

No: AAI/SXR/Comml/VPMS/1220

Date: 07.06.24

To,
Shri Anil Kumar Shukla (anilasshukla@gmail.com)
M/s A.S.Multiservices
C-212, Steel Chambers Tower,
Steel Market, Kalamboli,
Navi Mumbai

Subject: Concession to Supply, Install, Test Commission (SITC) And Operate Vehicle Parking (with Limited Automation); Collection Of Parking Fees And Excess Time Fees Rights; at Srinagar International Airport, Srinagar

Dear Sir,

Please refer to your participation in e-tender for the subject facility (tender ID 2024_AAI_191300_1) for which Technical bids were opened on 09/04/2024 and the financial bid was opened on 01.05.2024. The competent authority is pleased to award you the Concession to Supply, Install, Test Commission (SITC) And Operate Vehicle Parking (with Limited Automation); Collection Of Parking Fees And Excess Time Fees Rights; at Srinagar International Airport, Srinagar on the following terms and conditions.

1. Periodicity

a. Period of concession

2. One (01) year further extendable by One (01) year.

a. Business Incubation Period shall be 15 days from the date of issuance of LOIA. You shall be under obligation to complete all the formalities/conditions of award within time specified in the LOIA.

b. Gestation Period

- i. Gestation period of 15 days, reckoned from the expiry of business incubation period or 16th date of LOIA, whichever is earlier.
- ii. Automated vehicle parking solution shall be operationalized within 30 days of issuance of LOIA (15 days business incubation period and 15 days gestation period).
- iii. Commencement of operations 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.

3. Agreement

The licensee has to execute the Agreement within 15 days from the date of issuance of award letter (on Stamp Paper of appropriate value, related cost to be borne by the licensee).



4. Concession Fee and Charges

- a. You shall pay to AAI the concession fee of **Rs.24,55,999/- (Twenty four Lakh fifty five Thousand Nine Hundred and Ninety Nine only)** per month as quoted by you, plus applicable taxes and charges.
- b. Utility/Facilitation Charges at 10% of normal space rent (or as notified by AAI from time to time, presently notified AC space rent is **Rs. 1550** Per Sqm per month and non-AC space rent is **Rs. 1040** Per Sqm per month) for allotted cabins/counters (provided at entry/exit points and vehicle parking area). The annual escalation in space rent shall be applicable @ 7.5% p.a. from 01.04.2025 or as may be decided by AAI from time to time.
- c. 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.
- d. Charges for the consumption of the electricity and water consumed for the purpose of use of the said license 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.
- e. **Advance License Fee:** You shall deposit one month License Fee (plus GST) i.e. Rs.28, 98,079/- in advance within 15 days of issuance of the Award letter.

Particulars	Amount (Rs.)
Monthly License Fee	Rs.24,55,999.00
GST @18% on above	Rs.4,42,080.00
Total	Rs.28,98,079

5. Security Deposit

- a. Performance Security Deposit: You shall furnish a Security Deposit amounting to 3 months equivalent Concession fee of 1st year to AAI as an interest free Security Deposit which comes to **Rs.86,95,000 (Rupees Eighty Six Lakh Ninety Five Thousand Only)** and shall be submitted in the form of Demand Draft/ Pay order/ RTGS/NEFT/Bank Guarantee. The Bank Guarantee must be issued from a Nationalized/Scheduled Bank (Bank Guarantee from Co-operative Banks, even scheduled co-operative banks, shall not be acceptable) in favor of Airport Director, AAI, Srinagar International Airport. Bank Guarantee should be valid for the entire period of license plus six (06) months.
 - b. Electricity Security Deposit: You shall also deposit an interest free security deposit towards electricity charges equivalent to 5% of annual concession value i.e. **SD of Rs. 10,00,000/-*** in the form of Bank Guarantee from a Nationalized/Scheduled Bank/DD/Pay Order/NEFT/RTGS. The said security deposit will cover SD towards all types of utilities such as Electricity, Water, Data Port, Telephone etc.
- * The Concessionaire shall also deposit an interest free security deposit towards electricity charges, amounting to 5% of concession fee of the first Year subject to minimum deposit of Rs.10,000/- and a maximum deposit of Rs.10 lakhs.**

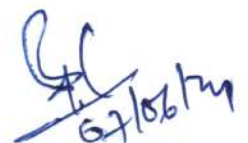
6. Location /Area.

