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आज़ादी का
अमृत महोत्सव

भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

स्पीड पोस्ट/ईमेल

संख्या: भाविप्रा/नि.मु./अभि. (उ.क्षे.)/कोटा/टी.बी./2026-27/31

दिनांक: 04.05.2026

सेवा में,

मैसर्स अहलूवालिया कॉन्ट्रैक्ट्स (इंडिया) लिमिटेड
A-177, ओखला इंडस्ट्रियल एरिया
फेज- I, नई दिल्ली - 110020
दूरभाष: +011- 49410500, 502, 517
ईमेल: mail@acilnet.com

M/s Ahluwalia Contracts (India) Ltd.
A-177, Okhla Industrial Area
Phase- I, New Delhi - 110020
Tel: +011- 49410500, 502, 517
Email: mail@acilnet.com

विषय: बूंदी, कोटा, राजस्थान में नए ग्रीनफील्ड हवाई अड्डे का विकास।

उपशीर्ष: नई टर्मिनल बिल्डिंग, एटीसी टावर, फायर स्टेशन, कार पार्किंग, सिटी साइड विकास और अन्य संबंधित कार्यों की विस्तृत डिजाइनिंग, इंजीनियरिंग, खरीद और निर्माण।

Sub: Development of new greenfield airport at Bundi, Kota, Rajasthan.

SH: Detailed Designing, Engineering, Procurement and Construction of New Terminal Building, ATC Tower, Fire Station, Car Parking, City Side Development & other associated works.

Ref: i. E-Bid invitation no. Tender ID 2025_AAI_241133_1

ii. Your EPC Tender (Technical Bid opened on 26.12.2025 and financial bid opened on 03.02.2026) through CPP Portal.

iii. LOI issued on 17.03.2026.

iv. Selection of Associate Design Consultant vide letter no. भाविप्रा/नि.मु./अभि. (उ.क्षे.)/कोटा/टी.बी./2026-27/30 दिनांक 30.04.2026.

v. Engagement of Design Consultant vide letter no. ACIL/AAI-Kota/2026 dated 30.04.2026.

Dear Sir(s),

1. Your e-tender (EPC Mode) for the work mentioned above is hereby accepted on behalf of Chairman, Airports Authority of India at quoted amount of **Rs. 3,93,03,78,049/- (Rupees Three Hundred Ninety-Three Crore Three Lakh Seventy-Eight Thousand and Forty-Nine Only)** (excluding GST), which is 2.14% above the estimated cost put to tender of Rs. 384,79,00,000/-
2. D. G. M. (Engg - Civil), AAI, Kota Airport shall be the Engineer-in-charge of the work. You are requested to attend the office of the Jt. G. M. Engg (C), NR-CHQ, AAI, Rajiv Gandhi Bhawan, Safdarjung Airport, New Delhi by **15.05.2026** to sign and complete the Contract Agreement. The contract agreement shall be executed on a non-judicial stamp paper of value of Rs. 100/- (Rupees One Hundred Only) and the cost of the stamp paper shall be borne by you. You are hereby requested to start mobilization/preparatory activities for the commencement of work.
3. The earnest money amount Rs. 11,54,37,000/- (Rupees Eleven Crore Fifty-Four Lakh Thirty-Seven Thousand Only) received along with your tender (in the form of Insurance Surety Bond) shall be returned on receipt of security deposit equivalent to EMD amount or receipt of performance bank guarantee as per clause 3; Refund of

EMD at Page-42 of tender document. Please deposit **Rs. 19,65,18,903/- (Rupees Nineteen Crore Sixty-Five Lakh Eighteen Thousand and Nine Hundred Three Only)** towards security deposit as per Clause 7.6 of Article 7, Page 160-161 of the tender document within 10 days from the date of issue of this letter failing which, the same will be deducted as per condition of Clause 7.6 of Article 7, Page 160-161 of tender document.

