



Airports Authority of India
CIVIL ENCLAVE, JODHPUR

NOTICE INVITING E-TENDER

Ref. No. AAI/JO/COML/2022/14 DATED 13.04.2022

FOR

THE LICENSE OF

Vehicle Parking Management

at Civil Enclave, Jodhpur

BID NO. – 2022_AAI_112997_1



AIRPORTS AUTHORITY OF INDIA

CIVIL ENCLAVE, JODHPUR

Cost of Tender Documents Rs. 10,000/-(INR)
(Non-refundable)

Documents issued to _____

Sub: - License for Vehicle Parking Management at Civil Enclave, Jodhpur.

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For Airports Authority of India

DISCLAIMER

The information contained in this NOTICE INVITING E-TENDER document (the “e-Tender”) or subsequently provided to Applicant(s), whether in documentary form, by or on behalf of the Authority, is provided to Applicant(s) on the terms and conditions set out in this e-Tender and such other terms and conditions subject to which such information is provided.

This e-Tender is neither an agreement nor an offer by the Authority but an invitation to the prospective Applicants or any other person. The purpose of this e-Tender is to provide interested parties with information that may be useful to them in the formulation of their financial application pursuant to this e-Tender. This e-Tender includes statements, which reflect various assumptions and assessments arrived at by the Authority in relation to the subject Concession. Such assumptions, assessments and statements do not purport to contain all the information that each applicant may require. This e-Tender may not be appropriate for all persons, and it is not possible for the Authority, its employees or advisors to consider the investment objectives, financial situation and particular needs of each party who reads or uses this e-Tender. The assumptions, assessments, statements and information contained in this e-Tender may not be complete, accurate, adequate or correct. Each Applicant should therefore, conduct its own assessment, due diligence and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments, statements and information contained in this e-Tender and obtain independent advice from appropriate sources.

Information provided in this e-Tender to the Applicant(s) is on a wide range of matters, some of which may depend upon interpretation of law. The information given is not intended to be an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. The Authority accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on law expressed herein.

The Authority, its employees and advisors make no representation or warranty and shall have no liability to any person, including any Applicant, under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of anything contained in this e-Tender or otherwise, including the accuracy, adequacy, correctness, completeness or reliability of the e-Tender and any assessment, assumption, statement or information contained therein or deemed to form part of this e-Tender or arising in any way for participation in the bidding process.

The Authority also accepts no liability of any nature whether resulting from negligence or otherwise howsoever caused arising from reliance of any Applicant upon the statements contained in this e-Tender.

The Authority may, in its absolute discretion but without being under any obligation to do so, update, amend or supplement the information, assessment or assumptions contained in this e-Tender.

The issue of this e-Tender does not imply that the Authority is bound to select all the Proposals for bidding process for the Concession and the Authority reserves the right to reject all or any of the Applications or Bids without assigning any reasons whatsoever.

The Applicant shall bear all its costs associated with or relating to the preparation and submission of its Application including but not limited to preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by the Authority or any other costs incurred in connection with or relating to its Application. All such costs and expenses will remain with the Applicant and the Authority shall not be liable in any manner whatsoever for the same or for any other costs or other expenses incurred by an Applicant

in preparation for submission of the Application, regardless of the conduct or outcome of the Bidding process.

The Applicant shall be wholly responsible for any statements/documents/ records, etc. submitted pursuant to this e-Tender and ensure accuracy thereof. The Authority or its employees shall accept no responsibility or liability for any deficiency that may be made by the Applicant. Any false declaration made by the Applicant shall invite action as may be decided by the Authority including termination of Concession, debarring, forfeiture of EMD and/or Security Deposit. The Applicant shall also indemnify the Authority and its employees from actions arising out of this e-Tender.



AIRPORTS AUTHORITY OF INDIA
CIVIL ENCLAVE, JODHPUR

DEPARTMENT OF COMMERCIAL
E-tenders are invited for award
of Vehicle Parking Management at Civil Enclave, Jodhpur

INTRODUCTION

1. Airports Authority of India is (“AAI”) is the largest Airport Operator in India providing Modernization, Air Navigation, Operation and Management of 125 plus Airports across India.
2. AAI is desirous of participation of eligible entities in the subject e-tender **“License for Vehicle Parking Management at Civil Enclave, Jodhpur”**
3. AAI came into existence on 1st April 1995. AAI has been constituted as a Statutory Authority under the Airports Authority of India Act, 1994. The main functions of AAI include:
 - Design, development, operation and maintenance of passenger terminals
 - Development and management of cargo terminal at international and domestic airports
 - Provision of passenger facilities at terminals like Duty Free Outlets, Travel Retail Outlets, F&B facilities, Executive Lounges, Ground transportation facilities (Maxi Cab, Radio Taxi etc.) and other non-aero activities like; Money Exchange Counters, Trolley Services and information systems.
4. Since its inception in 1995, Airports Authority of India (AAI) has been at the helm of affairs in the development of airport infrastructure and management and control of airport operations and air navigation services in India. Over the past two decades AAI has been on the forefront of modernizing and developing airside and terminal side infrastructure and improving its services at airports to deliver a better travel experience to passengers. These measures have resulted in improved air safety and passenger satisfaction as is reflected in passenger experience survey results.
5. M/s Air India, Indigo and Star Air are operating at this airport.
6. The spurt in air traffic has brought new opportunities as well as challenges for AAI in terms of expanding airport infrastructure and passenger amenities.