Vehicle Parking Area of 4159.26 SQM at Departure Side and 2383.49 SQM at Arrival side i.e. total area of 6543 sqms per specifications in the NIT document.


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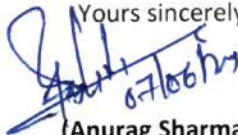
7. **Other terms and conditions**

- 1) Licensee has to convey the unconditional acceptance to the terms of the Award Letter within 7 days of receipt of this letter.
- 2) All the formalities shall be completed within 15 days of receipt of this letter.
- 3) All Bills (including MMG/MAG and any other bills) for the current month shall be raised on 1st day of month in advance, except true-up and reimbursement of expenditure bills like electricity, water etc. The invoices for reimbursement of expenditure like electricity, water charges etc. for the completed month shall be raised on 5th of succeeding month. Wherever the billing is dependent on passenger data/ any other data and provisional billing is already done every month on 1st in advance (as per the provisions of Agreement), the invoices for true-up data shall be raised by 10th of succeeding month on the basis of pax data or 30 actual data submitted by the concessionaire /agency.
- 4) A credit period of 15 days (date of invoice plus 15 days) shall be provided. The above credit period can be reduced as and when decided by AAI. AAI shall levy penal interest @ 12% per annum from the due date (i.e. date of invoice plus 15 days) till the actual date of payment received in AAI account in the cases concessionaire/ agencies settled the Invoice after due date but within 90 days (date of invoice plus 90 days) and @ 18% per annum from the due date till the actual date of payment received in AAI account in the case of concessionaire/ agencies settled the Invoices after 90 days. In case of part payment made by any agency, same rate of interest on the balance amount of invoice as applicable shall be charged. The rate of interest on delayed payment, indicated above, shall be uniformly applicable to all licensees/ concessionaires/ agencies including Central/ State Govt. and their PSUs.
- 5) **The Licensee shall make payment of license fee etc. through biller direct Module and Virtual Account Number.**
- 6) 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 in any tender in AAI for minimum period of 01 (one) year.
- 7) 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 30 days' notice in writing without assigning any reason thereto.
- 8) The Licensee has to intimate the list of near relatives employed in AAI as well as name of the persons employed by the licensee or going to be employed who are near relatives of AAI employees.
- 9) The Licensee shall employ only Indian nationals and get their antecedents and loyalty verified before employing them on the job. The licensee shall ensure that no person of doubtful antecedent and nationality is in anyway associated with the job.
- 10) On Non-acceptance of award within 7 days or on account of non-completion of formalities within the prescribed time, the licensee will be liable to be debarred by AAI for further participation in the tenders at its airports or at any other place under the control of AAI, for a period of **one (01) year**.
- 11) The Authority or any of its officers and other persons authorized by the Authority shall have the right, at all reasonable times, to enter upon the said space/premises and the Counter to view the state and conditions thereof or for the purpose of this Agreement.



- 12) The Licensee shall only be permitted to operate from the allotted space, and in case of any dispute, the decision of Airport Director shall be final and binding on the Licensee.
- 13) The Licensee shall be permitted to charge only as per the tariff specified in the NIT.
- 14) Issuance of challan and collection of fine shall be done by licensee on behalf of AAI. Airports address, AAI logo and authorized signatory (Airport Manager/Terminal Manager etc.) should be clearly printed on the challan.
- 15) Fine will be levied as specified in the circular issued by Ops. Dte., AAI from time to time. Currently, the penalty of parking vehicle/equipment in no parking area on kerb side and city side including approach road within airport premises is Rs. 500. The licensee will get an amount of Rs. 100 from each fine collected.
- 16) In case of Civil/Electrical works, NOC has to be obtained from AAI beforehand.
- 17) All the terms and conditions mentioned in this award letter along with annexures shall form part and parcel of the agreement to be executed between M/s A.S.Multiservices and AAI.
- 18) All other terms and conditions shall be as stipulated in the NIT/Tender document.

Please acknowledge the receipt of this letter as token of your acceptance.

Yours sincerely,

(Anurag Sharma)

Sr. Manager (Comml.)

