



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

विमानपत्तन निदेशक कार्यालय, O/o AIRPORT DIRECTOR

Phone: 0376-2311456; Fax: 0376-2311479; Mobile: 9435478990; Mail ID: apdjorhat@aai.aero
Website: www.aai.aero

File No: AAI/JHT/CommI/IBS/2023/

Date: 19.01.2023

By E mail

To
M/s Crest Digital Private Limited),
Plot No. 278, Ground Floor,
A-Square building,
Udyog Vihar, Phase - II,
Gurugram, Haryana - 122002.
Email: vinay.kumar@crestdigitel.com
Mobile No: 8826894662

Sub: Award of contract for License of Installation of Infrastructure to Provide Customize Shared In- Building Solution to Cellular Operations at Jorhat Airport
Ref: Tender ID: 2022_AAI_133936_1 dtd: 01.11.2022

Sir,

Kindly refer to your tender for the License of Installation of Infrastructure to Provide Customize Shared In- Building Solution to Cellular Operations at Jorhat Airport, Jorhat. The Competent Authority is pleased to accept your offer for award of license for the subject facility at Jorhat Airport, Jorhat subject to the following terms & conditions:

Terms & Conditions:

- 1. Facility:** Installation of Infrastructure to Provide Customize Shared In- Building Solution to Cellular Operations
- 2. Location:** Airport Terminal Building at Jorhat Airport, Jorhat.
- 3. Space:** To be approved by competent authority as per requirement submitted by licensee subject to technical feasibility
- 4. Period:** 07 (Seven) years further extendable by a period of 03 (Three) more years subject to satisfactory performance in the initial period., from 20.01.2023 or from the date of actual commencement of operation, whichever is earlier. The billing will start accordingly.
- 5. Gestation Period:** Gestation period of 120 (One Hundred and Twenty) Days or actual commencement of the license whichever is earlier. The gestation period will be counted from 16th day of issuance of LOIA i.e. immediately after expiry of business incubation period. The billing will be raised accordingly. Business Incubation Period shall mean a period of 15 days from the date of issuance of Letter of Award ("LOA") to the selected bidder.

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6. License Fee:

Licensee shall pay to AAI the quoted amount of Rs. 81,500/- (Rupees Eighty-One Thousand Five Hundred only) per month per operator plus applicable charges & taxes for 1st year.

The above payable license fee will be for single cellular operator only in the bouquet. Whenever licensee proposes to increase the cellular operations beyond 01(One) in the bouquet, Licensee shall be liable to pay pro-rata increase in prevalent license fee as well as Security deposit (at the time of increasing the cellular operator in the bouquet) to the AAI.

7. Interest on delayed payment: @9% per annum is applicable for delayed payment of license fee including space rent and common area maintenance/utility charges. for delay 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.

8. Rates & Taxes: That the Licensee shall pay all rates, assessments, outgoings and other taxes including GST as chargeable on the License as per law from time to time.

9. Rate of Escalation:

a) The first annual escalation will be applicable after completion of eighteen (18) months license period. Thereafter the same will be applicable after completion of subsequent one-year period there from. Even if, on account of any delay whatsoever, licensee could not commence business operations on the expiry of gestation period stipulated in NIT, for the purpose of calculation of date on which 18 months of license are completed (date on which first escalation is applied) shall be deemed from next day of expiry of gestation period stipulated in NIT.

b) License Fees shall be subject to Annual Compound Escalation of 10%.

10. Advance License Fee, Security Deposit to AAI:

a) Payment of one-month advance License fee, with GST within 15 days from the date of the receipt of the award letter either by cheque/demand drafts/RTGS/NEFT as given under:

License fee	Rs. 81500.00
GST @18%	Rs. 14670.00
Total	Rs. 96170.00

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In addition to the above license fee, space rent plus charges and taxes also to be applicable for occupation of Server room, roof antenna etc. as per prevailing space rent.

(b) Other Charges:

The Licensee is required to pay utility/facilitation charges @ 10% of the applicable space License fees for the allotted area earmarked for installation of antennas at roof top and Server room etc. Such charges are subject to revision from time to time as per AAI Policy.