AIRPORTS AUTHORITY OF INDIA
CIVIL ENCLAVE, JODHPUR

NOTICE INVITING E-TENDER

1. E-Tenders in the prescribed form duly sealed are hereby invited for granting license for the following facility at Civil Enclave, Jodhpur: -

Name of facility and its location	Space Area	Tender processing fee (In INR)	Earnest Money Deposit	Minimum Reserve License Fee (Per Month)
Vehicle Parking Management Location – Vehicle Parking area at city side of Terminal Building	3000.00 Sq. meter. (approx.)	Rs. 10,000/- (Rs. Ten Thousand Only)	1,31,600.00 (In words – Rupees One Lakh Thirty One Thousand Six Hundred Only)	Rs.1,36,000.00 (In words – One Lakh Thirty Six Thousand only) + Applicable GST)

NOTE:

- (a) Offers below MRLF will not be considered for award.
 - (b) Highest quote/ offer over and above MRLF, shall be the sole parameter for selection of highest bidder.
 - (c) License fees shall be the quoted fixed license fees. The quoted fixed license fee is subject to annual escalation as detailed in NIT.
 - (d) In addition to the Concession Fees, the selected bidder shall be liable to pay:
 - i. Utility/ Facilitation Charges at 10% of normal space rent (or as may be notified by AAI from time to time, presently normal notified space rent is as Per AAI Policy subject to annual escalation of 10%) for any allotted cabins/ counters (provided at entry/ exit points and vehicle parking area).
 - ii. 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.
 - iii. 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.
2. Location Details: Drawing of concession area layout along with detailed schedule of premises specifying area is at Appendix 3 & 4.
3. Period of Concession: **Three Year**
4. Rate of Escalation: License Fees shall be subject to annual escalation as detailed in Appendix: 2A.
5. The prospective bidders are requested to go through the tender conditions and visit the site / airport to assess the feasibility of business / undergo proper diligence study and thereafter may bid in the Tender. No reduction in license fee will be entertained by AAI at any stage for whatever reasons.

6. Participants are advised not to give any conditional tender and adhere to the terms and conditions indicated in the tender documents provided by AAI Conditional tenders would be summarily rejected.
7. Business Incubation Period shall mean a period of 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.
8. 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 prerequisite 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 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.

9. Gestation Period:

- (a) Gestation period of **30 Days**, reckoned from the date of handing over of sites shall be permissible.
- (b) 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,
 - i. 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.
 - ii. 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.

10. Experience / Eligibility Criteria:

Technical Capacity:

- a) Minimum 2 years of Experience (during the last seven years) of managing license for vehicle parking contracts at hospitals, airports, seaports, railways, metro rail stations, public vehicle park area of Municipal corporations, Commercial Complex confirming to stipulations as listed in note below.

OR

- b) The manufacturer of automated vehicle parking solutions for car parking (who provides infrastructure, software & hardware and operate) having 2 years' experience (during the last seven years) in their line of business shall also be eligible to participate.

OR

- c) The Integrated automated car parking solution providers for car parking (who provide Infrastructure, software & hardware and operate) having 2 years" experience (during the last seven years) in their line of business shall also be eligible to participate.

##(JV/Consortium is not eligible to participate in the Vehicle Parking Management tender)

Note:

- a) Experience claiming from Hospitals should be from a minimum 100 bedded hospital with parking area capacity of 50 four wheelers.
- b) Experience from Municipal corporation/Railways/Metro rail shall be from managing a parking area having capacity of minimum fifty (50) for four wheelers.
- c) In case of commercial complexes, it should have minimum 1.5 lakhs sqft. area and it should have parking capacity of one hundred (100) for four wheelers.
- d) Applicants should submit any of the supporting documents like experience certificate/work order/work completion certificate/Statutory auditor certificate as the proof for claimed technical experience.
- e) The bidder shall submit an undertaking in a Rs.100/- Non-Judicial Stamp Paper in support of experience viz. status of Hospital/Commercial complex /Municipal corporation etc. and authenticity of the experience documents submitted to AAI.

Documentary evidence establishing these requirements / criteria must be submitted by the bidders / tenderers in the technical bid.

