



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

Ref. No. : AAI/RC/COMML/Short Term Car Parking//N-18-A/517(65)

Date : 26/10/2023

Speed Post

To

M/s V.I.P Services

Shop No. 1, Laukhedi,

Airport Road, Bhopal,

Bhopal, Madhya Pradesh-462030

Sub : Award of License to Short Term Concession to Operate and Manage Parking Management System Collection of Parking Fees and Excess Time Fees Rights at Birsa Munda Airport Ranchi.

Dear Sir,

We are pleased to inform you that Competent Authority has accepted your bid for "License to Short Term Concession to Operate and Manage Parking Management System Collection of Parking Fees and Excess Time Fees Rights of Birsa Munda Airport Ranchi. " in response to this Tender id-. 2023_AAI_170530_1, dated- 12.10.2023.

The licence is hereby accorded to M/s VIP Services , for a period of 03 Months Extendable by 03 Months as per the following terms & conditions:

1. This award letter will be a part & parcel of agreement to be submitted by the licensee by signing as acceptance within 02 days from the date of issue of this award letter.
2. That the license for the said facility shall be valid for the period of 03 months (extendable by 03 months) from 01.11.2023 to 31.01.2024, unless terminated earlier on account of following;
 - a. By giving 30 days of notice in writing without assigning any reason.
 - b. Terminated by AAI on a short notice on account of unsatisfactory performance.
 - c. Termination on expiry of the specified time period allotted for unresolved internal dispute resolution.(Mediation)
3. Gestation period **upto 31st Oct 2023**. Vehicle parking shall be operational from 01st November 2023.

26.10.23

कार्यालय: वाणिज्य विभाग

O/o Commercial Directorate

बिरसा मुंडा विमानपत्तन, राँची-834002

Birsa Munda Airport, Ranchi-834002

चन्द्रशेखर कुमार/CHANDRA SHEKHAR KUMAR

सहायक प्रबंधक (वाणिज्य)/Asst. Manager (Commercial)

भारतीय विमानपत्तन प्राधिकरण / Airports Authority of India

बिरसा मुंडा हवाई अड्डा, राँची / Birsa Munda Airport, Ranchi

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भारतीय विमानपत्तन प्राधिकरण
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4. The details of the licence fee & area, space rent, etc. will be as follows :

Name of the Licence and Area	Monthly Licence Fee	Space License Fee	10 % Utility Charges on space rent	GST @ 18%	Monthly Payable Amount
(1)	(2)	(3)	(3)	(4)	(5)
Short Term Concession to Operate and Manage Parking Management System Collection of Parking Fees and Excess Time Fees Rights at Birsa Munda Airport Ranchi. Area – 4550 Sqm. (Parking Area), + 42.55 Sqmtr (Space for Server Room, Entry/Exit Booths etc.) Total allotted Area- 4592.55 Sqmtr (Approx)	Rs. 14,36,999/- Per Month.	Rs.35,317/- (i.e. Rs 830/- x 42.55 sqm.)]	Rs. 3,532/- [10 % on space rent of Rs. 35317/- for Financial Year 2023-24 (i.e. Rs 830/- x 42.55 sqm.)]	Rs. 2,65,653/- (On applicable Monthly License Fee + Utility Charges)	Rs. 17,41,501/- (Rupees Seventeen Lakh Forty One Thousand Five Hundred One only)

- GST and all other applicable taxes/ levies / fees at the prevailing rates are payable by the licensee in addition to the licence fee.
- The Licensee is liable to pay Utility charge @ 10% on space rent shall be payable in addition to licence fee by the licensee. Compound annual escalation @ 10% of space rent or at the rates prescribed by AAI, CHQ will be applicable on 1st April every year or revised by AAI from time to time.
- AAI shall raise bill on or before 10th of every month The concessionaire has to make the payment of License Fees etc. by 25th of the same month, failing which interest on delayed payment at the rate of 9% per annum shall be charged from the due date for delay period of upto 30 days