4. Within 30 days of issue of work order, you shall submit to AAI, a performance Guarantee as per Clause 7.1 of Article 7, Page 160 of Tender Document for an amount of **Rs. 19,65,18,903/- (Rupees Nineteen Crore Sixty-Five Lakh Eighteen Thousand Nine Hundred Three Only)** in the form of Insurance Surety Bonds, Account Payee Demand Draft, or Bank Guarantee (including e-Bank Guarantee) from any of the Scheduled Commercial Banks (i.e. Indian or Foreign Banks included in the Second Schedule of Reserve Bank of India Act, 1934 excluding Co-Operative/Regional Rural Banks) in accordance with the form annexed hereto. (Annexure-I of Schedule 'F').
5. You are requested to comply with the provision of contract labour (Regulation & abolition) Act of 1970 and contract labour (Regulation & Abolition) Central Rules 1971, Child Labour (Prohibition & Regulation) Act 1986, Construction workers (Regulation of Employment and Conditions of Service) Act 1996, Building and other Construction workers Welfare Cess Act 1996, Minimum Wages Act 1948, Employees Provident Fund & Misc. Provisions Act 1952 and ESI Act 1948, amended from time to time and rules thereof central and State Governments.
6. You are also directed to contact General Manager, Engg-Project, AAI, Kota Airport immediately who will arrange to hand over the site to you.
7. Please note that the time allowed for carrying out the work shall be 18 months (Original Construction) [including 60 days considered for rain of 02 monsoon seasons] and same shall be reckoned from the 10th day after issue of work order.
8. Any further correspondence in connection with the contract should normally be addressed to the Engineer In-Charge.
9. Please acknowledge the receipt and return the duplicate copy of this letter enclosed herewith after duly signing it to the undersigned as a token of acceptance.

भवदीय,

Yours faithfully,

संलग्न: i) Price schedule

ii) Form as per Annex-I of Schedule 'F'

 04.05.2026

संयुक्त महाप्रबंधक (अभि.- सिविल), निगमित मुख्यालय, उत्तरी क्षेत्र

Jt. General Manager (Engg.-Civil), CHQ-NR

अध्यक्ष, भारतीय विमानपत्तन प्राधिकरण के लिए व उनकी तरफ से

For and on behalf of the Chairman, AAI

Item Rate BoQ.

Tender Inviting Authority: AGM (Engg-C), O/o ED Engg-NR, CHQ

Name of Work: Development of New Greenfield Airport at Bundi, Kota Rajasthan. SH: Detailed Designing, Engineering, Procurement and Construction of New Terminal Building, ATC Tower, Fire Station, Car Parking, City Side Development & other associated works.

Tender ID: 025_AAL_241133_1

Contract No:

Athulwalia Contracts (India) Ltd.

Name of the Bidder Bidding Firm / Company :

PRICE SCHEDULE

(This BOQ template must not be modified/replaced by the bidder and the same should be uploaded after filling the relevant columns, else the bidder is liable to be rejected for this tender. Bidders are allowed to enter the Bidder Name and Values only)

