



भारतीय विमानपत्तन प्राधिकरण Airports Authority of India

AAI/ASR/Comml/VPM/2020-21/ 264

Dt. 22.03.2021

M/s Lovelin Enterprises

L-73/285, Mahipalpur Extn.,

New Delhi - 110037.

Kind Attention: Sh. Bikram Singh – Proprietor

Email: lovelin.enterprises@gmail.com

Reference: Tender ID: 2021_AAI_67655_1

Subject: Award of Concession to Supply, Install, Test, Commission (SITC) and Operate Automated Parking Management System; Collection of Parking Fees and Access Fees Rights; and Lane Management at Sri Guru Ramm Dass Jee International Airport, Amritsar.

Sir,

In response to your offer to the e-tender (Tender ID: 2021_AAI_67655_1) under reference, the Airports Authority of India (AAI) has decided to award the subject Concession / licence to your firm i.e. M/s Lovelin Enterprises on the following terms and conditions: -

1. You shall operate the subject licence at Sri Guru Ram Dass Jee International Airport, Amritsar whose location / area is as follows:

Location: Pocket 'A' and Pocket 'B' - Parking Area earmarked in the drawings (Refer **Appendix-3** of tender document). The drawing of proposed minor modifications in the pick-up / drop zone (in front of terminal building) is also annexed herewith.

Total Parking Area: 13551 Sqm. (approx.) i.e. Pocket 'A' - 2396 Sqm. (approx.) and Pocket 'B' - 11155 Sqm. (approx.). Refer **Appendix-4** of tender document for schedule of premises.

2. The period of concession shall be **05 (five) years**.
3. The Business Incubation Period, handing over of the site, Gestation Period, Concession Fee Commencement Date shall be as per NIET / tender document.
4. You shall pay the quoted monthly licence fee of **Rs. 21,15,555/-** (Rupees Twenty-One Lakhs Fifteen Thousand Five Hundred Fifty-Five only) per month plus applicable Govt. taxes and other applicable charges as per NIET / tender document.
5. The Quoted Monthly license fee is subject to annual escalation (**i.e. to be made effective after completion of two years of contract**) shall be subject to annual escalation as per following: -

S. No.	Passenger Growth (in the preceding 12 months from the month in which escalation is due)	Annual Escalation
(a)	Up to 5% (including negative growth)	5%
(b)	Greater than 5% and less than or equal to 18%	10%
(c)	Greater than 18% and less than or equal to 30%	15%
(d)	Greater than 30% and less than or equal to 50%	20%
(e)	Greater than 50%	30%

6. In addition to monthly Licence fee, you shall also liable to pay following additional charges: -
 - a) Utility / Facilitation Charges at 10% of normal space rent or as may be notified by AAI from time to time, presently normal notified Non-AC Space rent applicable upto

कार्यालय: निदेशक विमानपत्तन. O/o : The Airport Director
श्री गुरु राम दास जी अन्तर्राष्ट्रीय हवाई अड्डा, अमृतसर- 143101
Sri Guru Ram Dass jee International Airport, Amritsar-143101

दूरभाष /Phone: 183-2214118, Fax: 0183-2214358
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31.03.2021 is **Rs.1,380/-** Per Sqm per month for counter space (allotted at entry, exit, parking area etc.). The new rate applicable w.e.f. 01.04.2021 for Non-AC Space rent shall be **Rs.1,470/-** Per Sqm per month subject to annual escalation of 7.5% from 1st April of every year; or as may be decided by AAI from time to time. The rates derived after annual escalation shall be rounded off to the nearest multiple of 10 (ten).

The area of counter(s) allotted at entry, exit, parking area etc. shall be measured after putting in place the counters at site(s) as per requirement.

- b) All applicable Government Taxes including GST (presently at the rate of 18%) or at the rates declared by Government of India or State Government from time to time.
 - c) Charges for the consumption of the electricity and water consumed for the purpose of use of the said license as becomes due and payable and in accordance with the directions of the Authority and at the rates as fixed by AAI from time to time.
7. You shall make the payment of Licence Fee, Utility / facilitation charges and other applicable charges plus Govt. taxes by **25th** of the same month and all charges towards consumption of electricity / water within the date(s) specified in the bill(s), failing which interest on delayed payment at the rate of **9%** per annum shall be charged from the due date for delay period of upto **30 (thirty) days** and if delay is for more than **30 (thirty) days**, then interest at the rate of **18%** per annum shall be charged from the due date, for the entire delay period.
8. You are required to complete following contractual formalities within the Business Incubation Period of **15 (fifteen) days** starting from the date of this award letter / LOIA: -
- a) Acceptance of the offer within **07 (seven) days** from the date of issuance of the award letter / LOIA.
 - b) Payment of **01 (one) month's** advance license fee within **15 (fifteen) days** from the date of issuance of the award letter / LOIA.
 - c) Payment of Security Deposit within **15 (fifteen) days** from the date of issuance of award letter / LOIA.
 - d) Execution of the Agreement and Integrity Pact within **15 (fifteen) days** from the date of issuance of award letter / LOIA (on Stamp Paper of appropriate value, related costs to be borne by the licensee).
 - e) Commencement of the facility within gestation period.

