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भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

विमानपत्तन निदेशक का कार्यालय

O/o Airport Director

वडोदरा विमानक्षेत्र, Vadodara Airport

संख्या : भाविप्रा/वडो/वाणिज्य/NITB/VPR/2021/

दिनांक: 09/12/2021

सेवा में,

मेसर्स ओमेगा इंटरप्राइजेज / M/S Omega Enterprises
Room No. 106, Bldg No. 5, Ganesh Wadi CHS.,
Akruti Tower, Bhim Nagar Marol MIDC, Andheri East,
Mumbai (Maharashtra) – 400 093.

विषय : Award of Concession to Supply, Install, Test, Commission (SITC) and Operate Automated Parking Management System; Collection of Parking Fees Rights; and Lane Management at Vadodara Airport.

महोदया / महोदय,

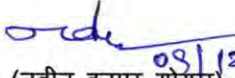
उपर्युक्त विषय पर वडोदरा हवाई अड्डे पर "Concession to Supply, Install, Test, Commission (SITC) and Operate Automated Parking Management System; Collection of Parking Fees Rights and Lane Management at Vadodara Airport" निविदा के अवार्ड संबंधित इस कार्यालय के दिनांक 09.12.2021 के समसंख्यक पत्र की मूल प्रति को इस पत्र के साथ संलग्न कर आपकी आगामी आवश्यक कार्यवाही हेतु प्रेषित किया जा रहा है।

कृपया पत्र के प्राप्त होने की पावती दें तथा समय सीमा के अनुसार सभी कार्रवाई सुनिश्चित करें।

शुभ कामनाओं सहित....

संलग्न : यथोपरि

भवदीय


(नवीन कुमार गोयल)

प्रभारी (वाणिज्य)

कृते विमानपत्तन निदेशक

वडोदरा विमानक्षेत्र



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विमानपत्तन निदेशक का कार्यालय

O/o Airport Director

वडोदरा विमानक्षेत्र, Vadodara Airport

संख्या : भाविप्रा/वडो/वाणिज्य/NITB/VP/2021/

दिनांक: 09/12/2021

To,
M/S Omega Enterprises
Room No. 106, Bldg No. 5, Ganesh Wadi CHS.,
Akruti Tower, Bhim Nagar Marol MIDC, Andheri East,
Mumbai (Maharashtra) – 400 093.

विषय : Award of license for 'Concession to Supply, Install, Test, Commission (SITC) and Operate Automated Parking Management System; Collection of Parking Fees Rights; and Lane Management' at Vadodara Airport.

Dear Sir,

In response to your participation in above referred Limited E-tender (Tender ID No. **2021_AAI_94126_1**) at Vadodara Airport, the undersigned is pleased to inform you that this office has accepted your offer quoted in Limited E-tender for Award of "Concession to Supply, Install, Test, Commission (SITC) and Operate Automated Parking Management System; Collection of Parking Fees Rights; and Lane Management at Vadodara Airport" and accordingly the contract is awarded to you subject to fulfilling of the following terms and conditions:

1. Location / Area

The Parking area is 4000 SQM (approximately) in New Integrated Terminal Building at Vadodara Airport, Vadodara (Location as indicated in Appendix-3 & 4 of Annexure – A of E-tender documents). A bare space admeasuring to 4000 SQM (approximately) shall be allotted to you for the referred purpose. However, this would be subject to actual joint measurement of site.

2. Periodicity of the license

The Contract is awarded for a period of 05 (Five) Years w. e. f. next date of completion of Gestation Period of 90 days or commencement of the facility, whichever is earlier, unless terminated earlier on account of following:

- By giving 120 days notice in writing from either side without assigning any reason.
- Terminated by AAI on a short notice on account of un-satisfactory performance.
- Termination on expiry of the specified time period allotted for unresolved internal dispute resolution.

3. Details of Monthly License Fees

The monthly License Fee for the contract shall be **Rs.3,78,900/- (Rupees Three Lac Seventy Eight Thousand Nine Hundred Only) plus GST and other Charges as applicable.**

The monthly license fee as intimated above is subject to annual compound escalation as per the formula given in Appendix-2A of Annexure – A of E-tender documents.

