DEENDAYAL PORT AUTHORIY Off-Shore Oil Terminal Department Vadinar



BUDGETARY OFFER/EOI

EOI No: OOT/C-WK/01 Dated 23.12.2025

" Design and Project Management Consultancy Services for the Construction of Office Building including Compound Walls at Jamnagar(City), of OOT, Vadinar DPA "

(This Notice is issued only to elicit Expression of Interest from the parties interested in the work and does not constitute any binding commitment from the DEENDAYAL PORT AUTHORITY to proceed with the work or invite any or all the parties in the subsequent bidding process. Public Tenders will be issued subsequently)

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S.E.(Civil)

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SECTION - I

DEENDAYAL PORT AUTHORITY (DPA) invites EOI(Expression of Interest) offer for the work "Design and Project Management Consultancy Services for the Construction of Office Building including Compound Walls at Jamnagar(City), of OOT, Vadinar DPA"

1.1. Objective:

The objective of this Consultancy is to prepare an Architectural, Structural, Electrical, Landscaping, other allied works and Providing Project Management Consultancy Services for the Design and Project Management Consultancy Services for the Construction of Office Building including Compound Walls at Jamnagar(City), of OOT, Vadinar DPA "

- (a) Study the existing Land (Plot Area = 1395.85 m2) in Jamnagar City area on Summer club road and prepare recommendation for new Construction of Office Building (Multy stories Office building) with Compound wall.
- (b) Detailed Engineering with designs, drawings, cost estimates including rate analysis and Tender Document for the proposed projects.
- (c) Assisting the Department in tender processing, preparation of statements and reports till the award of work.
- (d) Assist the Department in supervision of works at site, QC, providing suitable solution at site, preparation of necessary statements, bills etc. till the final completion of the work.
- (e) Preparation of good for construction drawings.

1.2. Brief Details of the Buildings:

A. Existing Land (Plot Area = 1395.85 sq.mtr.):

Existing building was constructed in the Jamnagar City area on summer club road for Salt Office in the year 1983. Now the DPA intends to demolish the same building and to construct the new Multi-story Office building by providing modern amenities with latest construction materials, electric wiring and fittings, furniture, furnishing items, plumbing and drainage line, painting, modern kitchen facility etc.

Existing facilities at Salt Office building have:

A ground plus one floor Load /RCC bearing structural Building.

Details of Buildings-

Sr.	Name of the Building	Date of	Approximate	Details of
No		construction	Total plinth (Built up) Area in M2.	floors
1	Existing Salt Office Building situated at Jamnagar City.			ground +one floor
2	Plot area		1395.85 sq.mtr.	

B. Proposed: Building

- Accommodates offices, officer's chambers, record rooms, drawing room, rest rooms, recreational rooms, lavatories etc.
- Space for parking of vehicles and a small garden in front of the building.
- Canteen building.
- Design as maximum space utilised & permitted as JMC (Jamnagar Municipal Corp.) /Forest dept. Rules

1.3. Scope of Work:

1.3.1. The consultant shall prepare concept plan, preliminary estimates, detailed drawing, detailed estimates & Tender document to invitation to tender. Supervision during execution of work for complete Construction of Office Building including Compound Walls at Jamnagar(City), of OOT, Vadinar DPA" In consultation with DPA authority and guidelines issued by CPWD, CVC, JMC & Forest dept. with all amendments.

