



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

संदर्भ सं० एएआई/डीडीएन/वाणिज्य/सीआईबीएस/2022/4017-25 दिनांक: 12.12.2022

सेवा में,

मैसर्स स्पेस टेलीइन्फ्रा
प्लॉट न०.278, ए इस्क्योर बिल्डिंग
उद्योग विहार फेज-II
गुरुग्राम हरियाणा-122002

M/s Space Teleinfra
Plot no.278, A Square Building
Udyog Vihar Phase- II,
Gurugram Haryana-122002

विषय: देहरादून हवाई अड्डे पर न्यू टर्मिनल भवन में सीआईबीएस के लिए आवंटन पत्र।

Sub: E-Tender for award of License for Customised Shared In- building solution in New Terminal Building at Dehradun Airport (E-Tender No. 2022_AAI_128392_1).

महोदय,

इस पत्र के साथ संलग्न उपरोक्त पत्र संख्या० AAI/DDN/COMML/CIBS/2022/4017-25 dated: 12.12.2022 आवश्यक कार्यवाही हेतु प्रेषित है।

धन्यवाद।

भवदीय
नरेश प्रताप
(तरुण माटा)
प्रबंधक (वाणिज्य)
कृते निदेशक विमानपत्तन
देहरादून

आन्तरिक वितरण

1. संयुक्त महा०प्र०(वाणिज्य), भा०वि०प्रा०, प्रचालन कार्यालय, गुडगांव रोड, नई दिल्ली-110037।
2. निदेशक विमानपत्तन, भा०वि०प्रा०, देहरादून एयरपोर्ट, देहरादून।
3. उप०महा०प्रबंधक (अभि-सिविल), भा०वि०प्रा०, देहरादून एयरपोर्ट, देहरादून।
4. कासो, सीआईएसएफ, देहरादून एयरपोर्ट, देहरादून।
5. उप०महा०प्रबंधक, (प्रचालन), भा०वि०प्रा०, देहरादून एयरपोर्ट, देहरादून।
6. सहा०महा०प्र० (वित्त एवं लेखा), भा०वि०प्रा०, देहरादून एयरपोर्ट, देहरादून।
7. सहा०महा०प्रबंधक (अभि-इलैक्ट्रीकल), भा०वि०प्रा०, देहरादून एयरपोर्ट, देहरादून।
8. मुख्य सुरक्षा अधिकारी, भा०वि०प्रा०, देहरादून एयरपोर्ट, देहरादून।

2-14



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

AAI/DDN/Comml/CIBS/2022/4017-4025

Date 12.12.2022

To,
M/s Space Teleinfra
Plot No. 278, A Square Building,
Udyog Vihar Phase- II,
Gurugram, Haryana - 122002.

Subject: - E-Tender for award of License for Customised Shared In-building solution in New Terminal Building at Dehradun Airport (E-Tender No. 2022_AAI_128392_1).

Sir,

Please refer to your Bid for E-Tender No. 2022_AAI_128392_1. In this regard, it is hereby intimated that your bid for License for Customised Shared In-building solution in New Terminal Building at Dehradun Airport has been accepted by the Competent Authority with following terms and conditions: -

1. **Period of Concession:** The period of concession shall be Seven (07) Years extendable by a further period of three (03) years subject to satisfactory performance during initial seven years period.

2. **Monthly License fee:**

a. Monthly License fee of **Rs. 3,11,101/-** (Rupees Three lacs Eleven Thousand One Hundred and One only) for a bouquet of 2 telecom operators.

The quoted License Fee shall be for two (02) operators in the bouquet and the bidder will be bound to pay it as minimum. However, in case of increase in no. of Cellular Operators beyond the specified number in the bouquet, pro-rata increase in license fee and security deposit shall be payable. [For e.g. if against the MRLF of Rs. 2,82,600/- (Rs. 1,41,300/- X 2) for two (02) operators, the highest bidder has quoted Rs. 4,00,000/- (for 2 operators) per month i.e. Rs. 2,00,000/- per operator. For each additional operator joining the bouquet after 02 (two) operators, pro-rata license fee of Rs. 2,00,000/- per additional operator OR the license fee applicable after annual escalation at that time shall be payable.)

In addition to quoted license fee, the licensee is liable to pay applicable space / land rent for installation of equipment including space for installation of generator/control room/tower (at bare land/space) etc. In addition to above, utility/facilitation charges for exclusive space allotted shall be payable. In case of allotment of bare land for installation of above equipment/towers, no utility charges shall be payable.

b. Utility/ Facilitation Charges at 10% of normal space rent (or as may be notified by AAI from time to time, presently normal notified A/c space rent is Rs. 1,080/- Per Sqmtrs. per month and Non-AC space rent is Rs. 720/- per sqm per month. The space rent is subject to annual escalation on 1st April of every year or as decided by AAI from time to time; + **(plus)**

c. All Government Taxes including GST at applicable rates notified by Government of India/State Government/UT from time to time;



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3. **Electricity/Water Charges:** In addition to above, charges towards consumption of electricity and water, as may be notified/directed by the Authority and at the rate(s) notified from time to time are payable.