Financial Capacity:

1. Minimum Gross Turnover Requirement –

- (a) Minimum Gross Turnover of the bidder firm should be not less than Rs. 0.20 Crore Per annum.
 - (b) The financial criteria will be ascertained as per the Statutory Auditor Certificate. The turnover requirement should be from any of the Two (02) financial years during the last Seven (07) financial years for which the experience is claimed by the agency.
 - (c) Minimum 10% of annual gross turn over requirement shall be from the same kind of business. The turnover claimed should be congruous with the period in which experience claimed by the agencies.
 - (d) The Bidders turn over details should be supported with audited annual accounts for the respective financial years and it should be mandatorily certified by statutory auditor.
11. Only one e tender document shall be sold to a single party either a firm or an individual. The proprietor of more than one company or firm will be considered as single party and one legal entity.
12. Any party either a firm or an individual falling under the following categories is not eligible:
- (a) De-barred/black listed by CBI or AAI or Undertakings/ Departments like; Railway, Defense, or any other Department of Govt. of India, State Govt. Deptt. etc. A declaration to this effect is also to be submitted by the party with tender documents.
 - (b) Parties facing action under PPE Act, with AAI.
 - (c) Parties either an individual or a business establishment, who has been ordered by a Court of Law to pay the outstanding dues of AAI at any of the airports as a whole and has not paid such dues to AAI, shall also not be eligible for the e tender.

- (d) If the entity participating in any of the tenders is a private or public limited company, Partnership firm or a Sole Proprietor and any of the Directors/Partners/Sole Proprietor of such company is also a Director of any other company or partner of a concern or a Sole Proprietor having established business with AAI and has outstanding dues payable to the Authority then the said entity may not be allowed in AAI tenders.
- (e) If the entity participating in any of the tenders is a private or Public Limited Company, Partnership Firm or sole proprietor and any of the Director/partners/sole proprietor of such company is also a Director of any other company or partner of a concern or a sole proprietor having established business with AAI and has outstanding dues payable to the AAI except the dues pertaining to the current quarter i.e. the quarter in which the tender is invited, then the said entity shall not be allowed to participate in AAI tenders.
- The disputed amounts which are referred for Dispute Resolution / Arbitration by the Competent Authority shall not be considered as outstanding dues provided the agency has furnished an additional validated Security Deposit (in addition to the Security Deposit as per the terms & conditions of the existing license / concession) equivalent to 50% of the value of the disputed amount or as stipulated in the agreement. The period of this Security Deposit of disputed dues under arbitration shall be minimum 2 years from the date of DRC/Arbitration and further renewable.
- In the event of specific Order / Judgment from as Judicial Court / Arbitral Tribunal staying / withholding the realization of certain dues, the adherence to the above condition will be exempted and regulated in accordance with the specific orders.
- (f) A declaration on firm letter head to the effect that the Tenderer does not fall under the categories a), b), c), d), and e) above has to be submitted in the Technical Bid. **(Refer: Annexure: G)**. Following declaration will also be part of **Annexure: G** “I/ We declare that “No raid/seizure/search has been carried out and/or pending by a Regulatory Authority in respect of the license granted by AAI in any of the Airport premises either against me and/or any member of the consortium or against our/its affiliates or against any of the Directors/Managers/ Employees” (In case if raids/seizure/search conducted, please furnish all such relevant details).”
13. E-Tender documents indicating full details of the license can be seen in the e-tender documents uploaded on the NIC CPPP E-Tendering Portal at etenders.gov.in
- (a) The bids shall be submitted only on the NIC CPPP E-Tendering Portal at etenders.gov.in
- (b) The bids shall not be accepted in any other form
- (c) The e-tendering process is online at NIC CPPP E-Tendering Portal at etenders.gov.in
- (d) Tenderers are requested / advised to get themselves acquainted for etendering participation requirement themselves at NIC CPPP E-Tendering Portal at etenders.gov.in mentioned above.
- (e) Clarification needed, if any, may be sent through NIC CPPP E-Tendering Portal only.
- (f) Cost of tender fees amounting to **Rs. 10,000/- (Rupees Ten Thousand Only)**, shall be paid by the bidder before the scheduled time of e-tender submission through RTGS/NEFT in favor of “Airports Authority of India [CA No. 37494723513]”. No other mode of payment shall be acceptable.
- (g) The amount of Earnest Money Deposit (EMD) **Rs. 1,31,600/- (Rupees One Lakh Thirty One Thousand Six Hundred Only)** shall be paid by the tenderers before the scheduled time of e-tender submission through RTGS / NEFT in favor “Airports Authority of India [CA No. 37494723513]”. No other mode of payment shall be acceptable.