At present A/C area space rent is Rs 1075/- psqm and space rent for non A/C area is Rs.720/- psqm p.m. for the F.Y. 2022-23, which is subject to annual compound escalation @7.5% effective 1st April every year or as may be decided by AAI from time to time. The rate derived after annual escalation shall be rounded off nearest multiple of 10 (ten).

The licensee shall be liable to 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.

(c) Security Deposit:

i. Performance Security Deposit: The licensee shall deposit an amount Rs. 7,70,000.00 (Rupees Seven Lakh Seventy Thousands only) which is equal to Eight (8) months First Year License fee including GST (Rs. 96170 *8 rounded off to nearest thousand) in the form of interest free security Deposit in the form of BG/ NEFT/RTGS or DD/PO from any scheduled commercial bank (bank guarantee from co-operative bank, even scheduled, will not be accepted) in favor of AIRPORTS AUTHORITY OF INDIA, GUWAHATI AIRPORT. Annexures H, I, J, and K of the tender may be referred and adhered to if the security deposit is submitted as a bank guarantee.

ii. Security Deposit for Electricity: The Licensee shall also deposit Rs. 1,03,000/- (Rupees One Lakh Three Thousand only) which is equal to 5% of annual license/concession value for the last year in the form of Demand Draft/Pay Order/NEFT/RTGS/ Bank Guarantee from a Nationalized/Scheduled Bank in favor of Airports Authority of India, payable at Guwahati.

The above security deposit should be deposited by the party within 15 days from the date of the award letter. In case of security deposit being in the form of Bank Guarantee, then it should be valid for a period of 6 months from the date of expiry of the license. No interest is payable on Security Deposit. Also, Annexures H, I, J, and K of the tender may be referred and adhered to.

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11. **Acceptance of Award:** Tenderer has to submit acceptance of the award letter as per Terms & Conditions of NIT/Tender Documents within 07 days from the date of the award letter.

12. **Agreement:** The agreement between the party and AAI shall be completed before commencement of the license. The licensee shall execute an agreement on non-judicial stamp paper value of Rs. 100/-. Two copies of recent and attested passport size photographs of authorized signatory are to be submitted together with agreement of the license within 15(fifteen) days from the date of the award letter (Specimen copy of agreement along with General Terms & conditions are enclosed herewith).

13. As per subject NIT special terms & conditions at Appendix-2 (Page No.42), The service provider shall be responsible for obtaining necessary permissions from Department of Telecommunications (DOT) (or any other department dealing such permissions in Government of India) and comply with all guidelines issued from time to time. Any Law/Instruction issued by Local Authority, in this regard shall also be adhered to.

In case the service provider fails to comply with the Instructions of DoT and DoT orders to remove all such infrastructure, that shall be removed by Service Provider itself on its own cost and such termination happens before on its own cost and such termination happens before completion of 50% of the total tenure then the service provider shall pay penalties to AAI as per termination clause of Tender document. The Service Provider shall not be entitled for any such claims from AAI.

14. The licensee has to obtain the BCAS clearance within the Gestation period. No rebate of license fee/extension of gestation period will be allowed for non-receipt of security clearance.

This award letter is part & parcel of the license Agreement.

Yours Sincerely,

D. Likhitha
(Darsi Likhitha)
19/01/23

Asst. Manager (E-E)/Commercial
For Airport Director
AAI, Jorhat Airport, Jorhat

Copy to:

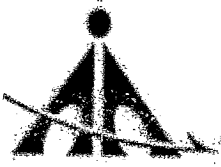
1. GM (Engg-C), AAI, NER, RHQ, LGBI Airport, Guwhati-15
2. GM (FIN), AAI, NER, RHQ, LGBI Airport, Guwhati-15
3. PA to RED, AAI, NER, RHQ, LGBI Airport, Guwhati-15
4. Commercial Section, AAI, NER, RHQ, LGBI Airport, Guwhati-15

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Internal:

1. Airport Director, AAI, Jorhat Airport
2. Terminal manager, AAI, Jorhat Airport
3. AM(Engg-E)/CSO, AAI, Jorhat Airport
4. JE(E-C), AAI, Jorhat Airport

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