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वडोदरा विमानक्षेत्र, Vadodara Airport

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In addition to the above said license fee, Licensee is also liable to pay normal space rent (as may be notified by AAI from time to time, presently normal notified space rent is **Rs.1250/-** Per Sqm per month for AC space and **Rs. 830/-** Per Sqm per month for Non AC space) for allotted cabins / counter (provided at entry/exit points and vehicle parking area). Licensee is also liable to pay utility facilitation / Common Area Maintenance (CAM) charges @ 10% of applicable AAI notified normal space rent. Such charges shall be paid within the date(s) specified in the bill(s). The space rent / Utility Facilitation charges are subject to 7.5% compound annual escalation or as may be decided by AAI from time to time.

In addition to the above, licensee shall pay all charges towards consumption of electricity and water as may be due as determined by the Authority and at the rate(s) fixed by it from time to time. Such charges shall be paid within the date(s) specified in the bill(s).

The aforesaid License fee shall be payable every month in advance on or before 25th day of English calendar month. The payment of license fee etc. shall be made by Pay Order/ DD/ Cheque / NEFT in favor of Airports Authority of India, payable at Vadodara. No outstation cheque shall be accepted in payment of license fee etc. That in the event of failure to pay the license fee and other charges by due dates, delayed interest @ 9% per annum shall be payable from due date for delayed period of up to 30 days and if delay is for more than 30 days, then interest at the rate of 18% per annum shall be charged from the due date, for entire delay period.

4. Details of Security Deposit to be furnished

- i) The licensee shall deposit a sum of **Rs. 26,82,612/- (Rs. Twenty Six Lac Eighty Two Thousand Six Hundred Twelve Only)** i. e. an amount equal to 6 months of License Fee (based on 1st year License Fee) & GST as Security Deposit in the form of Demand Draft / Pay order / RTGS / NEFT / Bank Guarantee from a Nationalized / Scheduled Bank (Bank Guarantee from Co-operative Banks, even scheduled co-operative banks, shall not be acceptable) in favor of Airport Director, AAI, Vadodara Airport within **15 days** from the date of issue of award letter. Bank Guarantee should be valid for the entire period of license plus six (06) months. In the event of the Licensee committing any breach of the terms & conditions of the license agreement, the Authority may without prejudice to other rights and remedies be entitled to forfeit the Security Deposit or any part thereof. In Such an event he shall pay in the same manner as stated above such additional sum immediately as he may be called upon by the Authority to pay, so that the Security Deposit shall at all times during the continuance of these presents, be for the same amount. On the expiration or earlier determination of the license the Authority shall return the Security Deposit or part there of which has not been forfeited as aforesaid, to him, without interest.
- ii) The licensee shall deposit a sum of **Rs. 2,68,261/- (Rs. Two Lac Sixty Eight Thousand Two Hundred Sixty One Only)** towards security deposit in respect of all types of utilities such as Electricity, Water, Data Port, Telephone etc.
- iii) **Total Security Deposit i. e. (i) + (ii) = Rs. 29,50,873/- (Rs. Twenty Nine Lac Fifty Thousand Eight Hundred Seventy Three Only).**