- (h) The particulars pertaining to “Airports Authority of India “ Bank account for RTGS / NEFT are as follows:-

Account Name	- Airports Authority of India
Account Type	- Current
Account Number	- 37494723513
Bank Name	- State Bank of India
Branch	- Air Force Area, Jodhpur
IFSC Code	- SBIN0003649

- (i) A copy of the proof / documents of the above payments (i.e. cost of tender document and EMD) made through RTGS / NEFT is to be uploaded (i.e. scanned copy) along with the technical bid documents to be submitted by the bidders (online).
- (j) Non-submission of cost of tender document and EMD shall lead to disqualification of tenderers.
- (k) E-bids shall be submitted in two bid system as follows:-
- Technical bid** – Earnest Money Deposit (EMD) and other documents as required under **clause 3** of the general information / guidelines of Notice Inviting Tender.
 - Financial Bid** – As required under **clause 4** of general information /guidelines of Notice Inviting Tender.

14. Critical Dates:

S. No.	Activity Scheduled	Dates and Time
1	Download/Sale of e-Tender Document from NIC CPP portal	From 13.04.2022 to 03.05.2022 Up to 13:00Hrs.
2	Submission of queries related to e-Tender, if any; on NIC CPP portal only.	Up to 20.04.2022 BY 18:00Hrs.
3	Reply to the queries by AAI on NIC CPP portal	By 25.04.2022 BY 15:00Hrs.
4	Online submission of Bids / Proposal(s) (Technical Bid as well as Financial Bid) on e-tender portal	Up to 03.05.2022 Up to 15:00 Hrs
5	Opening of Technical Bids / Proposal(s) (online only)	On 05.05.2022 AT 15:30 Hrs.
6	Opening of Financial Bids / Proposal(s) (online only)	To be intimated later

15. In case bidder withdraws from tender process before opening of technical bid date and time, **10% of EMD amount shall be forfeited.**
16. After last date of submission of bid, at any stage if an agency withdraws from tender process, entire EMD amount shall be forfeited.
17. After opening of the technical bid and before opening of financial bid, if any agency withdraws from tender process, the EMD of the party shall be forfeited and the party shall be debarred for participation in any tender at Jodhpur Airport for one year from the date of debarment.

18. AAI reserves to itself the right to reject the conditional tenders without assigning any reason thereto.
19. AAI reserves to itself the right to reject any or all the tenders without assigning any reason thereof and to call for any other detail or information from any of the tenderer(s).
20. On acceptance of the tender, the name of the authorize representative(s) of the tenderer who would be responsible for taking instructions from authorized official of the AAI is to be intimated.

AIRPORT DIRECTOR,
JODHPUR



AIRPORTS AUTHORITY OF INDIA

CIVIL ENCLAVE, JODHPUR

Annexure – A

E-Tendering Guidelines to Bidders

E-Tendering Participation Requirements: Interested bidders/tenderers willing to participate through e-tendering process are required to register themselves in the GOI Central Public Procurement Portal www.etenders.gov.in

For special Instructions to the Contractors/Bidders for the e-submission of the bids online through e-Procurement Portal click [here](#) or follow hyperlink given below:
<https://etenders.gov.in/eprocure/app?page=HelpForContractors&service=page>

Bidders Manual Kit available for download at the hyperlink given below:
<https://etenders.gov.in/eprocure/app?page=BiddersManualKit&service=page>

For any technical assistance with regard to the functioning of the portal, the bidders may contact the Help desk according to escalation matrix given below:

CPPP under GePNIC, Help Desk Services:

1. **For any technical related queries please call the Helpdesk. The 24 x 7 Help Desk Number 0120-4200462, 0120-4001002**

Note-Bidders are requested to kindly mention the URL of the Portal and Tender Id in the subject while emailing any issue along with the Contact details. For any issues/ clarifications relating to the tender(s) published kindly contact the respective Tender Inviting Authority.

Tel: 0120-4200462, 0120-4001002

Mobile: 88262-46593,91

E-Mail: support-eproc@nic.in

2. For any Policy related matter / Clarifications Please contact Dept. of Expenditure, Ministry of Finance.

E-Mail: cphp-doe@nic.in

3. **For any Issues / Clarifications relating to the publishing and submission of AAI tender(s)**

- a. In order to facilitate the Vendors / Bidders as well as internal users from AAI, Help desk services have been launched between 2000-0800 hours for the CPPP under GePNIC **<http://etenders.gov.in>**. The help desk services shall be available on all working days (Except Sunday and Gazetted Holiday) between 0800–2000 hours and shall assist users on issues related to the use of Central Public Procurement Portal(CPPP).

- b. Before submitting queries, bidders are requested to follow the instructions given in **“Guidelines to Bidders”** and get their computer system configured according to the recommended settings as specified in the portal at **“System Settings for CPPP”**.

