



AAI/RAJKOT/NTB/COMML/EV

Date: 05.05.2025.

(By mail)

M/S Everymarket Overseas Pvt. Ltd.

H-9, SHAYONA PARK,

Nr. Sun & Step club,

Memnagar,

Ahmedabad – 380052.

Subject: Letter of Intent to Award license (LOIA) for License for Supply, Installation, Testing, Commissioning, Operations and Maintenance of Electric Vehicles (EV) Charging Station, Rajkot International Airport.

Reference : Tender ID: 2024_AAI_216999_1

Sir,

Please refer your bid submitted on CPP Portal for Tender ID Tender ID: 2024_AAI_216999_1 for the license for License for Supply, Installation, Testing, Commissioning, Operations and Maintenance of Electric Vehicles (EV) Charging Station, Rajkot International Airport. We are pleased to inform you that your offer for 38.98% Revenue share per month (excluding GST & other charges) per month for first year license fee has been accepted by the competent authority. You are requested to complete all the formalities as per terms and conditions of the tender.

General :

- The selected Bidder, M/S Everymarket Overseas Pvt. Ltd. shall within seven (07) days of the issue of this LOIA, return duly signed duplicate copy of the Award Letter as willingness to operate the contract.

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- Business Incubation Period shall mean a period of 15 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 NIT.
- The Selected Bidder/ Concessionaire shall, at its own risk and cost, obtain all Applicable Permits under the Applicable Laws which are required to execute and perform the contract Agreement and submit copies thereof to the Authority.
- The Selected Bidder/ Concessionaire shall apply for necessary approvals and clearances of security program from the Bureau of Civil Aviation Security (BCAS) or any other relevant Governmental Authority, and any other clearance as may be notified from time to time and submit copies thereof to the Authority.

Handing Over of site: -

- (a) Site 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 16th day of issuance of LOIA i.e. immediately after expiry of business incubation period. However, actual handing over of site shall only be done after completion of all conditions of award.

Gestation Period:

- Gestation period of Ninety (90) days, reckoned from the date of Handing over of site shall be permissible.
- No gestation period is to be permitted in case of renewal / award of the concession /license in favor of the existing licensee in the same place (i.e. same area as well as location). However,
- Where there is change in location or due to suspension of the business to carry-out modification at the existing area etc. in the concession / license premises, normal gestation period, as defined above, may be permitted.
- If there is increase in the area in the new license at the same location awarded to existing licensee, the Gestation period would be applicable for the incremental area only (if he continues with the business from the existing area and needs development period for the incremental area). In this scenario, licensee shall continue to be billed on the basis of quoted license fee on pro-rata basis for existing area. Billing for the newly developed / incremental area shall be started after expiry of gestation period.

Location & Area:



- As per NIT.

Concession Term:

- The period of license is Ten (10) years. The period of license shall be reckoned from the license fee commencement date.

Concession Fee:

- The license shall pay to the Authority 38.98% Revenue share per month on the actual invoices raised by service provider (plus GST & other charges) per month for first year.
- In addition to the License Fees, the selected bidder shall be liable to pay per month:
- Applicable paved land rent of allotted area for EV charging infrastructure of 12 sqm. excluding service area of 88 sqm. (Area required for charging EV, i.e, Equivalent Car Space (ECS) and maneuvering thereof).
- For Financial Year 2025-2028, normal notified Paved Land rent for Non-Operational area is Rs. 700/- Per Sqm. 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.
- 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.
- 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.
- 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.

Rate of Escalation:

- As per AAI policy.

Security Deposit:

- The licensee shall deposit a sum of Rs.100,000/- (Rupees fifty thousands per EV charging Station Machine) to AAI as Interest free security deposit. 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). Security Deposit will be submitted 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 favor of Airports Authority of India, Rajkot International Airport. Bank Guarantee should be valid for the entire period of license plus six (6) months.

- In addition, all terms and conditions enumerated in the NIT (Tender ID: 2024_AAI_216999_1) and Draft Concession Agreement and its Corrigendum (if any) shall form part and parcel of the LOIA.
- You are requested to convey your acceptance along with copy of this LOIA (duly signed and stamped by the Licensee) within 7 days of the receipt of this letter and to complete the other formalities as per LOIA.

Airport Director,
(दिगन्त बोरा / Diganta Borah)
विमानपत्तन निदेशक / Airport Director
Rajkot International Airport.
भाविप्रा, राजकोट / AAI, Rajkot
राजकोट अं.रा.हवाई अड्डा राजकोट / Rajkot Int. Airport, Rajkot