



**Kerala Tourism Development Corporation Limited**  
 (A Government of Kerala Undertaking)  
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 Phone: ++91-471- 2721243/45/48, Fax: 2721249 Website:  
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GST IN 32AABCK0385J1ZP, CIN U63040KL1965SGC002120

**AE(E)I/KTDC/EW-TVM/208/WS-AC-AMC/2025**

**30-12-2025**

**Quotation Notice**

Sub: - Comprehensive AMC of AC units at KTDC Waterscapes, Kumarakom – reg.

Competitive offers are invited from reputed firms who have executed minimum one number of similar works with a value not less than 07 Lakhs or two such works each costing not less than 3 Lakhs for the comprehensive AMC of AC units at KTDC Waterscapes, Kumarakom as per the schedule attached and the terms and conditions.

**Terms & Conditions**

1. The rate shall be exclusive of GST, but inclusive of all labour charges, cost of spares/materials, consumables and all other incidental expenses and complete.
2. The contract is for a period of three year.
3. The AMC contract includes a pre-maintenance service for making the AC units under AMC schedule in good working condition, including providing of proper insulation etc. complete as required at site.
4. The contractor may visit the site and get the details of the air conditioner units mentioned in the BOQ before submission of bids.
5. During contract period, there should be periodic preventive maintenance once in every three months, i.e a total of four routine services with two wet and two dry services. All breakdown call shall be attended immediately within 24 hours.
6. Each service shall be carried out between 75 to 100 days of the preceding service.
7. All services shall be arranged in consultation with the officials in charge without affecting the routine function and causing inconvenience to the officials.
8. Payment will be made pro-rata quarterly/half yearly on completion of each quarter/half year against Bank Guarantee for the contract amount on production of the bill with supporting documents of services carried out.

The offer shall reach the office of the Chief Engineer, KTDC Ltd., Mascot Square, Trivandrum – 33 on or before **06-01-2026, 2.30 PM.**

**If the last date mentioned falls as a holiday or Harthal, the very next working day will be treated as the last date.**

**SIKHA SURENDRAN IAS**

**MANAGING DIRECTOR**

**Signed by Laiju M G**  
**Date: 30-12-2025 16:16:59**

AE(E)I/KTDC/EW-TVM/208/WS-AC-AMC/2025

30-12-2025

**SCHEDULE**

<b>COMPREHENSIVE AMC of AC units at KTDC Waterscapes, Kumarakom - BOQ</b>					
<b>Sl.No</b>	<b>Qty</b>	<b>Particulars</b>	<b>Unit</b>	<b>Rate</b>	<b>Amount</b>
1	41	Comprehensive Annual Maintenance Contract of 2 TR rated Inverter type Split Air Conditioner units ( including PCBs, compressor and all other spares) located in KTDC Waterscapes, Kumarakom (Make: Voltas, Model No. EZL2 R-410A). The AMC includes periodic preventive maintenance once in every three months i.e (total 04 services -02 wet and 02 dry), and any other breakdown call shall be attended within 24 hours of normal working hours. For the first year.	Each		
2	41	For the second year	Each		
3	41	For the third year	Each		
4	41	Pre-maintenance charges for making the AC units in good working condition, including providing of proper insulation etc. complete as required at site.	Each		
		<b>Net Total</b>			
		<b>Rounded to (Exclusive of GST)</b>			

**SIKHA SURENDRAN IAS****MANAGING DIRECTOR**

**Signed by Laiju M G**  
**Date: 30-12-2025 16:18:33**

## **SPECIAL CONDITIONS FOR COMPREHENSIVE AMC OF AC UNITS**

1. The rate shall be exclusive of GST, but inclusive of all labour charges, cost of spares/materials, consumables and all other incidental expenses and complete.
2. The contract is for a period of three year from the date of execution of agreement.
3. The AMC contract includes a pre-maintenance service for making the AC units under AMC schedule in good working condition, including providing of proper insulation of refrigerant pipelines etc. complete as required at site.
4. The contractor may visit the site and get the details of the air conditioner units mentioned in the BOQ before submission of bids.
5. During contract period, there shall be periodic preventive maintenance once in every three months, i.e. a total of four routine services with two wet and two dry services. All breakdown call shall be attended immediately within 24 hours from the time of reporting.
6. Each service shall be carried out between 75 to 100 days of the preceding service.
7. The contract covers replacement of all damaged worn-out parts including compressor in addition to regular remedial maintenance. The Contract also includes cleaning of filters, cooling coil, fan motor, condenser, checking of operating pressure, grill/Room temperature etc. as and when required
8. The numbers of machines under schedule and the period of service may change. The charges will be payable only for the period of maintenance on pro-rata basis. No escalation of rate will be allowed for the charges in number of machines on period.
9. All services shall be arranged in consultation with the officials in charge without affecting the routine function and causing inconvenience to the officials.
10. Payment will be made pro-rata quarterly/half yearly on completion of each quarter/half year against Bank Guarantee for the contract amount on production of the bill with supporting documents of services carried out.
11. It is the liability of the contractor to arrange all the resources required like man, material, labour, water, electricity etc. required for completing the work and thereafter testing and commissioning the air conditioning system.
12. No rate escalation will be allowed under any circumstances
13. Only companies with proven competence & those who have executed one similar work with a value not less than 7 Lakhs OR two such works each costing not less than 3 Lakhs. The proof of experience shall be enclosed in the technical bid.
14. The debris occurring in the work shall be timely cleared away from the site by the firm itself.
15. The work shall be carried out strictly in accordance with the time schedule and other instructions given by the KTDC taking care to cause minimum amount of noise and other nuisance at the site so that hotel operation will not be hindered.
16. The contractor shall take all safety precautions for workers and equipment during the execution period.

**SIKHA SURENDRAN IAS**  
**MANAGING DIRECTOR**

**Signed by Laiju M G**  
**Date: 30-12-2025 16:15:35**