4. In case of any issues faced, the escalation matrix is as mentioned below:

Sl. No	Support Persons	Escalation Matrix	E-Mail Address	Contact Numbers	Timings*
1	Technical Help Desk Team	Instant Support	eprochelp@aai.aero	011-24632950, Ext-3512	0800-2000 Hrs. (MON-SAT)
2	Sh. Sanjeev kumar Jr. Exe. (IT)	After 4 Hours of Issue	etendersupport@aai.aero OR sanjeevkumar@aai.aero	011-24632950, Ext-3523	0930-1800 Hrs. (MON-FRI)
3	Sh. Dharmendra Kumar Jt.GM(IT)	After 12 Hrs.	dkumar@aai.aero	011-24632950 Ext. 3527	0930-1800 Hrs. (MON-FRI)
4	Name of the Bid Manager	After 12 Hrs.	canil@aai.aero	0291-2595211	0930-1800 Hrs. (MON-FRI)
5	General Manager (IT)	After 03 Days	gmitichq@aai.aero	011-24657900	0930-1800 Hrs. (MON-FRI)
6	Commercial In-charge	After 03 Days	vijo.coml@aai.aero	0291-2595246	0930-1800 Hrs. (MON-FRI)

***The Helpdesk services shall remain closed on all Govt. Gazetted Holidays.**

5. The above-mentioned help desk numbers are intended only for queries related to the issues on e-procurement portal and help needed on the operation of the portal. **For queries related to the tenders published on the portal, bidders are advised to contact concerned Bid Manager of AAI.**



AIRPORTS AUTHORITY OF INDIA

CIVIL ENCLAVE, JODHPUR

GENERAL INFORMATION AND GUIDELINES

1. E-Tender Documents are not transferable.
2. Following bids shall be submitted through online only at e-portal by the bidder / tenderer:-
 - a) The technical e-bid through e-portal.
 - b) The financial e-bid through e-portal.
3. Each page of Technical Bids should be signed by the tenderer or person authorized by the tenderer. The authorization (Power of Attorney) should be on non-judicial stamp paper of **Rs.100/-** duly attested by Notary Public (Format as per **Annexure: B**). The technical e-bid which will be opened first, shall contain the following documents specified as under (Bidders shall upload scanned copy of following documents along with authorization letter in readable form at NIC CPPP E-Tendering Portal at etenders.gov.in as a part of technical bid):-
 - a) Details of the concern and legal status that is whether it is sole proprietor, partnership firm or a company under the Companies Act. Details to be provided as per **Annexure: D**
 - b) Self-attested copies of the PAN card, GST registration. In case any or all the provisions mentioned above are not applicable, the party should give a declaration to that effect. Non submission will not be considered as exemption. AAI reserves the right to confirm the legal applicability of the provisions before accepting the declaration of non-applicability as submitted by the party.
 - c) Copies of (duly audited and certified by a chartered Accountant) Profit and Loss Account / Balance sheet of the sole proprietor concern or a partnership firm, Annual Report in case of company as per the companies Act for the last 02 years.
 - d) Self-attested copies of Memorandum and Articles of Association in case of Companies and Partnership deed in case of firms and approved by-laws in case of co-operative societies.
 - e) The Bidders are required to furnish Earnest Money Deposit of **Rs 1,31,600/- (Rupees One Lakh Thirty One Thousand Six Hundred Only)** the EMD shall be deposited via bank transfer in the form of RTGS/ NEFT to “[Airports Authority of India]” as per the details already provided in the NIET. A copy of document indicating payment of EMD through RTGS/NEFT is to be uploaded in the technical bid. Non-payment of EMD by the stipulated date & time shall lead to disqualification of tendered(s).

Note: EMD in the form of cash/Demand Draft or any other form shall not be accepted. Prospective Bidders shall also note that they are not required to contact any AAI employee or submit any documentary evidence of submission of EMD via Bank Transfer in the form of RTGS/NEFT to any AAI employee during the process of the tender. In no scenario, the prospective bidders are required to submit/contact any AAI employee for physical submission of any documents before opening of the bids. Tenders/bids without EMD shall not be considered.

Refund of EMD:

EMD of unsuccessful bidders received through bank transfer mode (RTGS/NEFT) shall be refunded online through the same mode only and it shall be refunded in the bank account whose detail is required as per “**Annexure – J**” to be submitted as part of technical bid. The refund of EMD to bidders who fail to qualify the eligibility /technical stage shall be

initiated automatically within 15 days of opening of financial bid.

