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PUBLIC OFFICIAL NOTICE

Date: 28/11/2025

Ref: PHAOA/WORKS/28112025

Invitation for Proposal - Civil Repair & Painting Work

Panchsheel Hynish Apartment Owners Association (AOA), Sector-1, Greater Noida (West), invites proposals from experienced and qualified contractors for carrying out the following works within the society premises:

- Outer repair and maintenance work in towers, podium, basement, market and common areas
- Interior and exterior painting of towers and common areas.
- Roof waterproofing treatment.
- Leakage treatment in podium level, treatment in expansion joints.

Interested contractors are advised to refer further section of this notice for the scope of work and submission details.

Completed proposals, along with necessary credentials and quotations, must be submitted to the AOA office or via email on or before the deadline date mentioned below.

Last Date for Submission: 5th December 2025

Contact Numbers: 9310191924 / 9310728377

Email: aoapanchsheelhynish@gmail.com

Warm Regards,

Secretary

Panchsheel Hynish Apartment Owners Association

Panchsheel Hynish Paint Renovation Work Checklist for Vendor Selection

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Vendor Name:..... PAN:..... GST:.....

Mobile:..... Address:.....

Work Exp:.....

Vendor Requirements

- Experience: Must have a minimum of 5 years of experience in the field of paint renovation, specifically for high-rise societies.
- Grouting Work: Individuals performing grouting (balconies and washrooms) must have at least 5 years of experience.
- Previous High-Rise Experience: Preference will be given to vendors who have completed paint work in high-rise societies.

Scope of Work – Civil, Structural & Painting Renovation

- The vendor is required to submit a detailed and itemized quotation covering the following work areas:
- Facade Plaster & Structural Repair Work
- Podium, basement, Outer walls, other common areas and commercial market
- Balcony & Bathroom Epoxy Grouting for all 1312 flats
- Terrace Repair & Waterproofing Treatment for all 12 towers
- Expansion Joint Repair Work (wherever required)
- Swimming Pool Repair & Restoration
- Pillar Strengthening/Repairs (wherever required)
- Grill Preparation & Painting
- Main Entry Gate – Tile Work & Repair
- Shaft Doors & Fire Pipeline Repainting

| Specification Requirements for Quotation Submission | |
|--|---|
| Vendors must include the following details clearly in their commercial proposal: | |
| Work Component | Mandatory Specification to be Included in Quote |
| Grouting Work | Detailed costing for grouting in balcony & bathroom areas |
| Plaster Repair | Thickness of plaster to be applied in each work zone |
| Primer | Brand, grade/quality & cost per unit |
| Exterior Paint | Provide 2–3 brand/grade options (Economy / Mid-range / Premium) with separate pricing |
| Rust Treatment & Waterproofing | Rust treatment methodology + waterproofing chemical specifications |
| OBD Paint | Itemized costing for basement & podium parking |
| Oil-Based Paint | For parking areas – cost and brand must be specified |
| Outer Wall Painting | Complete cost for surface preparation, repair & final coat |

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Sample & Verification

- Sample Application: A sample paint application must be performed on one wall to demonstrate color, finish, and quality before proceeding with the full scope of work.

Warranty Requirements

- Minimum Warranty: The vendor must provide a minimum 6–7 years warranty on the work.
- Paint Manufacturer Warranty: Warranty should be directly from the paint manufacturer (not third-party vendors).

Quotation Breakdown

- Tower-Level Quotation: The quotation should be broken down per tower or section of the project.
- Separate Quotations for Common Areas: Provide separate pricing for the following areas:
 - Podium
 - Park
 - Main Outer Wall
 - Clubhouse (and surrounding areas)
 - Basement
 - Commercial Area (Market)

Project Timeline

- Work Capacity: Vendors must specify how many towers they can handle at once.
- Completion Time: Provide an estimated completion time for each stage of the work.

Vendor Responsibilities

- Post-Completion Accountability: Vendors will be held responsible for addressing any issues arising after completion of the work.
- Penalties for Delays or Quality Issues: Clear penalties will be imposed for delays or substandard work.

Documentation Requirements

- ONSIR Report: An On-Site Inspection Report (ONSIR) must be submitted along with the quotation for the vendor's work evaluation.

Cost and Payment Structure

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- **Cost Estimate:** The vendor must provide a detailed and transparent cost estimate that includes all aspects of the work:
 - Materials
 - Labor
 - Equipment
 - Overheads

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Ensure all additional charges (such as scaffolding, permits, etc.) are clearly included in the estimate.

- **Payment Terms:** The payment structure must be clearly outlined and agreed upon, including:
 - Deposit (initial payment)
 - Milestone payments (if applicable)
 - Final payment upon completion of the work

Verify whether the vendor offers flexible payment options or financing plans.

- **Hidden Costs:** Clarify any hidden or unforeseen costs that may arise during the course of the project to avoid surprises.

Retention Amount

- **Retention:** A 10% retention will be held for 180 days after completion of the entire work to ensure quality control and satisfaction.

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AOA Signature

Vendor Stamp & Signature

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