26/10/23



भारत का
ONE EARTH - ONE FAMILY - ONE FUTURE



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

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. That in addition to the above said license fee, Licensee is also liable to pay Rs. 1250/- per sqmtr pm towards AC space rent (if applicable) and Rs.830/- per sqmtr pm towards Non AC space rent (if applicable).
9. That in addition to the above said license fee, 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 Licensee shall have to provide his own meter(s) for the purpose, failing which Licensee shall be billed on assessed consumption. In default of payment of said charges, the Authority may without prejudice to its other rights disconnect or cause to be disconnected the water and electricity to the said premises without any notice and the Licensee shall not be entitled to any compensation whatsoever on account of any such disconnection.
10. That the Licensee shall pay all rates, assessments, out goings and other taxes as leviable on the Licensee in 'Laws'.
11. **Payment of advance licence fee i.e. Rs. 17,41,501/- (Rupees Seventeen Lakh Forty One Thousand Five Hundred One only) including applicable GST at the prevailing rates is payable by the licensee within 31st October from the date of issue of this award letter.**
12. That the licensee shall submit Performance Security Deposit, amounting to 03 months equivalent Concession fee of the First year (1st year) to AAI as an interest free security Deposit. **A sum of Rs. 44,27,544/- (Rupees Forty Four Lakh Twenty Seven Thousand Five Hundred Forty Four Only) i.e. an amount equal to (3) months of license fees** (based on 1st year license fee) as Security Deposit in the form of Bank Guarantee in favour of Airport Director, AAI Birsa Munda Airport. Ranchi. Security Deposit to be furnished in the form of BG only to be issued by scheduled Bank having a validity period of 180 days from the date of expiry of contract. However, BG from co-operative Bank (even scheduled) or in the form of FDR is not acceptable.. 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 thereof which has not been forfeited as aforesaid, to him, without interest.

26/10/23
चन्द्रशेखर कुमार/CHANDRA SHEKHAR KUMAR
सहायक प्रबंधक (वणिज्य)/Asst. Manager (Commercial)
भारतीय विमानपत्तन प्राधिकरण/Airports Authority of India
बिरसा मुंडा हवाई अड्डा, राँची/Birsa Munda Airport, Ranchi

बिरसा मुंडा विमानपत्तन, राँची-834002 टेली:0651- 2250035 ईमेल: rc_cml@aai.aero
O/o Commercial Director, Birsa Munda Airport, Ranchi-834002 Tel: 0651- 2250035 e-mail: rc_cml@aai.aero



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

13. That the Licensee shall also liable to make the payment towards security deposit in respect of electricity charges equivalent to 5% of annual license/concession value for the first Year subject to minimum deposit of Rs.10,000/- and a maximum deposit of Rs.10 lakhs. The said security deposit will cover SD towards all types of utilities such as Electricity, Water, Data Port, Telephone etc.
14. The Licensee shall display all Signage boards at allotted parking areas, lanes & other appropriate place after the approval of AAI.
15. That the Licensee shall equip himself with all necessary permits, licenses and such other permissions as may be required under the law in force at any time with regard to the operation of the subject license.
16. That the Licensee shall maintain such regular and proper account books along with other supporting documents regarding sales effected by the Licensee in the said premises and said accounts/documents shall all the times be kept open for inspection by Authority in such manner as may be prescribed. The Licensee shall provide to the Authority, if so required by the Authority, Statements of audited Accounts in such manner and within such period as the Authority may prescribe. Licensee shall be liable to share invoicing details live with AAI.
17. That the Licensee shall have no right to object as and when the Authority decides to grant additional License for similar Facility at the airport premises where the Licensee is rendering such services.
18. That Authority shall provide bare space for the subject service and other expenses of any kind for establishment and rendering of the services shall be incurred by the Licensee. However, provisions of electricity, water and drainage connections, as the case may be, if so required, for the smooth operation of the services shall be provided by the Authority.
19. All the times during the currency of the license agreement, it shall be the responsibility of the licensee to obtain proper fire insurance coverage including theft and burglary in respect of all the movable and immovable assets stored or used in the licensed premises and authority shall not be responsible for any loss or damage caused to the licensee on any accounts whatsoever.

26.10.23

चन्द्रशेखर कुमार / CHANDRA SHEKHAR KUMAR
सहायक प्रबंधक (वाणिज्य) / Asst. Manager (Commercial)
भारतीय विमानपत्तन प्राधिकरण / Airports Authority of India