- 1.3.2. The consultant will study the site condition and accordingly carry out the soil investigation of site & any other investigation and / or any test from his account and submit a report. The consultant should consider the expenses of all these in their quote.
- 1.3.3. During preparation of preliminary estimates, concept plan, detailed estimates; if any new component is required to be added in the preliminary estimates/concept/detailed estimates as per requirement of DPA & JMC the same shall be made part of Survey / preliminary estimates / concept / detailed estimates.
- 1.3.4. The consultant shall prepare Tender documents like NIT, PQ documents etc. for call of tenders for the execution of work. The BOQs shall be prepared under the following Sub heads so that tenders can be called accordingly for all the work.
 - a) Civil Works
 - (i) Buildings Structures (Multy story Office building)
 - (ii) Plumbing works & sanitary work including drainage facilities
 - b) Internal & External Electrical works/solar power system /computer network, CC TV and telephone wiring.
 - c) Firefighting facilities.
 - d) Furniture & furnishing items.
 - e) External developments like green belt and landscape etc.
- 1.3.5. The consultant shall also prepare & submit a preliminary estimates/ concept/detailed estimates incorporating all short comings / fresh requirements/ missing various details, documents, Forms, reports, Certificates, application, drawings, lay out, plans and shall get approval of the concerned authorities (DPA/JMC/GEB/Forest/Other Government Authority) on the same. The detailed scope of work is explained in the following paras:
- 1.3.6. The general scope of services shall include but not limited to the following:
 - a) Detailed Layout of Scheme of particular Length/Section/elevations showing various components of (related to present work) will be shown on drawings.
 - b) Ultimate disposal point, intermediate rain water harvesting system etc.
 - c) Technical Parameters covering the followings:
 - (i) All detailed Architectural & flowchart drawings.
 - (ii) Detailed specifications of each work.
 - (iii) Quality assurance scheme giving details of equipment and tests to be carried out with their frequency keeping IS Codes in view.
 - (iv) Format for monitoring progress during construction stage.
 - (v) Bills of quantities duly priced. All estimates shall be prepared on the basis of DPA's schedule of rates, norms wherever applicable and on

the basis of market rate analysis where DPA schedule of rates etc. are not applicable. These estimates should be comprehensive and should include for all items. Detailed analysis for the item not included in DPA schedule of rates etc. shall have to be submitted along with quotations from manufacturers / authorized dealers to justify the rates.

- (vi) To update the preliminary estimates/concept/detailed estimates incorporating suggestions and missing details/facilities etc.
- (vii) To prepare & submit required set of Tender Documents, Tender Drawings, BOQ, Estimates with reinforcement Details, Specifications etc. complete set as hard copy & soft copy both.
- (viii) To visit the sites of work regularly as per requirement of DPA to solve the problems of site & issue necessary clarifications/details of the Project.
- (ix) Detailed Electrical/Mechanical Drawings/Design Calculations for all the components of the schemes including getting approvals from the concerned authorities. Detail load calculations for Electric Power & HVAC loads are to be submitted.
- (x) Detailed Technical specifications for all the non-scheduled items proposed in the schemes.
- (xi) All drawings shall be prepared in Auto CAD and the soft copies should be submitted to DPA for approval.
- (xii) 3D image as per the approved drawings shall be submitted to DPA.
- (xiii) Any other drawings / information's / details required for completion of preliminary estimates / concept / detailed estimates for execution of work but not mentioned above.
- (xiv) Concept Design presentation: The Architect firm/consultant shall submit soft& hard copy of their design concept and related details at the time of presentation. The concept design shall incorporate all the parameters as mentioned above.
- (xv) Preparation and submitting of required Drawings, documents, reports to Jamnagar Municipal corporation (JMC)/Forest/other required dept..
- (xvi) Submission of application forms and various correspondences in JMC for getting permission, approval. Necessary fees or charges of JMC/Other the Government authority will be paid by Consultant and same shall be reimbursed on actual basis on production of documentary evidence of payment. Also to take Follow ups in JMC for getting approval/permission for concerned work and arranging site

visit etc for inspection of JMC staff during construction of work for any kind of inspection during progress of work.

- (xvii) Submission a copy of all correspondences with the JMC/Forest/Other required dept. to DPA.
- (xviii) Submission of all Original Certificates / Permissions documents issued by JMC to DPA.
- (xix) Consultant will have to get proof Checking of all design, drawings & cost estimate from government engineering college as directed by superintending engineer(Civil).

1.3.8. The scope of work further includes the following:

i) Preliminary estimate/concept
After receipt / acceptance of LOA, the Consultant shall carry out necessary prepare preliminary Architectural concept drawings of the proposed building etc. and preliminary estimates for the projects inter-alia including requirements given by DPA This shall be submitted to DPA within time frame decided.

ii) Detailed Estimate

On award of work, the Consultant shall be responsible to start the work immediately take up preparation of detailed drawings of different building / structures in phases as per the priority fixed by DPA and get the drawings so prepared, approved from the Competent authority of DPA & JMC so that simultaneously work could be started without loss of time. As such consultant shall ensure to get all the architectural approved from competent authority of DPA & JMC in planned phased manner and the corresponding details prepared by all means as per time schedule days of the approval of preliminary estimates.