For Airport Director

Srinagar International Airport

Encl: Annex.-I: Escalation Formula

Annex.-II: Schedule of Parking Tariff

Annex.-III: Concession Area Layout

Copy: Jt.GM (Commercial), RHQ-NR, AAI Operational Offices, Delhi for kind information.

Internal: PS to APD Srinagar/Jt.GM (Engg.-Civil)/Jt.GM(Engg-Elect)/ Jt.GM (Fin)/DGM (OPS)/SM(Sec) /CSO, Srinagar International Airport.

Escalation Formula

1. **Rate of Escalation:** License Fees shall be subject to annual escalation as hereunder:

S. No	Passenger Growth(in the preceding 12 months from the month in which escalation is due)	Annual Escalation
1	Up to 5% (including negative growth)	5%
2	Greater than 5% and up to 18%	10%
3	Greater than 18%	15%

b. The first annual escalation will be applicable after completion of **one year license period**. Thereafter the same will be applicable after completion of subsequent one-year period there from. In case extension in gestation period is given due to whatsoever reasons , the date of first escalation period shall be reckoned from the original date of commencement of contract (i.e., commencement date had there been no extension in gestation period).

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SCHEDULE OF PARKING TARIFF:

1. Parking fee will be charged from all vehicle entering the designated parking area, detailed below :
- a. Introductory slab for up to 30 minutes to be implemented based on the category of the Airport:

Details	Chennai/Kolkata	Gr A	Gr B	Gr C	Gr D & Others
Coach/ Bus/Truck (for both pick and drop)	200	200	200	170	170
Tempo/ SUV/Mini Bus	100	100	80	60	60
Commercial Car (Authorized Licensee of AAI)	40	30	20	20	20
Commercial Car (Vehicles which are not Authorized Licensee of AAI)	1.2 × *Rate of Ola/Uber Per trip	1.2 × *Rate of Ola/Uber Per trip	1.2 × *Rate of Ola/Uber Per trip	1.2 × *Rate of Ola/Uber Per trip	1.2 × *Rate of Ola/Uber Per trip
Premium Car Park	125	125	100	75	75
Pvt Car	50	50	40	30	30
Two Wheeler	20	10	10	10	10

* Rate per trip for OLA/UBER to be as per AAI policy

Note : Proposed rates are inclusive of all taxes including GST, if applicable. The airports included Cargo Complex. Classification of Airports based on Pax as per Annexure I , List of Airports as per their categories at page no 104-107 of Commercial Manual.

- b. Rates as per existing slab will be applicable from 30 minutes to 120 minutes, the same is also reproduced below:

c.

Details	Chennai/Kolkata	Gr A	Gr B	Gr C	Gr D & Others
Coach/ Bus/Truck (for both pick and drop)	300	300	300	250	250
Tempo/ SUV/Mini Bus	240	240	130	80	80

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Commercial Car (Authorized Licensee of AAI)	100	85	55	35	35
Commercial Car (Vehicles which are not Authorized Licensee of AAI)	$1.2 \times \text{*Rate of Ola/Uber Per trip} + \text{Rs } 50$	$1.2 \times \text{*Rate of Ola/Uber Per trip} + \text{Rs } 50$	$1.2 \times \text{*Rate of Ola/Uber Per trip} + \text{Rs } 50$	$1.2 \times \text{*Rate of Ola/Uber Per trip} + \text{Rs } 50$	$1.2 \times \text{*Rate of Ola/Uber Per trip} + \text{Rs } 50$
Premium Car Park	240	240	130	80	80
Pvt Car	120	120	65	40	40
Two Wheeler	25	20	15	15	15

* Rate per trip for OLA/UBER to be as per AAI Policy

Classification of Airports based on Pax as per AAI Policy .

For Four Wheelers, after two hours, rate will increase by Rs. 20/- per hour in case of Group A (including Kolkata/Chennai) and Rs. 10/- per hours in Group B & C.

For two wheelers, the charge after 2 hours will be Rs. 10/- per hour at Group A and Rs. 5/- for Group B&C. The Parking rate beyond 7 hours up to 24 hours will be 300% of the 30 minutes to 120 minutes" slab and every 24 hours or part thereof. (as per existing rates). Illustration for the same is given below .