NUMBER #	TEXT #	NUMBER #	TEXT #	NUMBER #	TEXT #	NUMBER #	TEXT #
Sl. No.	Item Description	Quantity	Units	BASIC RATE In Figures To be entered by the Bidder Rs. P	TOTAL AMOUNT Without Taxes	TOTAL AMOUNT In Words	
1	Capital work Engineering, Procurement and Construction (EPC) for the project of "Development Of New Greenfield Airport at Bundi, Kota Rajasthan SH:-Construction of New Integrated Passenger Terminal Building, ATC Tower cum Technical Block, Fire Station, CISF Offices, Services Buildings & Associated Works " on the Site as set forth in Schedule A, Scope of work as specified in Schedule-B together with provision of Project Facilities as specified in Schedule-C, and in conformity with the Specifications and Standards set forth in Schedule-D. The project shall meet all the relevant statutory requirements i/c optimization of energy efficiency complete as required. Performance and fulfillment of all other obligations of the Contractor and ensuring compliance to all provisions contained elsewhere in the contract and in accordance with the provisions of any or all of the obligations of the Contractor under this Tender Document. Note: The bidder shall quote the offer excluding GST, ESI & PF (Employer's Contribution). The Work includes all works like Designing, Civil Structure & Finishing Works, MEP works, Airport System, IT Works, Internal Planters etc. complete in all respect required for the Operation of the respective Building:	4	5	13	53	55	
1.01	Passenger Terminal Building including Air side & City side Kerbs, Passenger Boarding Bridges, Baggage Handling System	1.00	Job	2144759477.00	2144759477.00	INR Two Hundred Fourteen Crore Forty Seven Lakh Fifty Nine Thousand Four Hundred Seventy Seven & Paise Zero Only	
1.02	ATC Tower, Technical Block incling Link Bridge	1.00	Job	280503576.00	280503576.00	INR Twenty Eight Crore Five Lakh Three Thousand Five Hundred Seventy Six & Paise Zero Only	
1.03	Fire Station, E & M block, Services Utility Building, RCC Services Tunnel	1.00	Job	160053811.00	160053811.00	INR Sixteen Crore Fifty Three Thousand Eight Hundred Eleven & Paise Zero Only	
1.04	Drivers Canteen, CISF Office, CISF Kofe, CISF Barrack, CISF Dog Kennel	1.00	Job	57484047.00	57484047.00	INR Five Crore Seventy Four Lakh Eighty Four Thousand Forty Seven & Paise Zero Only	

[Handwritten Signature]
Date: 01/05/2025
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1.05	External Development works like Water Supply line, Sewerage Line, Storm Water Lines, Street lights, Facade Lighting, UST, Roads (Alside & City side), Landscaping and Hardscaping, External Signages, Horticulture, Rain Water harvesting, Special E & M Works like Sub Station Equipment (Transformers & DG Works), Cables, Gas based Fire Suppression system, UPS, STP, WTP, RO System, HVAC, Solar PV System, Security Equipment (Ire Killer, Boom Barrier, UVSS, Hydraulic Bollards), Waste Composter, EV Charging etc.	1.00	Job	1085539016.00	1085539016.00	INR One Hundred Eight Crore Fifty Five Lakh Thirty Nine Thousand Sixteen & Paise Zero Only
2	Operation and All inclusive Comprehensive Maintenance (A/C/M/C) :					
2.01	Operation & Services of all Electrical & Mechanical Installation as per scope	1.00	Job	1161500.00	1161500.00	INR Eleven Lakh Sixty One Thousand Five Hundred & Paise Zero Only
2.02	A/C/M/C of all Electrical & Mechanical Installation as per scope	1.00	Job	18794696.00	18794696.00	INR One Crore Eighty Seven Lakh Ninety Four Thousand Six Hundred Ninety Six & Paise Zero Only
2.03	A/C/M/C of all Airport System and Security System as per scope	1.00	Job	141042081.00	141042081.00	INR Fourteen Crore Ten Lakh Forty Two Thousand Eighty One & Paise Zero Only
2.04	A/C/M/C of all IT System as per scope	1.00	Job	41039845.00	41039845.00	INR Four Crore Ten Lakh Thirty Nine Thousand Eight Hundred Forty Five & Paise Zero Only
Total in Figures				3930378049.00		INR Three Hundred Ninety Three Crore Three Lakh Seventy Eight Thousand Forty Nine & Paise Zero Only
Quoted Rate in Words		INR Three Hundred Ninety Three Crore Three Lakh Seventy Eight Thousand Forty Nine & Paise Zero Only				

"Downloaded by me on 03/02/2024"

Approved
04/05/2024
A.M/E-3

04.05.2024
A.M/E-3

अधीन कुमार यादव / Anandhesh Kumar Yadav
वर्तमान प्रमुख (ऑन-ड्यूटी) / Sr. Manager (Engg. Civil)
भारतीय विमानतट प्राधिकरण / Airports Authority of India
राजीव गांधी अंतराष्ट्रीय विमानतट / Rajiv Gandhi International Airport
नई दिल्ली-110003 / New Delhi-110003