- 1.3.9. The consultant shall discuss all the points/shortcomings/new requirements, if any with the DPA & JMC shall take the concurrence on all the observations. If any new component is to be added to the scheme, the consultant shall collect all the data required for the planning/designing of additional component and nothing extra shall be payable on this account.
- 1.3.10. Undertaking site visits or to attend meetings to collect details/data/information required for planning purposes, holding necessary discussions with DPA representatives and obtaining requirements of the Project and attending meetings with officials of DPA &JMC, as and when required shall have to be borne by the consultant and shall be covered within his quoted/negotiated fees and nothing extra shall be payable on this account.

- 1.3.11.Undertaking site visits or to attend meetings during execution of the project to ensure adherence of execution as per detailed drawings and specifications, including sorting out problems and issue necessary clarifications at site and shall be covered within his quoted/negotiated fees and nothing extra shall be payable on this account.
- 1.3.12. Carrying out all modifications, deletions, additions, alternations in design, drawing, documents as required by DPA as applicable for proper execution of works at site till completion and handing over of the project to the DPA.
- 1.3.13. The consultant shall get approval of, preliminary estimates, concept, detailed estimates from DPA & JMC as applicable. The suggestions/modifications etc. shall be incorporated by the consultant and shall get final approval on the DPR from the DPA.
- 1.3.14. Preparation of detailed design and drawings for all the Internal and External MEP services like electrical distribution, HVAC, Lightning protection System, water supply, sewage disposal, telephone and data cabling, firefighting and solar system etc.
- 1.3.15. Preparation & submission of detailed drawings, Specifications & list of makes for all the equipment, fittings, fixtures to be installed at site.
- 1.3.16. All designs/drawings required should carry sufficient details/drawings to enable DPA to get the work executed on item rate basis.
- 1.3.17. The consultant shall prepare and give presentations on the schemes as and when required by DPA.
- 1.3.18. Preparation & submission of any other item not mentioned above but required for completion of DPR/for execution of The Project as per requirements.
- 1.3.19. Preparation & submission of completion reports, Operation & maintenance manual, completion as built drawings and documents for the project as required and acceptable to DPA.
- 1.3.20. The documents/drawings as stated above shall be submitted in adequate nos. as per requirements of DPA in hard as well as soft copies.
- 1.3.21. Defects Liability Period for this Project is One year which shall be reckoned from the date of issue of taking over Certificate or completion certificate by the DPA. The consultant shall visit the site and provide all the drawings/details for rectification of defects, if any.
- 1.3.22. The Consultant undertakes to design, redesign, modify and make changes in the designs, drawings, details etc. till they are finally approved by Clients(DPA) &JMC and as required for execution, defect liability period and handing over of the project to Clients, as stipulated in the scope of work within the quoted/negotiated consultancy fees.
- 1.3.23. If at any time after start of work, the DPA decides to abandon or reduce the scope of work for any reason whatsoever and hence not required the whole or any part of the works to be carried out, the DPA shall give notice in writing to this effect to the Consultant and the consultant shall have no claim for any payment of compensation, or otherwise whatsoever, on account of any profit or advance

which he might have derived from the execution of works in full but which he did not derive in consequence of the foreclosure of the whole or part of the work.

- 1.3.24. Detail Project Reports with coloured drawings in hard copies as well as editable soft copies in pen drive
 - a. All the Drawings and estimates to be submitted to DPA 5 copies
 - b. Complete detailed design calculations (Soil testing, structural and other services) including supply of drawings incorporating subsequent modifications 5 copies.
 - c. All working drawings for all the components (Good for Construction Drawings) 10 copies
 - d. Detailed estimates and rate analysis of all works 5 copies
 - e. Completion drawings and detailed documents 5 copies
 - f. Tender documents/tender drawings 10 copies.
 - g. All JMC/GEB/Forest approval documents/Receipt/NOC/Drgs/Bills/Permission & Completion report/ etc. required letter or document to be submitted to DPA 03 Copies
- 1.3.25. Coordination with other Consultants / Agencies:

Consultant shall coordinate with Design Section, Civil Engineering Department, Gandhidham, JMC & GEB Jamnagar for approval of estimate, drawing, attending meetings and other consultants/agencies appointed by DPA for the same work or other works to have proper integration of the schemes/system and to avoid any duplicity of work.