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

20. That Licensee shall operate the subject facility by charging the rate from users, as may be approved in advance by the Authority. Licensee shall exhibit the said approved charges at a conspicuous place in consultation with the authority.
21. That the Authority reserves to itself the right to change the location of the premises at any time and may at its discretion, call upon the Licensee to vacate the site and may give him an alternative premise for the purpose of this license. In such a case, the Licensee shall be bound to vacate the premises immediately and accept the said alternate premises. The entire expenditure on such shifting shall be borne by the licensee and the licensee shall not be entitled to claim any compensation or revision in the license fee on that score.
22. The Licensee shall use the premises for the bona fide purpose as provided in the Agreement, more particularly described in the enclosed schedule, for the use of all passengers and bona fide visitors to the Airport and Officers of the Authority and the staff of various Airlines using the Airport and for no other purpose.
23. The Licensee shall not erect or display any advertisement or signboards except after obtaining the prior approval in writing of the Authority.
24. The licensee must necessarily operate the contract for minimum 50 % of the total period of the contract failing which the licensee may be debarred from participating any tender in AAI for minimum period of 01 (one) year.
25. The Licensee shall not terminate the license before the expiry of the period of the license except by giving 30 days notice in writing, otherwise the Licensee shall be liable to pay to the Authority (without any demur or question) such amount of money as the Authority may decide as due to it by the Licensee. The license can be terminated by the Authority by giving days notice in writing without assigning any reason thereto.
26. The licensee shall be allowed to use the allotted counter exclusively for the purpose of services for which it is allotted and not for any other purpose under any circumstances.
27. The licensee is requested to submit site hand over report at this office by 31st October 2023 from the date of issue of this award letter.
28. The licensee is requested for execution of Licence Agreement on Rs. 100/- non-judicial stamp paper (**Govt. of Jharkhand**) within 7 days from the date of issue of this award letter. The cost of stamp paper which will be borne by the licensee of Jharkhand state only.

[Handwritten signature]
26.10.23

कान्दशेखर कुमार / CHANDRA SHEKHAR KUMAR
सहायक प्रबंधक (वणिज्य) / Asst. Manager (Commercial)
भारतीय विमानपत्तन प्राधिकरण / Airports Authority of India
बिरसा मुंडा हवाई अड्डा, राँची / Birsa Munda Airport, Ranchi

बिरसा मुंडा विमानपत्तन, राँची-834002 टेली: 0651- 2250035 ईमेल: rc_cml@aai.aero
Birsā Munda Airport, Ranchi-834002 Tel: 0651- 2250035 e-mail: rc_cml@aai.aero



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

29. The licensee shall abide by all the rules and regulation of Labour Laws applicable from time to time.
30. The Licensee shall maintain at his own cost all the electric fittings, installations and such other electric equipments including Fire Alarm System as may be provided by the Authority in the said premises or as may hereafter be provided by the said Authority in the said premises.
31. The Licensee shall not use the premises for any purpose other than that for which the licence has been granted. The Licensee shall not erect or display any other type of advertisement or signboards upon the said premises without prior permission in writing from the Authority.
32. The licensee is also requested to intimate the names of the persons to be employed for the said licence before commencement of the licence.
33. This award letter will be an integral part of licence agreement binding both the parties, i.e. the licensee and Airports Authority of India.
34. All other terms & conditions will be as per NIT.

It is requested that an acceptance letter may please be conveyed to this office and all other formalities as mentioned above may please be completed within the stipulated time on and before 31st Oct 2023.

Thanking you,

Yours faithfully

(Chandrashekhar कुमार) / CHANDRA SHEKHAR KUMAR
सहायक प्रबंधक (वाणिज्य) / Asst. Manager (Commercial)
भारतीय विमानपत्तन प्राधिकरण / Airports Authority of India
For Airport Director बिरसा मुंडा हवाई अड्डा, राँची / Birsa Munda Airport, Ranchi

Internal Copy to :

DGM (Finance) / AGM (Civil) / AGM (Elect.) / AM (OPS) / CSO / OSD to Airport Director,
B.M. Airport, Ranchi.



FORM OF BANK GUARANTEE

(To be executed on Non-Judicial Stamp Paper of Rs.100/- by the successful tenderer)

WHEREAS by a License Agreement dated..... made between AIRPORTS AUTHORITY OF INDIA, the Licensor (hereinafter called "the AUTHORITY") of the one part and (hereinafter referred to as "the Licensee") of the other part, the Authority has granted to the Licensee, the license for operating the (complete name and place of work) and the License Fee and Royalty and other charges and for the due and performance of the covenants and conditions as stated or contained in the said License Agreement.

