



भारतीय विमानपत्तन प्राधिकरण/AIRPORTS AUTHORITY OF INDIA
विमानपत्तन निदेशक का कार्यालय/OFFICE OF THE AIRPORT DIRECTOR
बागडोगरा कास्टम हवाई अड्डा/BAGDOGRA CUSTOMS AIRPORT
जिला: दार्जिलिंग/Dist-DARJEELING, पिन:734421/PIN-734421

Phone: 0353-2698431, Fax: 0353-2698317

Ref no. AAI/BD/COMML/EV CHARGING/AWARD/2989-91

Date 26.11.2024

To,
M/s Reliance BP Mobility Ltd.
3rd floor, B-wing, building no 24,
TTC Industrial Area,
Dhirubai Ambani Knowledge City-DAKC,
Thane Belapur road, Kopar Khairane,
Thane, Maharashtra-400710.

Subject: Award of License for Supply, Installation, Testing, Commissioning, Operations and Maintenance of Electric Vehicles (EV) Charging Station at Bagdogra Airport.

Ref: E-bid no. 2024_AAI_205124_1 dated 16.08.2024.

Sir,

Reference may please be made to Tender Notice No. AAI/BD/COMML/EV Charging Station dated 16.08.2024 and E-bid no. 2024_AAI_205124_1 for the subject facility at Bagdogra Airport. The Competent Authority is pleased to award the license for Supply, Installation, Testing, Commissioning, Operations and Maintenance of Electric Vehicles (EV) Charging Station at Bagdogra Airport to M/s Reliance BP Mobility Ltd. subject to following terms and conditions.

1. The period of licence shall be for **10 (ten) years** from the date of commencement of contract.
2. **AREA ALLOTTED: -4 Sqm. (approx.)** is for EV charging infrastructure excluding service area (area required for charging EV i.e. Equivalent Car Space (ECS) and maneuvering thereof .
3. **NUMBER OF CHARGING PORT: - Charging Port: 01 number.**
4. **LOCATION: -** Outside Car Parking area (approach road) of Bagdogra Airport as per layout enclosed.
5. 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 shall also be payable by the licensee.
6. License fee for the contract shall be **25.50%** of monthly revenue share on the actual invoices + applicable land rent of allotted area for EV charging infrastructure excluding service area (area required for charging EV i.e. Equivalent Car Space (ECS) and maneuvering thereof). The licensee is also liable to pay Common Area Maintenance charges (CAM) @ 10% of normal paved land rent (or as may be notified by AAI from time to time). Annual escalation would be as per tender conditions of NIT.

Applicable Land rent **Rs.1400/-** per sqm per annum for paved land applicable upto **31.03.2025** and **Rs.1620/-** per sqm per annum for paved land applicable w.e.f. **01.04.2025 to 31.03.2028** for

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allotted land for EV charging infrastructure excluding service area (area required for charging EV i.e. equivalent car space (ECS) and manoeuvring thereof) shall be payable. As the applicable land rent and the annual escalation thereon is determined by AAI and as may be notified by AAI from time to time and the Land rent is subject to amendment at the discretion of AAI from time to time and such increase in land rent shall be payable by the Licensee to AAI without any protest or dispute, the said rate shall be applicable for the land rental for the period beyond 31.03.2028.

7. 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.
8. Authority shall raise the bills (including Licence Fee / MMG / MAG and any other bills except annual land lease bills) for the current month 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 10th of succeeding month. The Land rental bills (respective of category of land) shall be raised on annual basis for entire financial year in advance and the total bill amount of land rental shall be rounded off to the nearest Rupee. A credit period of fifteen (15) days (date of invoice plus 15 days) shall be provided, which is subject to reduction as and when decided by Authority. Authority shall levy penal interest @%12per 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 cases concessionaire / agencies settled the invoice after due date but within ninety (90) days (date of invoice plus 90days) and @%18per 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 ninety (90)days. In case of part payment made by the agency, same rate of interest on the balance amount of invoices as applicable shall be charged.
9. Business incubation period shall mean a period of **30 days** from the date of issuance of LOIA to the selected bidder. The agency will be under obligation to complete all the formalities/conditions of award as will be specified in the LOIA.
10. **Handing Over of Sites:**
 - a) Sites will be handed over to the selected bidder upon fulfillment of conditions of award within the stipulated time of business incubation period.
 - b) If the licensee fails to complete the conditions of award which are pre-requisite for handing over of site, then the gestation period will be deemed to have commenced on **31st day** of issuance of LOIA. i.e immediately after expiry of business incubation period. However,

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- actual handing over of sites shall only be done after completion of all conditions of award.
- c) In case tender process has been completed and successful tenderer has been awarded LOIA, but, concession/ license period of incumbent licensee is not over, then, date of hand over of site should not be later than 7th day of expiry of incumbent license or expiry of business incubation period (whichever is later). However, in extreme circumstances, if due to some reason, the vacant site could not be made available, the Airport Director in consultation with concessionaire can identify an alternate location for commencement of concession/ license. Rebate shall not be considered in such a case.

The Competent Authority is empowered to extend the Business Incubation period from the date of expiry of original Business Incubation period up to the vacation of site by incumbent licensee and handover of vacant site to new licensee. The concerned Airport/unit should proactively take action for vacation of site by the incumbent licensee within 07 days of expiry of contract.

11. Gestation period:

- a) Gestation period of **90 days** reckoned from the date of handing over of sites shall be permissible.
- b) Gestation period is the time after handing over the space/site, during which the concessionaire/agency shall construct/ develop the outlets and obtain all the License/permits/approvals required for commencement of the facility.