SCHEDULE – F: FORM OF BANK GUARANTEE
(See Clause 7.1)

ANNEX - I: FORM OF PERFORMANCE SECURITY (GUARANTEE)
BANK GUARANTEE BOND
(On Non-Judicial Stamp Paper of Rs. 100/-)

1. In consideration of the Chairman, AAI (hereinafter called "AAI") having offered to accept the terms and conditions of the proposed agreement between[hereinafter called the said contractor(s)] for the work (hereinafter "the said agreement") having agreed to production of a irrevocable Bank Guarantee for Rs. (Rupeesonly) as a security / guarantee from the contractor(s) for compliance of his obligations in accordance with the terms and conditions in the said agreement. We (Indicate the name of the Bank) (hereinafter referred to as "the Bank") hereby undertake to pay to the Chairman, AAI an amount not exceeding Rs. (Rupees only) on demand by AAI.
2. We (Indicate the name of the Bank) do hereby undertake to pay the amounts due to payable under this Guarantee without any demure, merely on a demand from AAI stating that the amount claimed is required to meet the recoveries due or likely to be due from the said contractor(s). Any such demand made on the Bank shall be conclusive as regards the amount due and payable by the Bank under this Guarantee. However, our liability under this guarantee shall be restricted to an amount not exceeding Rs. (Rupees only).
3. We, the said Bank, further undertake to pay the Chairman, AAI any money so demanded notwithstanding any dispute or disputes raised by the contractor(s) inn any suit or proceeding pending before any court or tribunal relating thereto, our liability under this present being absolute and unequivocal. The payment so made by us under his bond shall be a valid discharge of our liability for payment there under and the contractor(s) shall have no claim against us for making such payment.
4. We..... (Indicate the name of bank) further agree that the guarantee herein contained shall remain in full force and effect during the period that would be taken for the performance of the said agreement and that it shall continue to be enforceable till all the dues of AAI under or by virtue of the said agreement have been fully paid and its claims satisfied or discharged or till Engineer-In-Charge on behalf of AAI certified that the terms and conditions of the said agreement have been fully and properly carried out by the said contractor(s) and accordingly discharges this guarantee.
5. We..... (indicate the name of the bank) further agree with AAI that AAI shall have the fullest liberty without our consent and without effecting in any manner our obligations hereunder to vary any of terms and conditions of the said agreement or to extend time of performance by the said contractor(s) from time to time or to postpone for any time or from time to time any of the powers exercisable by AAI against in the said contractor(s) and to forebear and enforce any of the terms and conditions relating to the said agreement and we shall not be relieved from our liability by reason of any such variation, or extensions being granted to the said contractor(s) or for any forbearance, act of omission on the part of AAI or any indulgence by the AAI to the said contractor(s) or by any such matter or thing whatsoever which under the law relating to securities would, but for this provision, have effect of so relieving us.

6. This guarantee will not be discharged due to the change in the constitution of the Bank or the contractor(s).
7. We..... (Indicate the name of the bank) lastly undertake not to revoke this guarantee except with the previous consent of AAI in writing.
8. This guarantee shall be valid upto unless extended on demand by AAI. Notwithstanding anything mentioned above, our liability against this guarantee is restricted to Rs. (Rupees only) and unless a claim in writing is lodged within six months of the date of expiry or the extended date of expiry of this guarantee all our liabilities under this guarantee shall stand discharged.

In presence of

Dated this _____ Day of _____

Witness

- 1.
- 2.

For and on behalf of (The Bank)

Signature _____

Name & Designation _____

Authorisation No. _____

Name & Place _____

Bank's Seal _____

The above Guarantee is accepted by Airports Authority of India. For and on behalf of Airports Authority of India

Signature _____

Name _____

Designation _____

Dated _____