engineering, financing, installation, testing and commissioning and Operation and Management(O&M) of a rooftop solar PV system (minimum 100 kWp) on an elevated steel structure.

Project Location:

IISWBM, Management House, College Square (West), Kolkata – 700073

Contract Tenure:

25 years from the date of commercial operation.

The installed structure shall become the property of IISWBM after the contract period is over at zero cost (no buyback value).

Ownership Model:

RESCO (Developer-owned system, consumer pays per kWh)

PROJECT OVERVIEW

- Installation of ≥ 100 kWp rooftop solar PV system on elevated steel structure
- Power consumption primarily for captive use with net metering
- Net Metering system with CESC
- 25 year Power Purchase Agreement with IISWBM

SCOPE OF WORK

i. Design & Engineering

- Structural design for elevated steel structure (wind load compliant)
- Electrical system design including SLD, earthing, lightning protection

ii. Supply & Installation

- Solar PV modules (MNRE compliant)
- Grid-tied inverters with minimum 97% efficiency, anti-islanding protection, remote monitoring capability and IEC/MNRE compliance
- Hot dip galvanized steel structure
- AC/DC cabling, junction boxes, LA, BOS

iii. Civil & Structural Works

- Fabrication, supply & installation of elevated steel structure
- Load certification by licensed structural consultant

iv. Electrical System

- Minimum 3 earthing pits
- Lightning protection system
- ACDB/DCDB with surge protection

v. Testing & Commissioning

- Grid synchronization
- Net metering coordination with CESC

PERFORMANCE REQUIREMENTS

- CUF: to be at least 17%
- Performance Ratio \geq 75%

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COMMERCIAL TERMS (RESCO)

- The selected bidder / Developer invests 100% CAPEX. IISWBM shall not bear any cost directly or indirectly.
- IISWBM shall pay tariff as already specified under Payment Terms.
- No upfront cost will be borne by IISWBM

O&M

- Full O&M by the developer
- System uptime \geq 98%

Building & Rooftop Details

- RCC multi-storied structure
- Flat roof
- Approx usable area: 600–900 sq.m (to be verified by the Bidder)
- Staircase access available

Existing Structure & Constraints

- Water tanks, lift rooms, ducts may exist
- Elevated structure mandatory

Structural Data

- Load certification required
- Codes: IS 875, IS 456, IS 800

Elevated Structure Requirement

- Height: 8 ft to 20 ft
- Material: Hot dip galvanized steel
- Wind load compliant

Electrical System

- Grid: CESC
- Net metering applicable
- LT supply

Interconnection

- LT panel connection
- Bidder responsible for approvals

Rooftop Layout

- Bidder to conduct survey and design as per discussion in the Pre-bid Meeting

Access & Logistics

- Central Kolkata constraints
- Material handling responsibility of bidder

Responsibility Matrix

IISWBM: Site access, payment support

Developer: Design, installation, approvals, O&M

Data Verification

- Bidder must verify all site conditions

Special Considerations

- Minimal academic disruption
- Safety compliance mandatory
- Work execution shall be planned to minimize disruption to academic and administrative activities.

Performance Guarantee

The selected bidder shall provide to IISWBM a Performance Guarantee in respect of Minimum Capacity Utilization Factor (CUF) and Minimum Performance Ratio as agreed upon.

Compensation clause for fall in generation of power shall be mutually decided upon and mentioned in the Contract. Solar PV modules shall carry minimum 25-year performance warranty.

Compensation for generation shortfall shall be calculated based on the difference between guaranteed annual generation and actual annual generation multiplied by applicable tariff.

Interconnection and Approval

The responsibility for obtaining interconnection approval from CESC shall rest with IISWBM. However, the selected bidder shall provide full technical and documentation support to facilitate the process. The cost of the net meter and associated charges shall be borne by IISWBM unless otherwise agreed upon.

Insurance for Natural Calamities and others

The selected bidder being the owner of the Solar Power Plant shall take full responsibility for arranging comprehensive insurance of the property against fire and other natural calamities and any other risks at their own cost.

Termination Clause

Either of the parties to the contract may terminate the contract prior to expiry of the contract period with 2 months' prior-notice showing the valid reasons of such termination. If the Institute decides to terminate the contract and such termination is not attributable to any default or breach by the selected bidder, the Institute shall either purchase the Solar Power Plant at a value as decided by a Chartered Valuer or compensate the selected bidder for the projected revenue for the rest period of the contract as mutually agreed upon. On the other side, in the event of a material breach or persistent default by the selected bidder, the Institute shall issue a written notice within seven days of occurrence of such default. If the selected bidder fails to remedy the default after three consecutive written notices, the Institute shall have the right to terminate the contract in accordance with applicable law.

Force Majeure & Dispute Resolution

Force Majeure Clause and Dispute Resolution clause should be clearly mentioned in the contract.

Annexure - III

BIDDER'S ELIGIBILITY CRITERIA

Technical:

1. The bidder should be a registered company, firm or any other agency (appropriated proof to be provided in the Technical Bid envelope).
2. The bidder should have experience (including Government sector experience) in development of minimum five (5) projects of similar nature with minimum 100 kWp to 500 kWpsolar installation so that the cumulative capacity is at least 1 MW (Proof to be provided in the Technical Bid envelope)
3. The bidder should provide at least three User's Experience Certificates for at least four years in the Technical Bid envelope.
5. The bidders must arrange at least one site visit.
6. Design drawings approved by the competent Government Department (KMC / PWD) should have to be provided in the Technical Bid envelope.

