



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA



संदर्भ सं.

Ref. No. **AAI/ AT/ COMML/ER-25(Car Parking)/2021/844-848**

दिनांक

Date. **17/09/2021**

To,
M/s Lovelin Enterprises
L-73/285, Mahipalpur Extn.,
New Delhi – 110037.

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 NITB of MBB Airport, Agartala.

Dear Sir,

In response to your office to the e-tender (Tender ID :2021_AAI_77789) under reference, the Airports Authority of India (AAI) has decided to award the subject Concession/ license to your firm i.e., M/s Lovelin Enterprises on the following terms and conditions: - The Competent Authority is pleased to grant you the referred License on the following Terms & Conditions: -

Terms and Conditions:

1. Description of Facility:-

Supply, Install, Test, Commission (SITC) and Operate Automated Parking Management System, Collection of Parking Fees and Access Fees Rights; and Lane Management.

2. Location: NITB, MBB Airport, Agartala.

3. Total Parking Area:

4962.33 SQM for Carparking & 697.43 SQM for Taxi parking.

4. Period of License:-

The period of license shall be valid for 05 (five) years unless terminated earlier on account of following;

(a) By giving 120(One hundred and twenty) days of notice in writing without assigning any reason.

(b) Terminated by AAI on a short notice on account of unsatisfactory performance.

व. प्रबंधक (वाणिज्य)
Sr. Manager (Commercial)

भारतीय विमानपत्तन प्राधिकरण / AIRPORTS AUTHORITY OF INDIA

म.बी.बि. हवाईअड्डा / M.B.B. AIRPORT

अगरतला / AGARTALA

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विमानपत्तन निदेशक का कार्यालय
O/o Airport Director

एम. बी. बी. हवाईअड्डा, अगरतला-799009
M. B. B. Airport, Agartala - 799009

दूरभाष: 0381-2342224
Phone: 0381-2342224

फैक्स: 0381-2342085
Fax: 0381-2342085

ईमेल: apdagartala@aai.aero
email: apdagartala@aai.aero

- (c) Termination on expiry of the specified time period allotted for unresolved internal dispute resolution.

(i) **License Fee:**

During the license period, the licensee shall pay to the Authority every month in advance, by way of licence fee and applicable charges and taxes on or before 10th day of English calendar month as under: -

Period	Monthly License Fee(INR)
1 st year	Rs 4,22,555/- (Rupees Four lacs twenty-two thousand five hundred fifty-five only) Per Month plus applicable charges and taxes.
2 nd year onwards	The license fee is subject to annual escalation formula given in Appendix:2A in the tender.

(ii) **Business Incubation Period:-**

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) Commencement of the facility within gestation period.

(iii) **Gestation Period:**

- (a) Gestation period of **90** Days, reckoned from expiry of business incubation period or 16th date of LOIA whichever is earlier.
- (b) Automated vehicle parking solution shall be operationalized within 105 (15 days of business incubation period and 90 days of gestation period) of days of issuance of LOIA.

- (c) Commencement of operations of subject licence will not be permitted until both the pre-requisites (activities to be completed in business incubation period as well as SITC of Automated Parking Management Solution) as detailed above are not fulfilled by the licensee.
- (d) You are required to procure all Applicable Permits/Licenses under applicable Laws including BCAS security clearance, which are required to perform the License and submit copies thereof to Authority, within this period. No extension of gestation period on any reason whatsoever will be granted.

(iv) Space Rent:-

In addition to monthly License fee, you shall also liable to pay following additional charges:-

- (a) Utility/ Facilitation Charges at 10% of normal space rent or a may be notified by AAI from time to time, presently normal notified Non-AC Space rent applicable upto 31.03.2022 is Rs. 670/-Per Sqm per month for counter space (allotted at entry, exit, parking area etc.). 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.

(v) Other Charges:-

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.

(vi) **Advance License Fee:**

One (01) month advance license fee of Rs. 5,07,066/- (Rupees Five lakh seven thousand sixty-six only) inclusive of amount of GST & TCS is to be submitted in the form of RTGS/ NEFT/ Demand Draft.

Particulars	Amount (in Rs.)	GST 18%	Total (in Rs.)
Monthly License Fee	4,22,555.00	76060.00	4,98,615.00
TCS @2% on license fee			8451.00
Total Amount			5,07,066.00

The licensee has to pay the bill by 10th of every month in advance for that particular month, failing which interest at the rate of 12% per annum shall be charged as per AAI Credit Policy, without prejudice to Authority's other rights and remedies.

5. **Security Deposit:**

An interest free Security Deposit (SD) of Rs. **43, 81, 000.00/-** (Rupees Forty-three lakh eighty one thousand only) equivalent to 06 (six) months concession fee based on fifth year of license. The SD amount equivalent to 3 months concession fee to be submitted in the form of Bank Guarantee (as per Annexure-K) any scheduled commercial bank (other than cooperative scheduled bank) and balance 3 months equivalent concession fee by way of NEFT/RTGS or DD/PO. Security deposit for Counter space also to be paid through RTGS after allotment of the room space at parking area.

The amount has been arrived at as follows:

Particulars	Amount (Rs.)
License Fee (equivalent to eight (6) months concession fee of fifth year)	37,12,000.00
Space Rent	-
CAM/Utility/Facilitation	-
Total	37,12,000.00
Add provision for probable taxes @18% on above	66,8160.00
Total (rounded off to next thousand)	43,81,000.00

* A Letter of Understanding in the format as per **Annexure-L** also to be submitted along with the Bank Guarantee.

6. Electricity Deposit:

Security deposit in respect of electricity charges of Rs. 3,71,200/- (Rupees Three lakhs seventy one thousand two hundred 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-K.

7. License Agreement:

Execution of the Agreement and Integrity Pact within 15 (fifteen) days from the date of issuance of award letter/ LOIA (on Stamp Paper of Tripura Govt. appropriate value i.e. Rs.100/- to be borne by the licensee).

8. BCAS Clearance:

You have to obtain all necessary Security Clearance from BCAS/any other regulatory agency as required (as applicable), within the Gestation Period. You are required to login and apply in 'e-Sahaj' portal within 05 (Five) days from the date of award letter. The required documents for security clearance are to be submitted to this Office within 10 (Seven) days from the date of award letter. No extension of Gestation Period, on account of non-receipt of BCAS clearance will be given.

9. Electric Load:

You have to submit the electrical load requirements and electrical fittings layout of the counters/kiosks and get them approved by the concerned Departments of AAI, before execution of the works.

10. Single Point of Contact (SPOC):

The Commercial Department will act as the SPOC for obtaining all internal permits, remittance of SD/License Fee and execution of License Agreement.

11. Acceptance of LoA:

You are required to submit a duplicate copy of this LoA, duly signed by the Bidder/Authorised Signatory within 07 (Seven) days towards acceptance of this Award.

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In addition, all terms and conditions enumerated in the Tender ID :2021_AAI_77789) and this award letter (LoA), its acceptance, the NIT documents and its corrigendum (as applicable) will for part and parcel of the License Agreement.

This is issued with the approval of the Competent Authority.

Yours sincerely,



(L. Baruah)

Sr. Manager (Commercial)

For Airport Director

AAI, MBB Airport, Agartala

Signature Not Verified

Digitally signed by LACHIT BARUAH
Date: 2021.09.20 12:16:17 IST
Location: eProcurement System for Central
PSUs