



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

BY SPEED POST / E-MAIL

AAI/TR/CommI/AwdLtr/IBS/NITB/2024

26.04.2024

To,

CREST DIGITEL PVT LTD.,
(formerly Space Teleinfra Pvt Ltd)
Corp Office:- Plot 278,
A Square Building, Udyog Vihar Ph-II,
Gurugram – 122002, Haryana
(m) – 8826894662
e-mail: vinay.kumar@crestdigitel.com

Sub:- AWARD OF LICENSE FOR "Allotment of space for Installation / Provision of Infrastructure to Provide Customized Shared In-Building Solutions (IBS) at NITB of Trichy Intl Airport

Ref: Your E-Tender for the above contract at this Airport.

Dear Sir,

The undersigned is pleased convey the approval of Competent Authority to award the license for **Allotment of space for Installation / Provision of Infrastructure to Provide Customized Shared In-Building Solutions (IBS) at NITB of Trichy Intl Airport** to **M/s. Crest Digital Pvt Ltd, Gurugram** with the quoted Monthly License Fee of **Rs.6,51,551/-** (Rupees Six Lakhs Fifty One Thousand Five Hundred and Fifty One only) per month plus applicable GST and other charges as applicable from time to time, compounded with 10% annual escalation, for a period **07 years, further extendable by 03 years** subject to satisfactory performance during the initial seven years period compounded with 10% annual escalation, subject to the NIET conditions and following terms & conditions.

1.	License	Allotment of space for Installation / Provision of Infrastructure to Provide Customized Shared In-Building Solutions (IBS) at NITB of Trichy Intl Airport
2.	Period	07 years, further extendable by 03 years subject to satisfactory performance during the initial seven years period.
3.	Area / Location	NITB of Trichy Intl Airport as per the NIET conditions.
4.	License fee	1 st Year - Rs.6,51,551/- pm + GST and other applicable charges. 2 nd Year – Rs.7,16,706/- pm + GST and other applicable charges. 3 rd Year – Rs.7,88,377/- pm + GST and other applicable charges. 4 th Year – Rs.8,67,214/- pm + GST and other applicable charges. 5 th Year – Rs.9,53,936/- pm + GST and other applicable charges. 6 th Year – Rs.10,49,329/- pm + GST and other applicable charges. 7 th Year – Rs.11,54,262/- pm + GST and other applicable charges. License fee should be paid on or before 25 th of every month in advance. The tax (GST) is applicable @ 18% subject to revision as per Govt. Directive.
5.	Electricity & Water Charges	As per EB tariff on actual consumption of electricity and water charges at the rates fixed by AAI. The rates are subject to revision from time to time.
6.	Utility / Facilitation Charges	In addition to the license fee, 10% of the actual space rent per month plus GST should be paid towards the utilization / facilitation charges.

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7.	Advance License fee	License fee - Rs.6,51,551/- GST @ 18% - Rs.1,17,279/- Totally Rs.7,68,830/- (Rupees Seven Lakhs Sixty Eight Thousand Eight Hundred and Thirty only) shall be paid online to the bank account of AAI, Trichy.
8.	Security Deposit for License Fee	Equivalent to Eight Months first year license fee amounting to Rs. 52,12,408/- (Rupees Fifty Two Lakhs Twelve Thousand Four Hundred and Eight only) shall be paid online to the bank account of AAI, Trichy / Bank guarantee from any Nationalized Bank except Co-operative Banks, subject to NIT conditions.
9.	Security Deposit for Electricity charges	An amount of Rs.10,00,000/- (Rupees Ten Lakhs only) towards Electricity Deposit shall be paid online to the bank account of AAI, Trichy.
10.	Agreement	An agreement in duplicate in the prescribed format as per NIT is to be executed on non-judicial stamp paper of value of Rs.100/-. Cost of Stamp Paper shall be borne by you. This award letter shall also form part of the Agreement.
11.	Bank Details of AAI, Trichy	Beneficiary Name : Airports Authority of India Bank Name : State Bank of India Bank Address : Airport Branch, Trichy – 620 007 Account No : 40533688990 RTGS Code/ IFSC Code : SBIN0016393 Charges for Transfer : To be borne by the party

Other terms and conditions:

01. After taking over the License, if the License fee and other applicable charges, as per bill, is not paid within the stipulated date, penal interest @ 9% per annum shall be charged from the due date for delayed period upto 30 days and if delay is for more than 30 days, then interest @ 18% per annum shall be charged from the due date for entire delay period be payable on all delayed payment, without prejudice to the Authority's other rights and remedies. Besides, action as deemed necessary will be taken as per the Agreement conditions under the rules and in addition the administrative cost of re-tendering will be deducted from the Security Deposit.