Financial:

1. Average turnover (last 3 years) should be minimum Rs. 1.00 Crore. (To be supported by Audited Annual Accounts for the FY 2024-25, 2023-24 and 2022-23; the same should be provided in the Technical Bid Envelope).
2. The bidder should have positive net worth (To be supported by Audited Annual Accounts for the FY 2024-25, 2023-24 and 2022-23; the same should be provided in the Technical Bid Envelope)
3. The bidder should have valid Trade License, Income Tax PAN, GST Registration Certificate, and satisfy all the other statutory requirements as applicable. All supporting documents are to be provided in Technical Bid(self-attested photocopies of the Certificates are to be provided in the Technical Bid).

Annexure – IV

TECHNICAL BID

(To be submitted in the bidder's letterhead and in a sealed envelope)

APPLICATION FORMAT TO BE FILLED UP BY THE REPUTED / BONAFIDE AND RESOURCEFUL BIDDER IN RESPONSE TO NIT No. IISWBM/RESCO/01/26-27 dated 25-05-2026

1. Name of the Bidder:
2. Address of the Bidder:
3. Status of the Bidder:
(provide photocopies of relevant documents in Technical Bid envelope, if registered company/partnership/sole proprietary)
4. Details of key top official/authorized official:

Name:
Designation
E-mail id
Contact No. / Mobile No.
5. Income Tax Returns of the assessment years 2025-26, 2024-25 and 2023-24(provide photocopies in Technical Bid envelope)
6. Average Annual Turnover of bidder for the Financial Years 2022-23, 2023-24 and 2024-25:
Rs. _____ (provide self-attested photocopies of the Audited Annual Accounts in Technical Bid envelope):
7. Income Tax Permanent A/c No. (provide self-attested photocopy in Technical Bid envelope):
8. GST Registration Certificate (provide self-attested photocopy in Technical Bid envelope):
9. Valid Trade License (provide self-attested photocopy in Technical Bid envelope):
10. EMD (Rs.2,00, 000/-): Demand Draft No. _____ Date _____
11. Tender Fee (Rs.1,000/-):Demand Draft No. _____ Date _____

12. Particular of experience (relevant proof are to be provided as mentioned in Annexure III)

Name of the Consumers including Govt. departments / establishments	Contract Period (in Years)	Years passed since commencement of the contract	Solar Power Generation Installed Capacity in kWp

13. Please specify the Technical Performance Parameter for Installation of Rooftop Solar PV System ≥ 100 kW on Elevated Steel Structure under RESCO Model

Sr Number	Technical Performance Parameter	Quantity to be provided by Bidder
(i)	Installed Capacity (Minimum 100 kWp):	
(ii)	Contract Period (Minimum 25 Years):	
(iii)	CUF (minimum 17%):	
(iv)	Guaranteed Annual Power Generation (kWh/year):	
(v)	Solar PV modules' performance warranty (minimum 25-year):	
(vi)	The bidder shall provide remote monitoring access to IISWBM (Yes is desirable):	
(vii)	Solar Inverters' warranty (minimum 5-year, extendable up to 10 years):	
(viii)	Hot dip galvanization thickness conform to IS standards:	
(ix)	Design drawings approved by the competent Government Department provided in the Technical Bid envelope (specify KMC - PWD):	

Certify that all above information are correct to the best of my/our information, knowledge and belief.

Signature of the Bidder

Date _____

Name _____

Designation _____

Seal

Annexure – V

FINANCIAL BID

(To be submitted in the bidder's letterhead and in a sealed envelope)

NOTICE INVITING TENDER

No. IISWBM/RESCO/01/26-27 dated 26.06.2026

Particulars	Rate in INR (Figure & in Words)
1. Tariff per kilowatt-hour (kWh)	Rs. _____ Rupees _____
2. Tariff escalation, if any (it should be after every 2 years)	Rs. _____ Rupees _____

Signature of the Bidder

Date _____

Name _____

Designation _____

Seal

Annexure – VI

CHECK LIST FOR THE BIDDER

The bidder must check whether the following documents are provided in the Envelope for Technical Bid and Financial Bid:

1. Earnest Money Deposit Rs.2,00,000/- and Tender Fee Rs. 1000/- by two Demand Drafts in favour of HSWBM payable at Kolkata
2. Self-attested photocopies of Income Tax Return for Assessment Year 2023-24, 2024-25 and 2025-26
3. Self-attested photocopy of PAN
4. Self-attested photocopy of Valid Trade License
5. Self-attested photocopy of GST registration Certificate
6. Proof in respect of years of experience in similar Projects as mentioned in Bidder's Eligibility Criteria (Annexure – III)
7. Self-attested photocopies of Audited Annual Accounts of FY 2022-23, FY 2023-24 and FY 2024-25
8. Credentials as mentioned in the Bidder's Eligibility Criteria (Annexure – III)
9. User's Experience Certificate as mentioned in the Bidder's Eligibility Criteria (Annexure – III)
10. Design drawings approved by the competent Government Department (KMC / PWD) should have to be provided in the Technical Bid envelope.
11. Certificate of authority to sign the bids
12. Duly signed Annexures I to V