



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

संदर्भ : भा.वि.प्रा/गया/वाणिज्यक/ ईवी/2024-25/ 1272-73.
Ref. No. : AAI/GY/COMML/EV/2024-25/

दिनांक : 17.09.2024
Date : 17.09.2024

सेवा में/To:

मैसर्स जिवा इंटरनेशनल प्राइवेट लिमिटेड/M/s Zivah International Private Limited
बी-70, वज़ीरपुर /B-70, Wazirpur
औद्योगिक क्षेत्र/ Industrial Area
उत्तर पश्चिम दिल्ली-110052 /North West Delhi-110052

विषय: गया हवाई अड्डे पर इलेक्ट्रिक वाहन (ईवी) चार्जिंग स्टेशनों की आपूर्ति, स्थापना, परीक्षण कमीशनिंग, संचालन और रखरखाव के लिए लाइसेंस का आवंटन।

Sub: Award of License for Supply, Installation, Testing Commissioning, Operations and Maintenance of Electric Vehicles (EV) Charging Stations at Gaya Airport

Sir,

We are pleased to inform you that Competent Authority has accepted M/s Zivah International Private Limited bid for "License for Supply, Installation, Testing, Commissioning, Operation and Maintenance of Electric Vehicles (EV) Charging Station" at Gaya Airport, Gaya" in response to this E-bid No.: 2024_AAI_197045_1 on following terms and conditions:

1. This award letter will be a part & parcel of agreement to be submitted by the licensee, by signing as acceptance within 07 days from the date of issue of this award letter.
2. **Business Incubation Period** shall mean a period of **15 days** from the date of issuance of award letter to the selected bidder. The selected bidder will be under obligation to complete all the formalities/conditions of award as specified in the award letter.
3. **Gestation period** of 90 days is applicable, which will be reckoned from the date of expiry of Business Incubation Period i.e. from the 16th day of issue of award letter and expiring on the 105th day from the date of issue of award letter.
4. **Area** : Area for EV Charging zone is approximately 66 sqm
EV Charging infrastructure: 20 sqm
Service Area: Approx. 46 sqm Equivalent Car Space for 02 cars and maneuvering thereof
5. The minimum number of charging stations will be 02.

6. **License Term:** The licence will be valid for a period of 10 years Commercial billing will start on commencement of business or expiry of gestation period, whichever is earlier.

*** Notwithstanding anything contained in this award letter, parties agree that during the Concession Term, in the event the Authority opts to transfer its rights such as operation, maintenance, development etc. of the Airport to a third party under PPP model or in any manner as may be decided by AAI / Government of India, then the Authority shall have the right to assign / novate / alter the Agreement, in favour of such third party, to which concessionaire hereby gives their consent unconditionally and Authority will not be bound to obtain any further consent of concessionaire. Such assignment / novation / alteration would release Authority of all liabilities and obligations arising under the agreement from and after the date of assignment / novation / alteration and the rights and obligations of Authority under the Agreement and other arrangements entered into in accordance with the provisions of the Agreement shall be vested in such third party. The parties, along with relevant third party shall execute necessary documentation or put in place necessary agreements for the aforesaid assignment / novation / alteration as and when need arise.*

7. **License Fee:** The Licensee shall in consideration of the License granted by Airports Authority of India, pay to the Airports Authority of India as follows:

License fees= 10% revenue share on the actual invoices + Applicable paved land rent of allotted area for EV charging infrastructure excluding service area. Presently, for the Financial Year 2024-2025, normal notified Paved Land rent for Non-Operational area is Rs. 1660/- Per Sqm Per Annum & for the Financial Year 2025-2028, normal notified Paved Land rent Non-Operational area is Rs. 1910/- Per Sqm Per Annum. The Land rentals are subject to amendments & escalation, as may be decided by AAI from time to time & the same shall be liable to pay by the licensee.

7. **Advance annual fee for paved land only:** Payment of one-year advance paved land space rental with GST and utility within 15 days from the date of the award letter as given below:

Annual Land rental (@ Rs 1660/-per sqm per annum for 20 sqm)	20x 1660= Rs 33200/-
Utility Charges: (10% on Land rent)	Rs.3320/-
Total	Rs.36520/-
GST @18%	Rs.6574/-
Grand Total	Rs.43,094/-

(Rupees Forty-Three Thousand and Ninety-Four Only)





8. **Utility/ Facilitation Charges** at 10% of normal Paved Land Rent (or as may be notified by AAI from time to time) for allotted paved land.
9. **Escalation-** The license fees shall be **subjected to 10% escalation every year**. The first annual escalation will be applicable after completion of 01 year. In case extension in gestation period is given due to whatsoever reason, the date of first escalation period shall be reckoned from the original date of commencement of contract.
10. AAI shall raise bill on or before 10th of every month. The Licensee 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 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.
11. The licensee shall pay the charges for the consumption of the electricity and water charges as per actual usage.
12. **SECURITY DEPOSIT:** The licensee shall deposit **within 15 days** from the date of issuance of this award letter, a sum of **Rs. 1,00,000/- (i.e Rs. 50,000/- per EV Charging Station Machine)** as an interest free Security Deposit in the form of RTGS/ NEFT/ Bank Guarantee from a Nationalized/ Scheduled Bank (Bank Guarantee from Co- operative Banks, even scheduled co-operative banks, shall not be acceptable in favour of Airport Director, AAI, Gaya Airport. Bank Guarantee should be valid for the entire period of license plus six (06) months. Bank Guarantee shall be SFMS System verifiable.
"Security Deposit Amount shall be reviewed by AAI before the end of 3rd year as per the market growth. Accordingly, the Licensee would submit the enhanced Security Deposit (if increased).
13. Authority 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 Authority's account in the in 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 Authority's 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.
14. Vehicles parked in the EV Charging Zone for charging purpose shall not pay parking fees to the Vehicle Parking Licensee.

15. 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.
16. The licensee is requested for execution of **Licence Agreement on Rs. 500/-** non-judicial stamp paper within 15 days from the date of issue of this award letter. The cost of stamp paper which will be borne by the licensee.
17. The licensee is required to submit a lay-out plan of the shop for approval of the Competent Authority.
18. The licensee shall abide by all the rules and regulation of Labour Laws applicable from time to time.
19. The Licensee shall maintain at his own cost all the electric fittings, installations and such other electric equipment 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.
20. 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.
21. The licensee is also requested to intimate the names of the persons to be employed for the said licence before commencement of the licence.
22. This award letter will be an integral part of licence agreement binding both the parties, i.e. the licensee and Airports Authority of India.
23. The Licensee shall **install bilingual board both Hindi and English** for branding licensee name as per AAI guidelines.
24. All other terms & conditions will be as per ENIT.

धन्यवाद, Thanking you,

आपका विश्वासी, Yours Faithfully


(नसिमस सेहर) / (Nasimus Sehar)

सहायक प्रबंधक (वाणिज्य) / Asst. Manager (Comm)
कृते विमानपत्तन निदेशक / For Airport Director
गया हवाई अड्डा, गया / Gaya Airport, Gaya
प्रभारी-वाणिज्य
Charged Commercial
आ. वि. प्रा. / AAI
गया हवाई अड्डा, गया
Gaya Airport, Gaya

Internal Copy to :

Airport director / SM (Finance) / SM (Civil) / CSO / Manager (Elect) / AM(OPS).