02. That the license for the above said facility shall be valid for the period of **07 years** wef **THE DATE OF TAKING OVER OF LICENSE**, unless terminated earlier on account of following:

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

03. Penal action, as appropriate, would be initiated on account of unsatisfactory performance such as: (i) Delayed payment of License fee (ii) Non observance of approved rates of items (iii) Not maintaining the quality in providing service/facility (vi) Rate list (v) Any other breach in the terms and conditions of license agreement including notice period for terminating license etc.

Cont'd...03/-



04. In case of failure to accept the terms and conditions of the award of license, you will be debarred from participating in any Commercial License/Tender at AAI, at any Airport, for a period of 01 year.
05. *The EMD will be forfeited and the party may be debarred for further participation in AAI's tender(s) for a period of 01 year on account of non-compliance of the following :-*
- (a) Acceptance of the offer within **07 days** from the date of award letter.
 - (b) Payment of advance L/Fee for one month within **15 days** from the date of award letter.
 - (c) Payment of Security Deposit within **15 days** from the date of award letter.
 - (d) Execution of Agreement within **15 days** from the date of award letter.
 - (e) Commencement of the facility within the applicable gestation period.
06. The acceptance should be conveyed *within 07 days* by signing and returning the duplicate copy of the award letter.
07. The licensee is liable to obtain proper insurance coverage for their properties / goods stored or used in the licensed premises.
08. The licensee shall obey the various Central and State Govt. Labour Laws in force from time to time and ensure their registration etc. as per rules.
09. The licensee shall abide by the rules & regulations and legislation of Central and State Government on Environmental protection.
10. The licensee is liable to implement the AAI commitments and practices on ISO 14001 – 2004 (Environmental Management System).
11. Modification/renovation, if any required in the allotted area should have prior approval of the competent authority of AAI.
12. The licensee shall not unless with the written consent as afore said assign or transfer the present license or any party thereof.
13. The licensee shall abide by the terms and conditions, rules, and regulations of AAI as may be enforced from time to time.
14. In addition all rates, assessments, outgoings and other taxes wherever applicable including the service in respect of the said premises will be payable by the licensee.
15. The licensee shall use the area only for the purpose for which it is allotted and for no other purposes and confine their activities within the space allotted.
16. The allotment is subject to clearance of all outstanding dues, if any.
17. The award letter & e-tender NIT shall form part and parcel of the agreement.
18. The allotment of subject space can be cancelled at short notice if the space required by AAI for expansion/modification of Airport and the licensee shall vacate the space without any protest or claims for compensation.

Cont'd...04/-



19. Necessary action is to be initiated for obtaining BCAS clearance to perform the business at the airport before commencement of the facility.

20. 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.

21. The infrastructure should not hamper any other AAI facility and also in the operation of the existing cellular service provider in any manner and they (existing cellular service provider) will be free to join this shared infrastructure.

22. No Objection Certificate from AAI (CNS In charge) for each location needs to be obtained before installation of equipment so the uninterrupted and non-interfered operations of CNS facilities could be ensured.

23. You are requested to kindly complete the above cited formalities and take possession of the license within the applicable gestation period as per the NIT conditions.

Thanking you,

Yours faithfully,



(GOWLI ABHISHEK)
ASST. MANAGER (COMML)
FOR AIRPORT DIRECTOR

Copy to :

GM (PROJECT) // JGM (Com) // JGM (F&A) // JGM (OPS) // DGM (E-E) // DGM (E-C) // SM (FS) // CSO
// PA to APD // SAU, Trichy // File

Tiruchirappalli International Airport, Trichy – 620 007.

Phone: 0431-2341810, 2340551 Ext 304 Fax 0431-2341812, email: apdtrichy@aai.aero

Signature Not Verified

Digitally signed by Sudipta S
Date: 2025.02.13 15:52:45 IST
Location: eProcurement System for
Central PSUs