1. Now therefore in consideration of the promises aforesaid and at the request of the licensee we,.....do, hereby irrevocably and unconditionally undertake to pay to you, the Authority on demand and without demur or protest and without reference to the Licensee, any sums of money at any time or from time to time demanded by the Authority on account of the License Fee and Royalty and other outstanding dues / charges due from the Licensee (inclusive of any costs or expenses and interest) and or by way of losses and damages caused or that would be caused to the Authority by reason of any breach by the Licensee of any of the terms or conditions of the said License Agreement and AAI shall be the sole judge for this demand: PROVIDED that our liability under this Guarantee shall be limited to a sum of Rs. /- (Rupees) and extended for the amount increased from time to time as aforesaid.
2. Notwithstanding any right the Licensee may have against the Authority or any dispute raised by the Licensee or any suit or proceedings pending in any Court/Tribunal/ any statutory authorities relating thereto or before any Arbitrator(s), your written demand stating that the amount is due to the Authority as stated herein above shall be conclusive evidence to us that the amount demanded by you, the Authority is payable under the terms of the said License Agreement without any consent or knowledge of the licensee.
3. We shall not be discharged or released from the aforesaid undertaking and guarantee by any variation(s) or any of the terms & conditions of the said License Agreement made between the Authority and the Licensee and or any act of omission on part of AAI or any indulgence to the Licensee by the Authority or any forbearance whether as to payment, time performance or otherwise or to enforce any of the terms and conditions of the said License Agreement without our consent and knowledge.
4. This Guarantee shall be a continuing guarantee and binding on us and our successors and assignee(s) and shall not be discharged or affected by any change in the constitution of or that of the Licensee or the Authority.
5. We further confirm that the Guarantee has been issued with due observance and compliance of the appropriate Exchange Control laws and Foreign Exchange Regulations and applicable laws as in force in India.
6. This Guarantee shall be valid till and you have the right to encash this Guarantee upto from the said date unless extended on demand by AAI.

*** हिंदी पत्रों का स्वागत है ***

कार्यालय: विमानपत्तन निदेशक

O/o The Airport Director

बिरसा मुण्डा हवाई अड्डा, राँची-834002 टेलि.: 0651-2253395 (का) फैक्स: 0651-2250500 (का)

Birsa Munda Airport, Ranchi-834002 Tel: 0651- 2253395(O) Fax: 0651-2250500(O)



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

NOTWITHSTANDING anything contained herein:

- i. Our liability under this Guarantee shall be limited to a sum of RS.....during the currency of the contract and **six (6) months** thereafter.
- ii. This bank guarantee shall be valid up to _____ and you have the right to encash this guarantee up to **180 (one hundred eighty) days** from the said date.
- iii. We are liable to pay the guarantee amount or any part thereof under this bank guarantee amount or any part thereof under this bank guarantee only and if you serve upon as a written claim or demand on or before.....

For Bank Name

Dated:
Place:
Witnesses:

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बिरसा मुण्डा हवाई अड्डा, राँची-834002

टेलि: 0651-2253395 (का) फैक्स: 0651-2250500 (का)

O/o The Airport Director

Birsa Munda Airport, Ranchi-834002

Tel: 0651- 2253395(O)

Fax: 0651-2250500(O)

(Letter of understanding from the Depositor to be submitted along with Bank Guarantee to AAI)

The Branch Manager,

..... Bank,

.....

Sub: My/Our bank Guarantee No.dated for
Rs.....issued in favour of AAI A/c No.....

Sir,

The subject Bank Guarantee is obtained from your branch for the purpose of Security/Earnest money on account of contract awarded/to be awarded by M/s Airports Authority of India to me/us.

I hereby authorize the AAI in whose favour the deposit is made to encash / close the subject bank guarantee before maturity/on maturity towards adjustment of dues without any reference / consent / notice from me / our side and the bank is fully discharged by making the payment to Airports Authority of India.

Signature of the Depositor

Place:

Date:

*** हिंदी पत्रों का स्वागत है ***

कार्यालय: विमानपत्तन निदेशक
O/o The Airport Director

बिरसा मुण्डा हवाई अड्डा, राँची-834002 टेलि: 0651-2253395 (का) फेक्स: 0651-2250500 (का)
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भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

BG Verification through SFMS

1. AAI has made arrangement for Verification of Bank Guarantee received by AAI from prospective successful bidder through Structured Financial Messaging System (SFMS) of ICICI bank. The prospective successful bidder may submit BG in accordance with bank details:-

CORPORATE NAME	: AIRPORTS AUTHORITY OF INDIA BANK
NAME	: ICICI BANK
IFSC CODE	: ICIC0000007
BG ADVISING MESSAGE	: IFN 760COV (BG ISSUE) IFN 767COV (BG AMENDMENT)
UNIQUE IDENTIFIER CODE	: AAIRANCHI (to be mentioned in field 7037 of the BG advising message code)

2. While submitting the documents to BG issuing bank, the bidder will also submit letter to the issuing bank as per the format mentioned in Appendix-2 of ANNEXURE: M.