In case a bidder has deposited EMD and Tender Fees but did not participate in the tender process i.e. the bidder has not submitted his bid on CPP portal and his name is not appearing in the bids submitted list, then, on request of such bidder, amount paid towards EMD deposited by the bidder may be refunded after deduction of 10% of EMD amount. However, the Tender Fees shall not be refunded in this case.

f) **No Dues Certificate:**

i. **Self-Declaration of Dues:**

The party should submit the details of contracts held (current and past) at all AAI controlled airports and offices and the details of disputed and undisputed dues there on along with the details of Security Deposit and mode of Security Deposit (**Refer Annexure G**).

ii. **No Dues Certification from AAI:**

The party should also enclose the no dues certificate issued by AAI (Up to **31 December 2021** except where the dues are pertaining to current quarter i.e. the quarter in which tender is invited) in respect of all airports under its control. Only signed certificate will be valid. Photocopy of the signed certificate to be attested by the party at the time of tender submission. Format as per **Annexure: I**

iii. If the entity participating in the e-tender is a private or public limited company, Partnership Firm or Sole Proprietor and any of the Directors / Partners / Sole Proprietor of such company is also a director of any other company or partner of a concern or a Sole Proprietor having established business with AAI and has outstanding dues payable to the Authority, then the said entity shall not be allowed in AAI e-tenders. A declaration to this effect has to be submitted by the party / tenderer. (**Refer Annexure: G**)

- g) Form of unconditional acceptance duly signed (enclosed as **Annexure-C** along with tender documents).
- h) Declaration to the effect that no raid/seizure/search has been carried out and/or pending by a Regulatory Authority in respect of the license granted by AAI in any of the Airport premises either against me and/or any member of the consortium or against our/its affiliate or against any of the Directors/Managers/Employees”
- i) Declaration giving the details of blacklisting or debaring by AAI, or any Government of India department, any Central or State public sector undertakings. (NIL statement also to be filed). (**Refer Annexure G**).
- j) Declaration of cases / action under PPE Act initiated by AAI. (NIL statement also to be filed). (**Refer Annexure: G**)
- k) Declaration in respect of near relatives* working in AAI, as per **Annexure: H**.
- l) Certificate from Chartered Accountant/Statutory Auditor in respect of Technical Capacity & Experience, as per **Annexure: E**.
- m) Letter of Undertaking by Bidder, as per **Annexure: F**
- n) Documents supporting eligibility criteria.
- o) **Scanned copy of complete set of e-tender document containing 72 no. of pages (duly signed and stamped by the authorized person)**
- p) Certified details of Gross turnover of Rs. -----/- out of which Rs. ----- from the business for which experience has been claimed and net worth to be submitted by the tenderer duly certified by

Chartered Accountant / Statutory Auditor."

Important: AAI reserves the right to verify, refer any document to the concerned authority for confirmation from case to case basis. Mere submission will not bind AAI to accept the documents as valid for opening of financial bid.

Note:

One set of scanned copy of complete technical documentation comprising of documents as listed at **clause 3 (a to p)** above shall be uploaded in the technical bid.

4. Financial Bid -

- a) The financial e-bid should be in the prescribed format available at NIC CPPP E-Tendering Portal at etenders.gov.in and the following shall also form part and parcel of financial e-bid to be submitted by the tenderer:-
 - I / We have carefully read and understood the terms and conditions of the license as contained in E-Tender Documents issued by the Airports Authority of India (AAI) including the following:-
 - i. Earnest Money Deposit of Rs. **1,31,600/- (Rupees One Lakh Thirty One Thousand Six Hundred Only)** liable to be forfeited by AAI, if on award of license, I/We do not accept the award or do not fulfill any of the conditions stipulated in e-tender documents, within prescribed time.
 - ii. On account of non-acceptance of award or on account of non- completion of e-tender conditions within the prescribed time, I/We 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 (1) years.
 - iii. In case the documents submitted by my/our firm along with e-tender are false / incorrect, the e-tender of my/our firm will be liable to be rejected by giving reasons. In addition, AAI reserves its right to forfeit the EMD of my/our firm and debar my/our firm from participation in the further e-tender/ tender of AAI, for a period of three (03) years.
 - b) AAI reserves itself the right to reject the conditional offer without assigning any reason thereto.
 - c) The AAI does not bind itself to accept the highest or any e-tender and reserves to itself the right of accepting the whole or any part of the e-tender and the tenderer shall be bound to provide the service at the rate quoted.
 - d) The amount of license fee should be conspicuously written both in figures as well as in words. Any over-writing, correction or insertion should be duly signed by the authorized signatories of the tenderer(s).
 - e) In case of discrepancy between the amount offered in figures and words, the offer written in words will only be considered.
5. It may be noted that the Earnest Money Deposit of the successful bidder may be forfeited and the bidder may be debarred for further participation in AAI's tender(s) / e tender(s) for a period of one (1) years, on account on non-completion of the following:
- a) Acceptance of the offer within **seven (07) days** from the date of issuance of the award letter addressed to the party.
 - b) Payment of advance license fee for one month **within 15 days** from the date of issuance of the award letter.
 - c) Payment of Security Deposit **within 15 days** from the date of issuance of award letter, amounting to 4 months equivalent Concession fee of the Third (03rd) year to AAI as an interest free security Deposit. The SD amount equivalent to 02 months concession fee to be submitted in the form of BG from any scheduled commercial bank (other than cooperative scheduled bank) and balance 02 months equivalent concession fee by way of NEFT/RTGS of DD/PO. (For

the purpose of calculation of SD Amount, Licence fee in the Third Year may be arrived at by escalating quoted license fees by 10% annually: however, actual escalation as per escalation formula as per APPENDIX-2A shall be applicable for billing purpose. (Bank Guarantee from co-operative bank, even scheduled, will not be accepted).

