



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

AAC/COM/1112/Carpark/ Omega Enterprises/ 2022 /42

To
Omega Enterprises
Room No 106, Bldg No 5
Ganesh Wadi CHS, Behind Akrutthi Tower
Bhim Nagar, MIDC, Andheri East
Mumbai- 400093

30.03.2022

Subject: Award Letter for concession For Concession to Supply, Install, Test, Commission (SITC) and Operate Automated Vehicle Parking Management System; Collection of Parking Fees and Access Fees Rights; and Lane Management at Kolkata Airport at Netaji Subhash Chandra Bose Intl Airport, Kolkata City E-bid no : 2022_AAI_104209

Sir,

Ref to your participation in E-bid no : 2022_AAI_104209, The for concession For Concession to Supply, Install, Test, Commission (SITC) and Operate Automated Vehicle Parking Management System; Collection of Parking Fees and Access Fees Rights; and Lane Management at Kolkata Airport at Netaji Subhash Chandra Bose Intl Airport, Kolkata City, is hereby awarded to Omega Enterprises, who has emerged as the H-1 Bidder.

The license fee payable shall be Rs 1,55,52,900/- plus applicable charges and taxes, per month. The license fee is subject to annual escalation as detailed in Appendix: 2A.

1. In addition to the Concession Fees, the selected bidders shall be liable to pay:

(i) **Space Rent (office cabins) and Utility/Facility Charges** (office & toilet) at 10% of normal space rent (or as may be notified by AAI from time to time, presently normal notified space rent is towards AC space rent @ Rs 3000/- per sq mtr. (if applicable) and Rs.2000 /-per sqmtr. Pm towards Non AC space rent (if applicable), subject to annual escalation of 7.5% w.e.f 1 April 2022 Annually or as applicable from time to time.

(ii) 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.

(iii) Charges for the consumption of the electricity and water consumed for the purpose of use of the said license for office spaces, cabins/ counters and Equipment/drivers toilet only and not general parking area, 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.

2. **Location Details:** Indicative Auto CAD drawing of concession area layout along with detailed schedule of premises specifying area is at Appendix 3 &4.

3. **Period of Concession:** Five (5) Years

4. **Security Deposit**

i) **Performance Security Deposit:** That the licensee shall make Performance Security Deposit, amounting to 6 months equivalent Concession fee of the Fifth (05th) year to AAI as an interest free security Deposit. I.e Rs 13,66,26,006/-

P. Anurag

The SD amount equivalent to 3 months' i.e Rs 6,83,13,003/- concession fee to be submitted in the form of BG from any scheduled commercial bank (Bank Guarantee from co-operative bank, even scheduled, will not be accepted) and balance 3 months i.e Rs 6,83,13,003/- equivalent concession fee by way of NEFT/RTGS or DD/PO.

ii) **Electricity Security Deposit:** The Concessionaire shall also deposit an interest free security deposit towards electricity charges of Rs.10lakhs. The said security deposit will cover SD towards all types of utilities such as Electricity, Water, Data Port, Telephone etc. in the form of Bank Guarantee/DD/Pay Order/NEFT/RTGS. The Performance Security Deposit and Electricity Security Deposit are collectively referred to as "Security Deposit".

4. **Rate of Escalation:** License Fees shall be subject to annual escalations detailed in Appendix:2A .

5. **Business Incubation Period** shall mean a period of 15 days from the date of issuance of LOIA to the selected bidder. The selected bidder will be under obligation to complete all the formalities/ conditions of award as will be specified in the LOIA.

6. **General Terms & Conditions-** Appendix:1

7. **Special Terms & Conditions** - Appendix:2

8. **Escalation Formula-** Appendix:2A

9. **Technical Specifications** - Appendix:2B

10. **Schedule of Parking Tariff-** Appendix:2C

11. **Schedule of Performance Indicators-** Appendix:2D

12. **Penalty for Infractions-** Appendix:2E

13. **Concession Area Layout** - Appendix: 3

14. **Schedule of Premises-** Appendix: 4

15. **Handing Over of Sites:**

a. 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.

b. AAI will provide access (ie; right of entry in this case) to the sites only for the installation of parking equipment's to the selected bidder upon fulfilment 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.

If the licensee fails to complete the conditions of award which are pre-requisite for access to the site, then the gestation period 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.

16. **Gestation Period:**

a) Gestation period of 90 Days, reckoned from expiry of business incubation period or 16th date of LOIA whichever is earlier.

As per NIT Document, E-Bid
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P. Ananthakumar

b) Automated vehicle parking solution shall be operationalized within 105 (15Days of business incubation period and 90 days of gestation period) of days of issuance of LOIA.

c) Commencement of operations of subject license 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.

17. Concession Fee Commencement Date:

a) The Concession fee commencement date will start from the Date of Handing over of the site by AAI after installation of Parking equipment OR expiry of gestation period whichever is earlier (i.e. 106th day from LOIA/Award Letter)

b) If the agency failed to install and start the parking automation on or before the expiry of gestation period (i.e.106th day from LOIA), then also Concession fee will start from 106th day from LOIA in addition to the penalty envisaged in the NIT Clause. And if the parking equipment's not installed by 120 days from LOIA/Award Letter, then AAI will cancel the award letter and penalties will be imposed as per the NIT provisions.

18. It may be noted that the Earnest Money Deposit of the successful bidder may be forfeited and the bidder shall liable to be debarred for further participation in AAI's tender(s)/e tender(s) for a period of one (01) year, on account of non-completion of the following;

a) Acceptance of the offer within seven (07) days from the date of issuance of the award letter addressed to the party.

b) Payment of advance license fee for one month within 15 days from the date of issuance of the award letter.

c) Payment of Performance Security Deposit within 15 days from the date of issuance of award letter the licensee shall make Performance Security Deposit, amounting to 6 months equivalent Concession fee of the Fifth (05th) year to AAI as an interest free security Deposit. i.e Rs 13,66,26,006/- . The SD amount equivalent to 3 months' i.e Rs 6,83,13,003/- concession fee to be submitted in the form of BG from any scheduled commercial bank (Bank Guarantee from co-operative bank, even scheduled, will not be accepted) and balance 3 months i.e Rs 6,83,13,003/- equivalent concession fee by way of NEFT/RTGS or DD/PO; however, actual escalation as per escalation formula shall be applicable for billing purpose.

d) Execution of the Agreement within 15 days from the date of issuance of award letter (on stamp paper of appropriate value, related costs to be borne by the licensee).

e) Commencement of the facility within gestation period.

Draft letter is put up for approval pl.
21/03/22
30/03/22

Yours Sincerely,

DGM (Comm.)

(P.Muthukumar)
DGM(Comm.)
For Airport Director

Copy To:

- 1.Executive Director (Comm.)
- 2.General Manager (Comm.)
- 3.General Manager (F&A), NSCBI Airport, Kolkata
- 4.General Manager (Ops), , NSCBI Airport, Kolkata
5. General Manager (Engg- Civil), NSCBI Airport, Kolkata
6. General Manager (Engg-Elect), NSCBI Airport, Kolkata

APD may like to approve before issue please.

P. Muthukumar
30/03/2022
DGM/Comm.

Approved
30/03/22
APD