- 1.3.26. The Consultant shall be responsible for collecting all data information required for the" Construction of Office Building including Compound Walls at Jamnagar(City), of OOT, Vadinar DPA " its existing electric system, pipe line system, drainage system etc., for preparation of detailed design, detailed estimate of the structure/system. For this purpose, consultant may also be required to carry out the survey/collection of data's
- 1.3.27. All designs and drawings shall be the property of DPA The name and logo of DPA shall be pre- dominantly displayed on all the drawings and documents. The consultant shall not put his name or firms name on any of the documents/drawings. The name of consultant shall be written as Associate Consultant on all drawings/documents. The originals of approved completion drawings shall be on good quality reproducible tracing paper and soft copy of all the drawings & design shall have to be given on Pen Drive. The proprietary rights Of all the design shall remain with DPA.
- 1.3.28. The Consultant shall be fully responsible for evolving safe, economic, technically sound and correct design and shall ensure that the planning and designing of the work is carried out based on the tender document and latest Codes of practices, legislation, and other relevant bye-laws
- 1.3.29. The Consultant will give undertaking that all drawings, specifications, BOQ, estimates and other documents will be prepared and furnished to suit the

particular local conditions of the site in the most economical manner. The consultant will work out economic design and adopt specifications so as to ensure that the estimates approved by clients at initial Stages are not exceeded on completion of work. If any defect is noticed in the drawings, design, specifications, BOQ, estimates or other documents, the consultant shall provide, free of cost to DPA, fresh designs/ drawings/ specifications/ estimates and other documents within a period of seven days from the date of notice issued by DPA in this regard. The consultant shall also indemnify the DPA due to such defective designs/drawings/specifications/estimates and other documents supplied by the consultant subject to a maximum of the consultancy fees

- 1.3.30. The consultant shall ensure at detailed design stage that the project cost is completed within approved project cost based on the quantities given by the consultant in the detailed estimate, on the basis of which the project cost is approved by the owner/client. In case DPA has to incur extra expenses due to execution of extra quantities to complete the project, the same shall be recovered from the Consultant subject to the scheme is not changed by DPA / as proposed by the Consultant.
- 1.3.31. While providing consultancy services, the consultant shall ensure that there is no infringement of any patent or design rights and he shall be fully responsible for consequences/any actions due to any such infringement. Consultant shall keep DPA indemnified all the times and shall bear the losses suffered by DPA in this regard
- 1.3.32. The Consultancy works may be terminated at any time by DPA upon Seven days' notice in writing being given to Consultants, if the Consultant's work is not found to be satisfactory according to the terms Of the agreement or the associated consultant fails to take action as per the directions of DPA's' Engineer-in-charge. In case the agreement is terminated on account of Consultant's work not being satisfactory, DPA will get the work done at the risk & cost of the consultant

1.4. RESIDENT ENGINEER

The Resident Engineer shall be deployed immediately on commencement of construction work and shall be made available till completion.

The Consultants shall ensure that at all times during the Consultants performance of the Services a Resident Engineer shall be acceptable to the Employer and shall take charge of the performance of such Services. He must have:

- a. minimum qualification of Bachelor Degree in Civil engineering
- b. minimum 2 years of experience in execution of buildings/ office complex/ Shopping Malls/ corporate buildings/ corporate training centres for Government/PSU / private sector and shall have knowledge of latest construction techniques available and
- c. shall have completed minimum 1 eligible projects in the past 2 years.

