



भारतीय विमानपत्तन प्राधिकरण Airports Authority of India

No. AAI/ASR/Comml/Car Rental/Heera/2025-26 / 4505

Date 19.12.2025

To,
M/s Heera Travels Pvt. Ltd.
SCF 54, Phase-5, SAS Nagar,
Mohali, Sahibzada Ajit Singh Nagar,
Punjab- 160059

GST No. 03AADCH0590E1Z3

**Sub:- Award of License for General Car Rental Services (for Motor Cab and Maxi Cab) at
Sri Guru Ram Dass Jee International Airport, Amritsar.**

Sir,

- 1) Please refer to your participation in e-tender for the subject facility (Tender ID: 2025_AAI_247535_1) for which technical bids were opened on 21.10.2025 and financial bids were opened on 05.12.2025. The competent authority is please to award the subject concession on the following terms and conditions: -

Sr. No.	Particulars	Details
i.	Facility	General Car Rental Services (for Motor Cab and Maxi Cab)
ii.	Location	Common Arrival Hall or as decided by AAI. Concession Area layout is attached for ready reference please.
iii.	Area	Tentative area – 6.50 SQM Counter No. B of CB-03 - The location of existing counter is subject to change in future due to re-configuration plan or any operational requirement and the Alternate Location of counter will be finalized at the discretion of AAI.
iv.	Periodicity of License	Three (03) years
v.	Business Incubation period	Fifteen (15) days from the date of issuance of this Award letter.
vi.	Gestation period	Thirty (30) days , reckoned from the expiry of the business incubation period OR the date of handing over of site, whichever is earlier.
vii.	License Fee payable for the first month	Quoted License Fee of Rs.9,52,000/- Per month
		A/C Space rental @Rs.2,950/- per Sqm (applicable for FY 2025-26) for 6.50 Sqm. area Rs.19,175/-



भारतीय विमानपत्तन प्राधिकरण Airports Authority of India

		Common Area Maintenance (CAM) Charges (10% of Space License fee / Space rental for 6.50 Sq Mtr.)	Rs.1,918/-
		Tax/GST @18%	Rs.1,75,157/-
		Gross License Fee	Rs.11,48,250/- (Rupees Eleven Lakhs Forty Eight Thousand Two Hundred Fifty only)
viii.	Annual escalation	Annual escalation in license fee shall apply as per Clause 04_of NIT.	
ix.	Charges towards consumption of electricity and water	To be paid by the Licensee as per clause 1, e (iv) of NIT.	
x.	Interest free Security Deposit (SD) payable to AAI in the form of RTGS / NEFT / Bank Guarantee (having claim period of 12 months from the date of expiry of contract) from any scheduled commercial bank (Bank Guarantee from co-operative bank, even scheduled / Societies / Payment Banks, or by means of FDR, will not be accepted).	(i) Security Deposit of Rs. 45,93,000/- towards License fee as per clause 5 (c) read with Note 1 of General Information and Guidelines of NIT. (ii) Security Deposit of Rs.5,71,200/- towards Utilities (Electricity, Water, Data Port, Telephone etc.) as per clause 5 (d) of General Information and Guidelines of NIT. Total Security deposit – Rs.51,64,200/- The exercise of submission of Security Deposit is to be done on or before 02.01.2026 i.e. within the business incubation period. Validity of BG shall be upto 01.02.2029 (i.e. probable date of expiry of the contract) and having claim period upto 01.02.2030. The Bank Guarantee shall be submitted as per the format of Annexure-K along with its Appendixes and Annexure-L. For submission of Bank Guarantee, please also refer Note (ii) to (v) of Clause 5 of General Information and Guidelines of NIT.	
xi.	One-month advance Gross License fee of ₹11,48,250/- is payable in the form of RTGS/NEFT in favor of Airport Authority of India on or before 02.01.2026 i.e. within the business incubation period.		