9. **Advance License Fee, Security Deposits**

- a) One (01) month advance licence fee of **Rs.25,38,666/-** (Rupees twenty-five lakhs thirty-eight thousand six hundred sixty-six only) inclusive of amount of GST@18% is to be submitted in the form of RTGS / NEFT / Demand Draft.

Particulars	Amount in Rs.	GST 18%	Total in Rs.
Monthly Licence fee	21,15,555	3,80,800	24,96,355
TCS @2% on licence fee			42,311
Total Amount			25,38,666

- b) An interest free Security Deposit (SD) of **Rs.1,52,31,996/-** (Rupees One Crore Fifty-two Lakhs Thirty-one Thousand Nine Hundred Ninety-six only) equivalent to **06 (six) months** licence fee of first year of licence including Govt. taxes and TCS is to be deposited in the form of DD / NEFT / RTGS or Bank Guarantee (BG) in the format as per **Annexure-H** having a validity period of **180 (one hundred eighty) days** from the date of expiry of contract.

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- c) Security deposit in respect of electricity charges of **Rs.10,00,000/-** (Rupees Ten Lakhs only) equivalent to **5%** of concession fee of the last year in the form of DD / Pay order / NEFT / RTGS or Bank Guarantee (BG) in the format as per **Annexure-H** having a validity period of **180 (one hundred eighty) days** from the date of expiry of contract.
- d) **The Bank Guarantee(s) should be from any Nationalized / Scheduled Commercial Banks (as per Reserve Bank of India guidelines). The Bank Guarantee (BG) from Co-operative Bank (even scheduled) / Societies / Payment Banks or in the form of FDR shall not be acceptable.**
- e) A Letter of Understanding in the format as per **Annexure-I** also to be submitted along with the Bank Guarantee.
- f) Bank Charges shall be borne by the licensee.
10. You are requested to make payments by way of online through NEFT / RTGS to AAI Bank, whose particulars are as under:-
- a) Account Holder's Name - Airports Authority of India
b) Bank A/c No. (Current Account)- 30434604337
c) Bank Name / Branch Address - State Bank of India, Rajasansi, Amritsar
d) MICR Code - 143002019
e) IFSC Code - SBIN0002455
11. Airports Authority of India's Permanent Account Number and GST Number are as under: -
- a) Permanent Account Number (PAN) - AAACA6412D
b) Goods & Service Tax (GST) Registration Number - 03AAACA6412D1ZI
12. It would be your responsibility to obtain all necessary security clearance from BCAS/any other regulatory agency as required within the gestation period itself.
13. Compliance of prevailing Security norms etc. from time to time shall be ensured by you. For any information / clarification pertaining to prevailing Security norms and compliance thereof etc., you are requested to please contact Chief Security Officer (CSO), Security Directorate, AAI, Amritsar and Bureau of Civil Aviation Security (BCAS), Amritsar airport.
14. You have to ensure the Police verification / antecedents' verification of your employees (as per guidelines of BCAS) before applying for Airport Entry Passes (AEPs). The Charges applicable for issuance of Airport Entry Passes (AEPs) of your employees shall be borne by you.
15. You shall intimate the list / names of the persons employed by you or going to employ, who are near relatives (i.e. wife, husband and dependent parents, grandparents, children, grandchildren, brothers, sisters, uncle, aunts, cousins and their corresponding in laws) of AAI employees.
16. For efficient Management of subject licence, you shall be required to strictly follow the provisions of NIET / tender document: -
- (i) General terms and conditions (Appendix: 1)
(ii) Special terms & conditions (Appendix 2)
(iii) Smart Parking - Technical Specifications (Appendix 2 B)
(iv) Schedule of Parking Tariff (Appendix 2 C)
(v) SLA-Schedule of performance indicator (Appendix 2 D)
(vi) Penalty for infractions (Appendix 2 E).

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17. Other terms and conditions shall be as per NIET / tender documents for the subject facility.
18. This letter of intent / award (LOIA) shall form a part and parcel of the licence /concession agreement to be executed.

With respect to above, you are requested to go through the award letter and submit your acceptance for subject award on your Firm's Letter Head along with duplicate copy of this award letter/LOIA duly signed & stamped by the authorized signatory of your Firm within **07 (seven) days** from the date of issuance of this letter of intent / award (LOIA).

Regards;

Nidhi
22/03/2021

(Nidhi Shrivastava)
Assistant Manager (Commercial)
For Airport Director
AAI, SGRDJI Airport, Amritsar.

Encl. As Above.

Signature Not Verified

Digitally signed by NIDHI SHRIVASTAVA
Date: 2021.03.23 12:31:35 IST

Location: eProcurement System for Central

कार्यालय: निदेशक विमानपत्तन, O/o : The Airport Director
श्री गुरु राम दास जी अन्तर्राष्ट्रीय हवाई अड्डा, अमृतसर- 143101
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