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O/o Airport Director

वडोदरा विमानक्षेत्र, Vadodara Airport

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5. Other Conditions:-

- a) You are required to submit **acceptance of the offer within 07 days** from the date of the award letter along with the duly signed and stamped duplicate copy of this award letter.
- b) Payment of Security deposit as indicated above within **15 days** from the date of award letter.
- c) Payment of One-month advance license fee of **Rs. 4,47,102/- (Rs. Four Lac Forty Seven Thousand One Hundred Two Only)** within **15 days** from the date of the award letter.
- c) Execution of the Agreement within **15 days** from the date of the award letter.
- e) AAI will hand over the parking site only after the agency completes the installation of parking equipment's as per NIT within the gestation period.
- f) AAI will provide access (i. e. right of entry in this case) to the sites only for the installation of parking equipment's upon fulfillment of conditions of award within the stipulated time of business incubation period. However, the sites will be handed over for commencement of Operation by the Licensee only after commissioning of parking equipment as per NIT on or before the expiry of gestation period.
- g) If the licensee fails to complete the conditions of award which are pre-requisite for access to the site, then the gestation period of 90 days will be deemed to have commenced on 16th day of issuance of LOIA i.e. immediately after expiry of business incubation period. However, actual handing over of sites shall only be done after completion of installation of parking equipment's as per NIT.
- h) It shall be your responsibility to maintain the general cleanliness of the area allotted on regular basis.
- i) The licensee shall employ only such servants as shall have good character and as well behaved and skillful in their business.
- j) The rates for Vehicle parking as per Schedule of Parking Tariff (Appendix-2C of Annexure – A of E-Tender documents) are inclusive of Taxes. No extra charges to be charged from the passengers/visitors beyond the published tariff in E-Tender document.
- k) No night parking is permitted at Vadodara Airport. However if any passenger requests for night parking, the same shall be done with prior approval of Terminal Manager with proper entry at Airport Terminal Office.
- l) The rates as mentioned in Appendix-2C of Annexure-A of E-Tender documents shall be displayed in prominent location of the vehicle park area for passenger facilitation and to avoid any complaints from users.
- m) A register carrying the name, address and mobile phone number of the passengers are to be maintained by the licensee due to security reasons.
- n) The licensee shall be required to provide details of numbers of vehicles to whom monthly passes have been issued.
- o) All the above conditions along with those mentioned in the E-tender shall be binding on the licensee.
- p) This award letter, Handing over / taking over Note (to be Signed) and all terms and conditions as mentioned in E-tender shall be a part and parcel of agreement to be executed between Airports Authority of India and **M/S Omega Enterprises**.
- q) Compliance of prevailing Security norms etc. from time to time shall be ensured by the licensee. For any information / clarification pertaining to prevailing Security norms and compliance thereof etc., you are requested to please contact Security Directorate, AAI, Vadodara Airport, Vadodara.
- r) You are required to get all the license and clearances of Govt. agencies if so required.

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O/o Airport Director
वडोदरा विमानक्षेत्र, Vadodara Airport

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Important Note

1. The successful tenderer shall carryout their business in the allotted Area only after they submit their Security clearance from BCAS, if applicable. Immediately on receipt of award letter, they shall take action to obtain the clearance as per the guidelines laid down by BCAS. The Licensee shall be responsible for completing this clearance within the prescribed commencement period of license. (BCAS web site www.bcasindia.nic.in and www.bcasindia.gov.in). In this regard, you are requested to please contact Security Directorate, AAI, Vadodara Airport, Vadodara for the referred purposes and submitting security programme (if required) etc.
2. The cashless transaction System is being promoted by AAI and hence you are also instructed to use the Point of Sales (PoS) / Swipe machines from the inception of the contract period. Apart from it, all the available modes of e-payment should be followed at your outlet. Licensee shall mandatorily employ at least two different e-payment modes at all times.
3. Only bare space admeasuring 4000 Sq. mtr shall be provided for the contract. The cost of construction/modification shall be borne by you. The work shall be carried out in consultation with Commercial, Civil, Electrical, Terminal and Security department of AAI, Vadodara. Necessary plans and drawings shall be submitted before commencement of construction work and only after obtaining approval from this office any activity is to be taken up.
4. Vadodara Airport is Plastic free zone, Hence usage of single use plastic is to be avoided.
5. All the instruction of Vehicle parking, lane management and SOP mentioned in Appendix 2 are binding and should be strictly adhered to.

Assuring our best of Services and co-operation at all times and anticipate the same from your side too and further hope that this association will be long-lasting and fruitful one for both of us.

With Best Wishes

भवदीय

(टी. के. गुप्ता)

विमानपत्तन निदेशक,
भा.वि.प्रा, वडोदरा

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Signature Not Verified

Digitally signed by MANOJ YAKASIRI
Date: 2022.07.29 16:56:39 IST
Location: eProcurement System for
Central PSUs