d) SOP for Performance Bank Guarantee Verification through SFMS of ICICI BANK:

- i. AAI has made arrangement for Verification of Bank Guarantees received by AAI from Vendors/Customers/Concessionaries through Structured Financial Messaging System (SFMS) of ICICI bank.
- ii. The prospective successful bidder shall submit the Bank Guarantee (PBG/BG-SD/FPG) in accordance with the given bank details:

Corporate Name: AIRPORTS AUTHORITY OF INDIA
Bank Name: ICICI BANK
IFSC Code: ICIC0000007
BG Advising Message: IFN 760COV (BG ISSUE)
IFN 767COV (BG AMMENDMENT)

Unique Identifier Code: AAJODHPUR

While submitting the documents to BG issuing bank, the Vendors/Customers/Concessionaries will also submit a letter to the issuing bank as per the format given in the **Annexure –Q**

- e) Execution of the Agreement **within 15 days** from the date of issuance of award letter (On stamp paper of appropriate value, related cost to be borne by the licensee).
 - f) Commencement of the facility within gestation period.
6. E - Tender(s) will remain valid for a period of **180 days** from the date of opening of the Financial Bid. If any tenderer withdraws during the validity period, his Earnest Money Deposit will be forfeited. However, after opening of financial bid, being H1 (highest bidder) in the tender if the party withdraws its bid, EMD shall be forfeited and the said bidder will be debarred from participating in any tender of AAI for one year.
7. The tenderer(s) shall give the list of his near relatives employed in AAI.
8. The successful bidder shall intimate the names of the persons employed by him or going to employ, who are **near relatives*** of AAI employees, or are ex-employees of AAI who have separated from AAI in the past two years.

9. Fraud & Corrupt Practices and Penalty:

- a) Even if the bidder satisfies every criterion as per the guidelines set forth above, but at any stage during the tender process, or after the issuance of LOIA to the successful bidder, or after the execution of concession agreement or during the subsistence thereof, AAI at its discretion can disqualify the bidder or terminate the concession (as the case maybe), if the bidder/licensee:
 - i. Has been debarred by any state or central government or government agency in India and the same is subsisted at the time of NIT; or
 - ii. Has made misleading or false representation in the forms, statements and attachments submitted; or
 - iii. The applicant does not respond promptly and thoroughly to requests for supplementary information requested by AAI for the evaluation of the Proposal; or
 - iv. One or more of the eligibility criterion have not been met by the Applicant; or
 - v. The Applicant has made a material misrepresentation; or

- vi. The Applicant has engaged in a corrupt, fraudulent, coercive, undesirable or restrictive practice;
 - vii. The applicant or its affiliates or a person or entity having legal relationship with applicant committed any fraud or forgery by way of submission of any kind of documents/ bank guarantee/ Security Deposit etc (during the tender process and thereafter) with this or any other tender/ contract with Airports Authority of India or any PSU or Government Departments **during the last 5 years;**
- b) Then the LOA or the draft Agreement, as the case may be, shall, notwithstanding anything to the contrary contained therein or in this NIT Document, be liable to be terminated by a communication in writing by AAI to the agency without AAI being liable in any manner whatsoever to the agency. In such an event, AAI shall forfeit and appropriate the EMD and Performance Security and debar the agency from AAI tenders for any period not succeeding subject to minimum of three years ,as the case may be without prejudice to any other right or remedy that may be available to AAI in this regard.
- c) If such an event occurs after the issuance of LoA and during the contract period, then AAI reserves the right to take any such measure as may be deemed fit in the sole discretion of AAI, including annulment of the contract and forfeiture of the Performance Security amount.
- d) Proposals shall be deemed to be under consideration immediately after they are opened until such time that AAI makes an official intimation of award/rejection to the Applicants. While the Proposals are under consideration, Applicants and/or their representatives or other interested parties are advised to refrain from contacting, by any means, AAI and/or their employees/representatives on matters relating to the Proposals under consideration.