2. The monthly charge in respect of employees of AAI and other authorized agencies working at airport, will be as follows (as per existing rates):

Vehicle Type	Monthly Charges
AAI Employees	Free of Cost
Other authorized agencies working at airport:	
Car	Rs 500/-
two wheelers	Rs 250/-

ATM Cash Vans coming to refill ATM machines in airport premises shall be exempt from parking charges as well as Excess Time fees.

Govt. owned vehicles shall be exempted from car parking charges and excess time fees

3. The rates of Parking Fees and Excess time fees are inclusive of components of GST. Accordingly, these shall remain the parking charges applicable to end users. However, NIT/Agreement conditions should clearly stipulate that though the above shall be the parking charges applied to end users, but the onus of depositing all applicable taxes prevailing during contract period at the station including GST in respect of fees collected for car parking charges shall rest with the licensee. The details of GST/applicable tax shall be depicted in the car parking invoice issued to end-users.

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Schedule of Excess Time Fess (for All Airports)

S. No	Pick Up Point	Type of Vehicle	Time factor	Amount of Excess Time fees
1	Parking	Private and Commercial	Exceeding Permissible Time from Parking Exit to Airport Exit	Parking Tariff of the airport for time slab of 0-30 Minutes
2	Lane	Private Vehicles	Exceeding Permissible Time from Airport Entry gate to Airport Exit Gate	Parking Tariff of the airport for time slab of 0-30 Minutes
3	Lane	Commercial Vehicles	Irrespective of the time taken for movement	25% higher than the parking tariff of the airport in the time slab of 0-30 mins

Note:

(i) Excess time fees is not to be levied from the vehicles of authorized ground transportation licensees of AAI. However, these vehicles are to pick up the passengers from designated pick points only.

(ii) Commercial Vehicles referred in the table pertains to All yellow plate numbered vehicles which have not been awarded the license at the airport

Note# Srinagar Airport is an "B" Category Airport

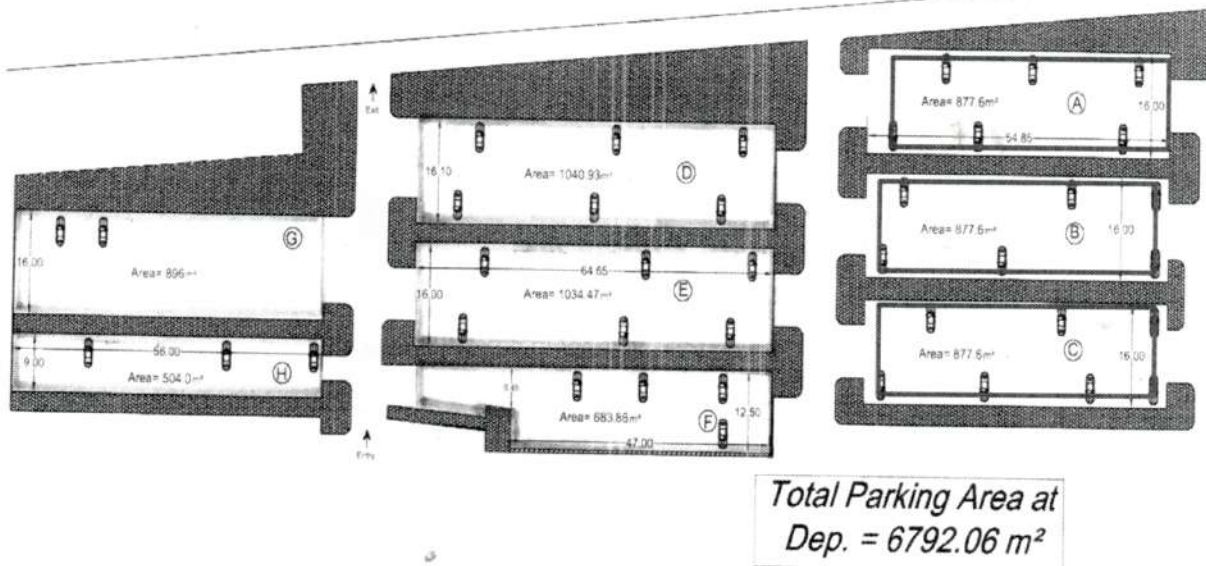
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CONCESSION AREA LAYOUT