3. While submitting the original BG document, the bidder shall attach copy of the SFMS BG confirmation message sent by the BG issuing bank to ICICI bank.

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O/o The Airport Director

बिरसा मुण्डा हवाईअड्डा, राँची-834002
Birsa Munda Airport, Ranchi-834002

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Tel: 0651- 2253395(O) Fax: 0651-2250500(O)

Advisory: For Bidder and its BG issuing Bank Branch

1. It is to be noted that along with physical BG; we have also activated an online facility to view the issued BG cover message transmitted to ICICI Bank through SFMS platform.

a). For availability of BG in this platform, it is necessary that BG issuing/amending bank send the BG advice in the form of message format IFN 760COV (BG Issuance)/IFN 767COV (BG Amendment) via SFMS (Structured Financial Messaging System) as provided by RBI.

b). In the event of BG issuing/amending bank not sending the message IFN 760COV/IFN 767COV or **committing any error while capturing the details** at least in the below field, **BG confirmation through online portal would not be updated.**

2. Request you to notify your bank (BG issuing bank) to update below details at a time of submission of BG issuance/amendment request to their respective banks:

BG advising message – IFN 760COV/IFN 767COV via SFMSIFSC
CODE: ICIC0000007

Corporate Name- Airport Authority of India

Field Number

Particulars (to be mentioned in Row1) 7037

AAIRANCHI

Please note that the issuing bank while issuing/amending the BG, should ensure that the above information is correctly captured in the message i.e. IFN 760COV/IFN 767COV.

Sl. No.	Name of the AAI Unit	Email ID	UNIQUE CODE (7037)	IDENTIFIER
1.	RANCHI	bgv.ranchi@aai.aero	AAIRANCHI	

*** हिंदी पत्रों का स्वागत है ***

कार्यालय: विमानपत्तन निदेशक
O/o The Airport Director

बिरसा मुण्डा हवाईअड्डा, राँची-834002
Birsa Munda Airport, Ranchi-834002

टेलि: 0651-2253395 (का) फैक्स: 0651-2250500 (का)
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AIRPORTS AUTHORITY OF INDIA

Request Letter: Transmission of Bank Guarantee Cover Message <to be submitted by applicant to BG issuing Bank>

Date: _____

The Manager,

(Bank Branch)

Sub: Inclusion of unique identifier code of AAI while transmitting BG cover messages where beneficiary bank is ICICI Bank (IFSC-ICIC00000007)

Dear Sir/Madam,

I/We, _____, request you to include unique identifier _____ in field 7037 of the SFMS cover messages IFN COV 760 (for BG issuance) and IFN COV 767 (for BG amendment) while transmitting the same to the beneficiary bank (ICICI Bank- IFSC-ICIC00000007).

Thanking You,

(Bidder)

*** हिंदी पत्रों का स्वागत है ***

कार्यालय: विमानपत्तन निदेशक
The Airport Director

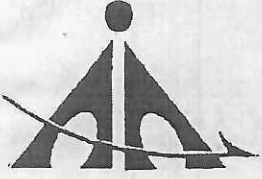
बिरसा मुण्डा हवाई अड्डा, राँची-834002
Birsa Munda Airport, Ranchi-834002

टेलि: 0651-2253395 (का)

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AIRPORTS AUTHORITY OF INDIA

RTGS DETAILS

BENEFICIARY NAME- AIRPORTS AUTHORITY OF INDIA
(REVENUE)

CURRENT A/C NO.- 32909130918

BANK- STATE BANK OF INDIA

BRANCH- HINOO, RANCHI

ACCOUNT TYPE- CURRENT ACCOUNT

BRANCH CODE- 30527

MICR CODE- 834002033

IFSC CODE- SBIN0030527

CMH
प्रबंधक (वित्त)

भारतीय विमानपत्तन प्राधिकरण
किरसा गुम्हा विमानपत्तन, रांची

A/C No. *Unverified*



25/7/18