12. It may be noted that the Earnest Money Deposit may be forfeited and the bidder may be debarred for further participation in AAI's tender(s) for a period of one (01) year, on account on non-completion of the following:

- a) Acceptance of award: Acceptance of the offer within seven (07) days from the date of issuance of the award letter addressed to the party.
- b) Payment of one month advance license fee of Rs.467/- plus utility charges and 18% GST i.e. **Rs.606/- (Rupees Six Hundred Six Only)** by RTGS/NEFT within 15 days from the issuance of the award letter. The bank details for payment is as follows:-

Account Name	Airports Authority of India
Account Type	Current
Account No.	33656879591
Bank Name	STATE BANK OF INDIA
Branch	I.A.F. CAMP., BAGDOGRA
IFSC Code	SBIN0007148

- c) Payment of Security Deposit within 15 days from the date of issuance of award letter, i.e. **Rs.50,000/- (Rupees Fifty Thousand Only)** to AAI as an interest free security Deposit and Security Deposit towards land license fee shall be **Rs.6060/- (Rupees Six Thousand Sixty Only)**. The SD amount to be submitted in the form of BG/RTGS/NEFT from any scheduled commercial bank having a validity of 12 months from the date of expiry of contract (Bank Guarantee from co-operative bank, even scheduled, will not be accepted). The amount of Security Deposit shall be calculated by considering quoted license fee payable by the licensee / concessionaire. 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).Bank

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guarantee format is enclosed herewith.

In case the licence period is more than 3 years, the additional Security Deposit bases on the fourth year's Licence Fee/Space Rent shall be submitted by the Licensee/Agency on or before the expiry of First Quarter of Fourth Year Contract Period.

- d) Licensee shall also liable to make the payment of **Rs.10,000/- (Rupees Ten Thousand Only)** towards additional security deposit in the form of DD/PO/NEFT/RTGS/BG/VPA for the Utilities (Electricity, Water, Data Port, Telephone etc.) shall be deposited by the Licensee/Agency. The value of such Security Deposit for utilities will be determined equivalent to 5% of annual license/concession Fee of first year, subject to minimum deposit of Rs.10,000 and a maximum Deposit of Rs.10 lakhs.
 - e) Execution of the Agreement within business incubation period from the date of issuance of award letter/LOIA (On stamp paper of appropriate value, related cost to be borne by the licensee).
- 13. If the licensee does not operate the license upto 20% of the contract period then the party is liable to be debarred for one year from the date of issuance of orders.
 - 14. The licensee will be responsible to obtain all necessary security clearance from BCAS/any other regulatory agency as required.
 - 15. The notice period towards termination of contract will be as per NIT conditions.
 - 16. The Licensee shall be allowed to exercise his rights only after payment of Security Deposit, Advance license fee, communication of his acceptance of the terms and conditions and after execution of separate agreement on Rs. 100/- (Rupees hundred only) for Licence and other conditions as mentioned in the NIT.
 - 17. **NOC/Approval plan:** The party is requested to apply to AAI for NOC/Approval with acceptance letter towards layout plan before start of fabrication work/development of shop/outlet at the tendered location(s).
 - 18. The Licensee shall make arrangement to obtain appropriate Insurance cover in respect of all properties/goods, if any, proposed to be stored or used by the Licensee.
 - 19. The Licensee shall deal with all the passengers/visitors with extreme courtesy and caution and any complaints from public about misbehavior of licensee or his/her employees shall be construed as grounds for non-performance.
 - 20. The licensee shall not assign or transfer the present licence or part thereof unless authorized in writing by the competent authority.
 - 21. It should be ensured that the personnel engaged by you at the counter should confine within the premises only. No soliciting or canvassing of business shall be done by the licensee.
 - 22. AAI shall be at liberty to grant licence for similar facility at the Airport in similar/other locations for which the licensee shall have no objection to the same.

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23. 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 him and the licensee shall not be entitled to claim any compensation or revision in the license fee on that score.
24. The Licensee shall keep a complaint book in a prominent location at points, which has to be made available for inspection by authorized representative of AAI.
25. After the contract expires, the concessionaire shall stop business and shall be given a maximum of 07 days to vacate the premises (after settlement of dues). The onus of clearing all the dues and vacating the premises within 07 days lies on the licensee. If the agency ceases business operation but fails to vacate the premises within 07 days of expiry of contract, double the amount of normal notified space rent of that area shall be charged from date of expiry of license to the date of vacation. If agency ceases business operations but fails to vacate even after 15 days, the agency ceases to claim any ownership of the un-cleared materials. AAI shall make arrangements to remove the leftovers and charge the costs incurred to the agency/adjusted from available SD along with outstanding dues if any.
26. The licensee shall not erect, display or use any promotional display in any form for purpose of advertisement or branding for a company upon the said premises without the prior permission in writing from the Authority. Authority reserved the right to charge for such activities.
27. This award letter is part of the licence Agreement to be executed.
28. All terms and conditions mentioned in NIT documents accepted by you shall be applicable and binding upon you.

Please acknowledge the receipt of the letter.

Yours faithfully,


26.11.24

SUBHARAJ MAITRA
Manager (Comm)
For Airport Director
कृते विमानपत्तन निदेशक
For Airport Director
बागडोगरा विमानपत्तन
Bagdogra Airport.

NOO

Copy to:

1. The Regional Executive Director RHQ-ER, AAI, NSCBI Airport, Kolkata-52.
2. Jt.GM (Commercial), RHQ-ER AAI, NSCBI Airport, Kolkata-52.

Internal: Jt.GM (Engg-Civil), DGM(Fin), AGM(Engg-Elect), MGR(Ops), CSO& PA to APD.

Signature Not Verified

Digitally signed by SUBHARAJ MAITRA
Date: 2025.07.17 10:53:52 IST
Location: eProcurement System for Central PSUs