1.5. Responsibilities of Resident Engineer

- 1 . The Resident Engineer shall be available at construction site on all working days.
- 2. Under general supervision, Resident Engineer will participate in the development, execution, supervision, and coordination of all technical aspects of field engineering assignments including development of plans, schedules, contracts, procedures and construction methods and systems.
- 3. He will also be responsible for reviewing the performance of contractors to assure contract compliance, the application of accepted construction technology and standards and the acceptable standardization of materials and supplies.
- 4. Shall maintain first-level quality assurance to confirm that the installation of all work within his/her discipline is in accordance with the plans, specifications, and industry standards.
- 5. Shall supervise the construction engineering work and provide technical expertise for one or more of the construction engineering disciplines.
- 6. Shall ensure that tests and inspections are performed, witnessed, and documented in accordance with approved procedures.
- 7. Shall collaborate with construction management to eliminate any hazards associated with the work that may adversely affect the environment or the safety or health of employees.
- 8. Shall ensure that personnel of the assigned group engage in safe work practices in compliance with site-specific safety procedures and industry standards.
- 9. Establishes and maintains liaison with the discipline design engineering staff.
- 10. Reviews and interprets discipline design drawings and specifications to ensure current revision level and correct technical execution of the work.
- 1.1. Provides resolution for technical engineering problems within the assigned discipline(s); coordinates application of solutions.
- 12. Develops discipline construction schedules and monitors progress.
- 13. He provides schedule and progress appraisal report to the Authority.
- 14. Monitors material procurement and deliveries to ensure timeliness in support of construction activities and schedule within the assigned discipline.
- 15. He ensures that materials received meet specifications and established standards of quality.

- 16. He organizes the accumulation of assigned discipline data for the final project turnover and report.
- 17. Initiates and maintains records, back-charge procedures, progress reports, etc., as required.
- 18. Measurement of all civil and concrete works shall be as per Bureau of Indian Standard Specifications, which are vogue in practice.
- 19. Maintain up to date records of remaining quantities in the work (like MSA book, Cement / Steel consumption register, Daily history Register etc.) and monitor the expected project cost based upon the remaining quantities. General records of all labour, insurances, labour licenses, security passes issued for the contractor's workers, wage rates paid by the contractor shall be maintained.
- 20. Check and certify all requests for advances, all monthly bills, interim/R.A. bills, escalation bills and final bill of the contractor.
- 21. scrutinize and advise Authority upon the claims raised by the contractor if any
- 22. Advise Authority during arbitration proceedings if any
- 23. Plan and monitor expected payment schedule for the entire project for arrangement of cash flow from authority in order to avoid hindrance to the project.
- 24. Issue of completion certificate on completion of work.
- 25. Resident Engineer also has to perform other responsibilities associated with this position as may be appropriate.

1.6. Instructions:

- 1. Interested Parties must be submitted their offer in the format provided as per Annexure I to III.
- 2. The rate shall include all charges towards hiring a vehicle for transportation, hiring labours and tools/tackles/equipment's, visit charges of Engineer and supporting staff, contingencies, etc.
- 3. As all the existing buildings are old, DPA may not be able to provide all DATA, Drawings & Documents related to the buildings. However, the data available with us shall be made available to the consultant. All the necessary works related to the Job component shall be under the scope of the party.

1.7. Time and payment Schedule

- a. The completion period for Architectural, design, estimate and tender document is 3 months shall be reckoned from the 10th day of the Letter of Award issued or accepted whichever is later.
- b. The completion period for "Assist the Department in supervision of works at site, QC, providing suitable solution at site, preparation of necessary statements, bills etc. till the final completion of the construction work" is 12 months from the date of commencement of construction or till completion, whichever is later.
- c. Suitable extension will be given beyond 03 months (12 weeks) only for those delays attributable to DPA.
- d. The schedule for completing the Deliverables shall be determined by the maximum number of days/ weeks from the Effective Date of the Agreement (the "Key Dates" or "KD"). Time schedule for important Deliverables of the Consultancy and the payment schedule linked to the specified Deliverables are given below:

Key Dates No.	Description	Time in week (Cumulative)	% of Payment		
KDI	Submission of soil investigation Report/concept plan/ Preliminary architectural drawings/presentation to DPA authority and Submission of preliminary estimate for				
	(a) Construction of Office Building including Compound Walls at Jamnagar (City), of OOT Vadinar, DPA	3	10% of Price Bid		
KD2	Submission of Final Architectural drawings and detailed cost estimate for				
	(a) Construction of Office Building including Compound Walls at Jamnagar (City), of OOT Vadinar, DPA	9	20% of Price bid		
KD3	On submission of draft tender document for the Construction of Office Building including Compound Walls at Jamnagar (City), of OOT Vadinar, DPA	12	10% of Price Bid		
KD4	Invitation of NIT for engaging contractor for execution of work and issue to work order		10% of Price Bid Price Bid		

KD 5	During Construction supervision of. The Construction of Office Building including Compound Walls at Jamnagar (City), of OOT Vadinar, DPA	The payment will be made on pro rata basis as below
KD 5/a	On 10% of physical progress of work of contractor	10% of Price Bid
KD 5/b	On 25% of physical progress of work of contractor	10% of Price Bid
KD 5/c	On 50% of physical progress of work of contractor	10% of Price Bid
KD 5/d	On 75% of physical progress of work of contractor	10% of Price Bid
	On Submission of completion report and Completion Certificate including as Built Drawings.	10% of Price Bid

Excluding time taken by authority in providing comments on draft submission/reports.