[Handwritten signature]
12/12/25



भारतीय विमानपत्तन प्राधिकरण Airports Authority of India

xii.	Following are the details of Bank for RTGS / NEFT to <u>SGRDJI</u> Airport, Amritsar: - • Bank: State Bank of India • Branch: Rajasansi, Amritsar • IFSC Code: SBIN0002455 • Beneficiary Name: Airports Authority of India • A/C No.: 30434604337 PAN and GST of <u>SGRDJI</u> Airport, Amritsar: • PAN No - AAACA6412D • GST No. - 03AAACA6412D1ZI											
xiii.	Agreement has to be executed on non-judicial Stamp Paper of Rs.300/- (appropriate value) on or before 02.01.2026 i.e. within the business incubation period. The cost of Stamp Paper(s) and related costs to be borne by the licensee.											
xiv.	Details of persons employed by agency or going to be employed, who are near relatives of AAI employees, or are ex-employees of AAI who have separated from AAI in the past two years to be furnished by you (on letter head in the below format), along with the acceptance of this award letter: <table border="1"><thead><tr><th>Name of the person proposed to be employed</th><th>Designation</th><th>Your relationship with the said person</th><th>Place of Posting</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td><td> </td></tr></tbody></table>				Name of the person proposed to be employed	Designation	Your relationship with the said person	Place of Posting				
Name of the person proposed to be employed	Designation	Your relationship with the said person	Place of Posting									
v.	Authority shall raise all bills (including MMG/MAG and any other bills except annual land lease bill's) 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 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 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 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. The licensee to make all payments through Biller Direct module of AAI or Virtual Account Number (VAN).											



भारतीय विमानपत्तन प्राधिकरण Airports Authority of India

xvi.	Joint measurement of the area offered under license, to be conducted by AAI and Licensee/the authorized representative(s) of the licensee at the time of handing over / taking over of possession of site. This Joint measurement along-with report on handing over / taking over of site shall form part of the agreement to be executed.
xvii.	The licensee to obtain all necessary security approvals / clearances from BCAS/any other regulatory agency as required. Security Clearance - The selected Bidder/Licensee/Concessionaire shall apply to Bureau of Civil Aviation Security (BCAS) for Security Clearance, within a period of 10 days from the issuance of LOA and submit copies thereof to the Authority. Security Programme - The selected Bidder/Licensee/Concessionaire shall apply to Bureau of Civil Aviation Security (BCAS) for approval of the Security Programme, within a period of 10 days from the issuance of LOA and submit copies thereof to the Authority, in case the Selected Bidder/Licensee/ Concessionaire is having prior Security Clearance from BCAS. In case the Selected Bidder/Licensee/ Concessionaire is not having prior Security Clearance from BCAS on the date of issuance of LOA, then the Selected Bidder / Licensee / Concessionaire has to apply to BCAS for approval of security program within a period of 05 days from the date of receipt of Security Clearance from BCAS and submit copies thereof to the Authority.

- 2) A copy of this Award Letter duly signed by Licensee, accepting all Terms and Conditions of NIT and of this Award Letter, must be forwarded to this office **within seven (07) days** of receipt of this LoA. The acceptance to this award letter to accompany declaration as per **para xiv** above.
- 3) Further, the formalities listed at **para x, xi & xiii** must be completed within the time lines specified therein.
- 4) Non-acceptance of award or on account of non-completion of post-award formalities within the prescribed time, you shall be liable to be debarred by AAI for further participation in the tenders at its airports or at any other place under the control of AAI, for a period of **one (01) year**.
- 5) The licensee shall employ only Indian nationals and get their antecedents and loyalty verified before employing them on the job. The licensee shall ensure that no person of doubtful antecedent and nationality is in anyway associated with the job.
- 6) In case of Civil/Electrical works, NOC has to be obtained from AAI beforehand.
- 7) All other terms and conditions shall be as per NIT/Tender document. This award letter and NIT/Tender document along with their enclosures shall form a part of the license agreement.

Thanking you,

Yours sincerely,

(Anurag Sharma),
HOD (Commercial)
For Airport Director,
SGRDJI Airport, Amritsar

Encl. As Above



भारतीय विमानपत्तन प्राधिकरण Airports Authority of India

SCHEDULE OF PREMISES

1	AREA ALLOTTED	Tentative area – 6.50 SQM Counter NO. B of CB-03- The location of existing counter is subject to change in future due to re-configuration plan or any operational requirement and the Alternate Location of counter will be finalized at the discretion of AAI.
2	LOCATION	Common Arrival Hall or as decided by AAI. Concession Area layout is attached for ready reference please.
3	PURPOSE	Award of License for General Car Rental Services (for Motor Cab and Maxi Cab) at Sri Guru Ram Dass Jee International Airport, Amritsar.