4. **Advance License Fee:** One-month advance license fee of **Rs. 3,67,099/-** (License Fee @Rs 3,11,101/- + GST @ Rs.55,998/-) (**Rupees Three Lacs Sixty-Seven Thousand Ninety-nine only**) is payable in the form of NEFT/ RTGS in favour of Airports Authority of India at Dehradun **within 15 days** from the date of issue of this award letter.

5. **Interest on delayed payment:** The concessionaire has to make the payment of the License Fees etc. by 25th of same month, failing which interest on delayed payment shall be charged at the rate of 9% per annum from the due date for the delay period of upto 30 days and if delay is for more than 30 days, then interest rate @ 18% per annum shall be charged from the due date, for entire delay period.

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

7. **Handing Over of Sites:** Site will be handed over upon fulfilment of conditions of award within the stipulated time of business incubation period. If the licensee fails to complete the conditions of award which are pre-requisite for handing over of site, then the gestation period will be deemed to have commenced on 16th day of issuance of this LOIA i.e. immediately after expiry of business incubation period. However, actual handing over of sites shall only be done after completion of all conditions of award.

8. **Gestation Period:** Gestation period of 120 days or actual commencement of commercial operation, whichever is earlier.

9. Security Deposit:

(i) Payment of Security Deposit equal to 08 (Eight) months of quoted License Fee, i.e., **Rs. 24,88,808/- (Rupees Twenty-Four Lacs Eighty-Eight Thousand Eight Hundred and Eight only)** in the form of NEFT/RTGS or BG from a Nationalized / Scheduled bank (**valid upto 06 (six) months** after the expiry of License period), in favour of Airports Authority of India at Dehradun Airport **within 15 days** from the date of issue of award letter.

(ii) Payment of Security Deposit equivalent to 5% of annual license/concession fee, i.e. **Rs. 1,86,661/- (Rupees One Lac Eighty-Six Thousand Six Hundred and Sixty-One only)** is to be submitted for electricity/ water/telephone etc. in the form of NEFT/RTGS or BG from a Nationalized/Scheduled bank (**valid upto 06 (six) months** after the expiry of Licence period), in favour of Airports Authority of India at Dehradun Airport **within 15 days** from the date of the issue of award letter.

(iii) The bank details for NEFT/RTGS are as given below:

1. Account Name	Airports Authority of India (Collection Account)
2. Account Type	Current
3. A/C No	31869898517
4. Bank	State Bank of India



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5. Branch HIHT Jolly grant, Dehradun
6. IFSC Code SBIN0010580

(iv) No interest is payable on security deposit.

(v) In case of increase in no. of Cellular Operators beyond the specified number in the bouquet, pro-rata increase in security deposit shall also be payable. The pro rata increase in security deposit shall be calculated based on the license fee applicable after annual escalation at that time.

10. License Agreement is to be executed on a Non-Judicial Stamp Paper (denomination of Rs.100/-) within 15 days from the date of issuance of this award letter. Further, licensee is also instructed to pay the stamp duty charges in accordance with the stamp laws applicable to the state and the licensee shall abide by the same.

11. The necessary Airport Entry Permits to the authorized representative(s) and employees of the concessionaire shall be issued on behalf of Airport Director as per rules/regulations of BCAS. It shall be responsibility of the Licensee to obtain character verification and other relevant documents for this purpose.

12. All the formalities related to Bureau of Civil Aviation Security (BCAS) i.e., obtaining Provisional Security Clearance/ Security Clearance through e-sahaj portal and submission of Security Programme, are to be strictly adhered to. Necessary assistance/ guidelines, if required may be obtained from the Airport Operator/BCAS in this regard. As per AVSEC order no. 01/2017 dated 28.02.2017, no business establishment is allowed to commence its business in the SRA without Security clearance and its Security program duly approved by BCAS.

13. This Award letter along with other clauses of NIT shall form part and parcel of the License Agreement.

14. All other terms and conditions shall be applicable as per other Clauses of NIT.

You are requested to convey your acceptance along with copy of this Award letter (duly signed by the authorised signatory) within 15 days of issuance of this award letter and also complete other formalities as per para 4, 9 & 10 above, failing which the EMD shall be forfeited and licensee will be debarred from participating in any tender of AAI for a period of one year.

Regards
12/12/2020
(Tarun Matta)
Manager (Commercial)
For Airport Director
Dehradun Airport

Copy for information to:

1. Jt. GM (Comml.), RHQ Northern Region, AAI, Operational Offices, New Delhi.
2. Airport Director, AAI, Dehradun Airport, Dehradun.
3. DGM (Engg-C), AAI, Dehradun Airport, Dehradun.



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4. CASO, CISF, Dehradun Airport, Dehradun.
5. DGM (Ops), AAI, Dehradun Airport, Dehradun.
6. AGM (F&A), AAI, Dehradun Airport, Dehradun.
7. AGM (Engg-E), AAI, Dehradun Airport, Dehradun.
8. CSO, AAI, Dehradun Airport, Dehradun.

Signature Not Verified

Digitally signed by TARUN MATTA
Date: 2025.02.17 10:33:46 IST
Location: eProcurement System for
Central PSUs