<u>Submission</u>: -The interested parties shall submit the EOI as per the formats provided at Annexure I to III on or before Dt. $\underline{31.12.2025}$ at 3 PM to the address mentioned below.

Address for communication:

Superintendent Engineer (Civil), Administration Office Building, Offshore Oil Terminal, DEENDAYAL PORT AUTHORITY, Vadinar, Pin 361010. Dist. - Dev Bhoomi Dwarka –(Gujarat State) M: 9879514129

Email: kptootcivilame@gmail.co

Annexure - I

LETTER OF TRANSMITTAL

(to be typed in Firm's Letter head)

To

Superintending Engineer (Civil)
Administration office Building,
Offshore Oil Terminal,
DEENDAYAL PORT AUTHORITY,
(M) - 9879514129
Vadinar, Dev Bhoomi Dwarka — 361010.

Sub: "Design and Project Management Consultancy Services for the Construction of Office Building including Compound Walls at Jamnagar(City), of OOT, Vadinar DPA"

Sir,

Having examined the details given in Notice and document for the above work, I/we hereby submit our budgetary offer and the relevant information.

- I. I/We hereby certify that all the statements made and information supplied in the enclosed form and accompanying statements are true and correct.
- 2. I/We have furnished all information and details necessary for EOI and have no further pertinent information to supply.
- 3. I/we also authorize DEENDAYAL PORT AUTHORITY or their authorized representatives to approach individuals, employers and firms to verify our competence and general reputation.
- 4. I/We submit the following certificates in support of our suitability and capability for having successfully provided the services along with prescribed format.
- 5. We understand that DPA will be at liberty to finalize requirements and issue public tenders for the work.

Signature	(s) ot <i>i</i>	۱qq۸	licant	(s
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Enclosures:
Seal of applicant:
Date of submission:

Annexure — II

Name of firms 'Applicants

(Organizational Structure)

1	Name & Address of the applicant with Telephone No./Fax No	
2	a) Year of Establishment	
	b) Date & Year of commencement	
	c) Legal status of the applicant	
	(attach copies of original	
	document defining the legal	
	status)	
3	a) A proprietary firm	
	b)A firm in partnership	
	c) A limited company or	
	Corporation/Joint venture	
	/Consortia	
	d). State owned	
4	Any other information	
	considered necessary but not	
	included above	

Signature with Seal of consultant

Annexure — III

Budgetary Quotation

Sub. • " Design and Project Management Consultancy Services for the Construction of Office Building including Compound Walls at Jamnagar(City), of OOT, Vadinar DPA"

lt.	DESCRIPTION OF ITEM	Qty.	Rate in Figure	Rate in Word	Unit	Amount in Figure	Amount in word
1	Office Building at including Compound Walls Provide Complete Architectural Consultancy and PMC services in the field of Engineering Consultancy Services for the complete Office Building at including Compound Walls "including — The consultant shall prepare Tender documents like NIT, PQ documents etc. for call of tenders for the execution of work. The BOQs shall be prepared under the following Sub heads so that tenders can be called accordingly for all the work. a). Civil Works — (i) Buildings Structures (Multy story) (ii) Plumbing works & sanitary work including drainage facilities	1			Job		
	 b). Internal & External Electrical works/solar power system /computer network, CC TV and telephone wiring. c). Firefighting facilities. d). Furniture & interior furnishing items. e) External developments like green belt and landscape etc. f) To Take All approval from the - JMC/GEB/Forest and other concerned government authority fpr permission to start work/Drgs./documents/Receipt/NOC/Completion report/building use (BU) permission etc required letter or document g). supervision of work during execution. 						

<u>Note:</u> - Quoted rate is inclusive of all taxes and duties <u>but exclusive of GST</u>. The GST shall be reimbursed on actual basis on production of documentary evidence of payment.

Signature with Seal of Consultant