Parking Area at Departure Side (Highlighted in Green Color) = 4159.26 sqm (for licensee)

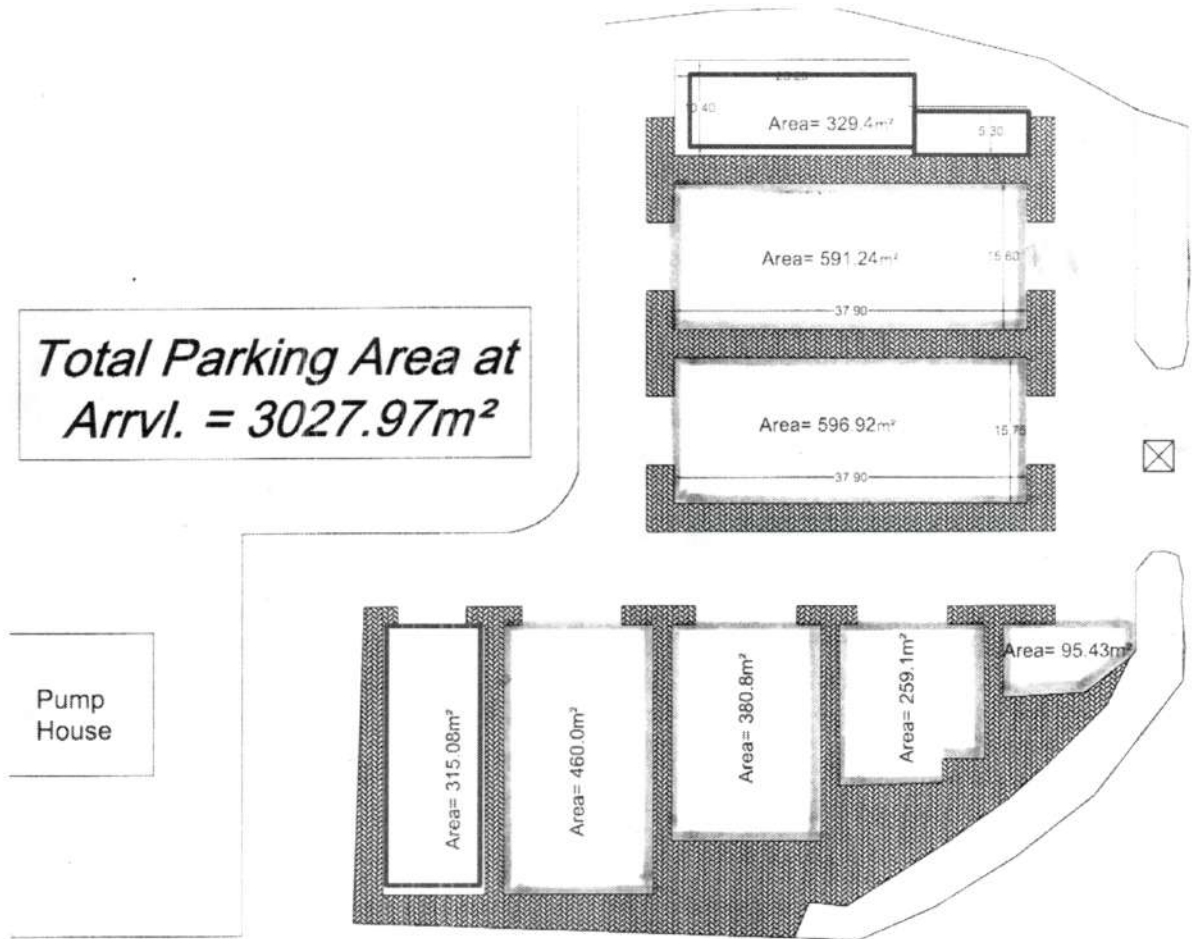
Parking area with AAI (Highlighted in Red colour) = 2632.8

Earmarked for cab aggregators/prepaid taxi/car rentals/for any other facility etc.



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Parking Area at Arrival Side (Highlighted in Green Color) = 2383.49 SQM
Parking area with AAI (Highlighted in Red colour) = 644.48 SQM
Earmarked for cab aggregators/prepaid taxi/car rentals/for any other facility etc.



Signature
07/06/24