AS
Amritsar



भारतीय विमानपत्तन प्राधिकरण Airports Authority of India

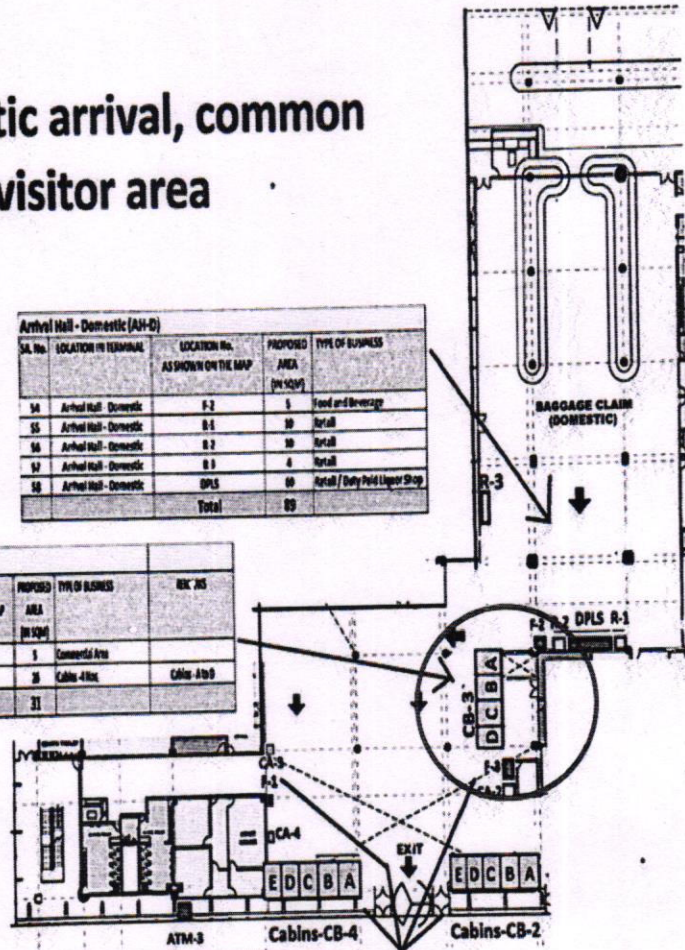
APPENDIX: 4 of Annexure A

CONCESSION AREA LAYOUT

**Domestic arrival, common
arrival, visitor area**

SL No.	LOCATION IN TERMINAL	LOCATION No. AS SHOWN ON THE MAP	PROPOSED AREA (IN SQM)	TYPE OF BUSINESS
54	Arrival Hall - Domestic	R-2	5	Food and Beverage
55	Arrival Hall - Domestic	R-1	10	Retail
56	Arrival Hall - Domestic	R-2	10	Retail
57	Arrival Hall - Domestic	R-3	4	Retail
58	Arrival Hall - Domestic	DPLS	10	Retail / Duty Free / Liquor Shop
Total			39	

SL No.	LOCATION IN TERMINAL	LOCATION No. AS SHOWN ON THE MAP	PROPOSED AREA (IN SQM)	TYPE OF BUSINESS	REMARKS
59	Arrival Hall - Common Exit	CA-1	5	Commercial Area	
60	Arrival Hall - Common Exit	CB-1	16	Cabins - 4 Nos.	Cabins - 4 Nos.
Total			21		



Handwritten signature and date: 17/4/25



भारतीय विमानपत्तन प्राधिकरण Airports Authority of India

ANNEXURE: L1

(Letter of understanding from the Depositor to be submitted along with Bank Guarantee to AAI)

The Branch Manager,
..... Bank,
.....

Sub: My/Our bank Guarantee No.dated.....for
Rs.....issued in favour of AAI A/c No.....

Sir,

The subject Bank Guarantee is obtained from your branch for the purpose of Security/Earnest money on account of contract awarded/to be awarded by M/s Airports Authority of India to me/us.

I hereby authorize the AAI in whose favour the deposit is made to encash / close the subject bank guarantee before maturity/on maturity towards adjustment of dues without any reference / consent / notice from me / our side and the bank is fully discharged by making the payment to Airports Authority of India.

Signature of the Depositor

Place:

Date:



भारतीय विमानपत्तन प्राधिकरण Airports Authority of India

ANNEXURE: L2

**Request Letter: Transmission of Bank Guarantee Cover Message
(to be submitted by applicant to BG issuing Bank)**

Date:

The Branch Manager,

..... (Bank),

.....(Branch)

Sub: Inclusion of Unique Identifier Code of AAI while transmitting BG cover messages where beneficiary bank is ICICI Bank (IFSC – ICIC0000007).

Dear Sir / Ma'am,

I / We, _____, request you to include unique identifier AAIAMRITSAR in field 7037 of the SFMS cover messages IFN COV 760 (for BG issuance) and IFN COV 767 (for BG amendment) while transmitting the same to the beneficiary bank (ICICI Bank – IFSC- ICIC0000007).

Thanking you,

(Vendor / Customer / Concessionaire)

Place:

Date: