



देवघर एयरपोर्ट लिमिटेड DEOGHAR AIRPORT LIMITED

Reg. Office- Deoghar Airport, post- Chanddih, Deoghar- 814143 (Jharkhand)

CIN: U93000JH2019GOI013149

No.: AAI/Deoghar/Comml/Short Parking/2024/ 637

Date: 16.11.2024

To,

M/s. Achal Projects Private Limited
Ward No-11 S.K Vihar colony,
Road no- 02, Beur
Patna-800002, Bihar
GST-10AAMCA9818M1ZC
Email-rks.4642@gmail.com
Mobile-9097005054

Subject: Letter of Intent to Award(LOIA)“Short term facility for Concession to Supply, Install, Test Commission (SITC) And Operate Vehicle Parking (with Limited Automation); Collection of Parking Fees and Excess Time Fees Rights; Collection of Parking Fees and Excess Time Fees Rights at Deoghar airport Limited (E-BID No.: 2024_AAI_209185_1)”
Sir,

In reference to the subject mentioned above, the Competent Authority is pleased to Award Short term facility for Concession to Supply, Install, Test Commission (SITC) And Operate Vehicle Parking (with Limited Automation); Collection of Parking Fees and Excess Time Fees Rights; Collection of Parking Fees and Excess Time Fees Rights at Deoghar airport Limited to H1 bidder M/s Achal Projects Private Limited on the following Terms and Conditions:

1. General:

1.1 The selected Bidder M/s Achal Projects Private Limited **shall within 07 days** of issue of this letter return duplicate copy of the LOIA as acknowledgement of the award and submit detail of designs/drawings, layout plan and related materials for location.

1.2 Business Incubation Period shall mean **a period of 07 days from** the date of issuance of LOIA to the selected bidder. The selected bidder will be under obligation to complete all the formalities/conditions of award as will be specified in the LOIA.

1.3 Area: 7070.00 Sq. Mtr. Vehicle Parking Area

2. License Term:

The term of concession of this award will be **Six (06) months** with effect from the date of commencement of operation.

** 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*

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O/o. Airport Director, Deoghar Airport Limited, Deoghar, Jharkhand- 814143 .



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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.

3. Concession Fee:

3.1 The Concessionaire shall in consideration of the concession agreement granted by Authority pay to the Authority, Concession fee of **Rs. 2,01,555- (Rupees Two lac One thousand Five hundred and Fifty-Five only)** per month plus Utility charges and taxes as applicable

3.2 Advance License Fee:

The Concessionaire shall pay one-month advance license Fee **within 15 days** from the date of issuance of LOIA as given below:

License Fee	Rs. 2,01,555/-
GST @ 18%	Rs. 36,280/-
Grand Total	Rs.2,37,835/-

(Rupees Two lack Thirty-Seven thousand Eight hundred and Thirty-Five only)

3.3 Authority shall raise all bills for the current month on 1st day of month in advance except true-up and reimbursement of expenditure bills like electricity (if provided by AAI), 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. A credit period of 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 @12% per annum from the due date (i.e. date of invoice plus 15days) till the actual date of payment received in authority's 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 Authority's account in the case of concessionaire/ agencies settled the invoices after 90 days. In case of part payment made by agency, same rate of interest on the balance amount of invoices as applicable shall be charged

3.4 The 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 in addition to License fee: 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.

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4. SECURITY DEPOSIT:

4.1 The Licensee shall make Payment of Security Deposit **within 15 days** from the date of issuance of award letter.

4.2 The Licensee shall make Security Deposit, **amounting to 03(Three) months of** equivalent Concession fee of the First Year (1st) year to Deoghar Airport Limited as an interest free security Deposit i.e. **sum of Rs. 7,13,505/- (Rupees Seven lac Thirteen thousand Five Hundred and Five only)**. The Security Deposit equivalent to 03 months concession fee to be submitted in the form of RTGS/NEFT/Bank Guarantee. 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

4.3 **Electricity Security Deposit:** The Licensee shall also deposit an interest free security deposit towards electricity charges. A sum of **Rs.1,42,701- (Rupees One lac Forty-Two thousand Seven Hundred and One only)** i.e. an amount to 5% of annual license concession value as Security Deposit in the form of Bank Guarantee /NEFT/RTGS.

4.4 The Bank Details are mentioned below:

Particulars	Details
Name of the Beneficiary	DEOGHAR AIRPORT LIMITED
Bank Name	State Bank of India
Branch	DEOGHAR BAZAR
Account number	00000041720406360
IFSC	SBIN0003415

5. Agreement:

The agreement between the Licensee and Deoghar Airport Limited shall be completed within **15 (fifteen) days** from the date of issuance of award letter (on Stamp paper of appropriate value, related costs to be borne by the licensee). The Licensee shall execute an agreement on non-judicial stamp paper of the state where the airport is situated as per applicable stamp duty, shall be procured by the agency. Two copies of recent and attested passport size photographs of authorized signatory are to be submitted together with agreement of the license.

- 6 Space for office, space for boom barrier counter or any other space will be provided subject to availability/request and on payment basis.
7. Parking fees/charges should be charged as per rates which are mentioned in Tender document. The charges should be displayed on prominent places for awareness of the passengers. Over charging of parking fees will lead to action as per ENIT condition.
8. All the times during running 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

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authority shall not be responsible for any loss or damage caused to the licensee on any accounts what so ever

9. The Licensee shall equip itself 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.
10. 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 inside the licensed premises.
11. The Licensee shall not erect or display any advertisement or signboards except after obtaining the prior approval in writing of the Authority.
12. The Licensee shall not, unless with the written consent of the Authority, create a subcontract of any description with regard to this license or any part thereof, nor shall be without such written consent as aforesaid, assign or transfer his license or any part thereof.
13. The Licensee shall use the premises only for the purpose indicated in this agreement and for no other purpose whatsoever.
14. 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.
15. It would be the responsibility of the licensee to obtain all necessary security clearance from BCAS/any other regulatory agency as required.
16. The successful bidder is requested to fulfill the conditions specified in the Letter of Intent of Award (LOIA) to the satisfaction of Authority (unless any of the conditions are waived in writing by Authority)
17. All other terms and conditions will be as per E-NIT with Tender ID2024_AAI_209185_1 will be applicable.
18. The award letter, its acceptance, and the E-NIT conditions shall form part and parcel of the license agreement

*Praveen Kumar
for AAI (Commercial)*

Yours Sincerely,

Praveen Kumar
Airport Director,
Deoghar Airport Limited, Deoghar

Internal Distribution: (1) Terminal
Manager (2) CSO (3) HOD (Finance) (4) HOD (Elect) (5) HOD (Civil)

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