10. **Conflict of Interest:**

A bidder shall not have a conflict of interest (the “Conflict of Interest (the “Conflict of Interest”) that affects the Bidding Process. Any Bidder found to have a Conflict of Interest shall be disqualified. A Bidder shall be deemed to have a Conflict of Interest affecting the Bidding Process, if :

- i. The Bidder, or its Affiliate (or any constituent thereof) and any other Bidder or any Affiliate thereof (or any constituent thereof have common controlling shareholders or other ownership interest :

Provided that this disqualification shall not apply in cases where the direct or indirect shareholding of a bidder, its member or an Affiliate thereof (or any shareholder thereof) having a shareholding of more than 20 % of the aggregate issued, subscribed and paid up share capital of such bidder, member or Affiliate, (as the case may be) in the other bidder, its member or an Affiliate is less than 20% of the aggregate issued, subscribed and paid up equity share capital thereof; provided that this disqualification shall not apply to any ownership by the authority, a bank, insurance company, pension fund or a public financial institution referred to in Section 2(72) of the Companies Act,2013;

For the purpose of this clause, indirect shareholding held through one (1) or more intermediate persons shall be computed as follows:

- (A) Where any intermediary is controlled by a person through management control or otherwise, the entire shareholding held by such controlled intermediary in any other person (the “subject person”) shall be taken into account for computing the shareholding of such controlling person in the subject person; and
- (B) Subject always to sub-clause (A) above, where a person does not exercise control over an intermediary, which has shareholding in the subject person, the computation of indirect shareholding of such person in the subject person shall be undertaken on a proportionate basis; provided, however, that no such shareholding shall be reckoned under this sub-clause if the shareholding of such person in the intermediary is less than 26% (twenty six

- percent) of the aggregate issued, subscribed and paid up equity shareholding of such intermediary; or
- ii. A Bidder / Nominated Entity has nominated Entity or Nominated Personnel as another Bidder: or
 - iii. A constituent of such Bidder is also a constituent of another Bidder: or
 - iv. Such Bidder or any Affiliate thereof receives, has received, or has entered into an agreement to receive, any direct or indirect subsidy, grant concessional loan or subordinated debt from any other Bidder, or any Affiliate thereof or has provided or has entered into an agreement to provide any such subsidy, grant, concessional loan or subordinated debt to any other Bidder, its Member or any affiliate thereof: or
 - v. Such Bidder has the same legal representative for purposes of a Bid as any other Bidder; or
 - vi. Such Bidder or any Affiliate thereof, has a relationship with another Bidder or any Affiliate thereof, directly or indirectly or through a common third party / parties, that puts either or both of them in a position to have access to each other's information, or to influence the bid of either or each other; or such Bidder or any affiliate thereof, has participated as a consultant to the Authority in the preparation of any documents, design or technical specification of the Project.

Explanatin :-

In case a Bidder is a consortium, then the term Bidder as used in this Clause shall include each Member of such Consortium and the term Affiliate with respect to a Bidder shall include as Affiliate of each Member of that Consortium.

Note :

Regarding conflict of interest, AAI shall place reliance upon the declaration to be submitted by the bidder / applicant in the form of acceptance of AAI's tender conditions/ other documents forming part of technical bids.

In the event, the declaration submitted by the bidder / applicant towards there being no conflict of interest, is found incorrect / false, such incorrect declaration would be treated as submission of false / incorrect document and it would amount to material misrepresentation made by the bidder / applicant. In such event, punitive actions shall be taken by AAI as per provision of tender document / license agreement.

11. Exit Clause, Dispute Resolution, Arbitration & Litigation.

b) Normal termination:

The contract will deemed to be terminated on the last date as given in the agreement provided the extension or renewal is approved by the competent authority on or before the last date and communicated the party in writing and duly accepted. The liability of the party will continue to be payable along with the delayed interest (at the rate mentioned in the contract) till the same is settled. The contractor cannot claim the dues to be time barred or ultra-vires even after the contract is deemed to have terminated by operation of this clause.

c) Termination for cause:

If the party or AAI has invoked the internal dispute resolution clause (as per which the dispute referred to the DRC is to be completed within a period of 45 days) and the same remains unresolved after the specified time period, it will be deemed that the notice period for the termination has commenced from the next date within which the dispute should have been resolved. No extra notice period. If such termination happens to fall within 50 % of the contract period, then the party is liable to pay AAI the values of license fee equal to the amount of current license fee for the six months as demurrage charges. The agreement should also provide for

invocation of arbitration clause only after the internal dispute mechanism has been exhausted. However, the notice for termination will deem to have commenced irrespective of the arbitration proceedings.

d) **Termination for convenience:**

Either party, AAI on one part and the contractor on the other party can serve the notice for termination by giving the requisite notice period. The notice by AAI to be served only after obtaining the approval of the acceptance authority. Similarly, the notice given by the party should be approved by the acceptance authority. However, the date on which notice was received at AAI will be the commencement of the notice period and the administrative time required for the approval will not be added. If the concession/license has been terminated within 50% of the license period or the party has not served the requisite notice of **60 days**, for surrender of license/concession after completion of 50% licence period, then the Security Deposit equivalent to current license fee/MMG shall be forfeited as demurrage charges, as per the details below:

S. No.	If termination of concession/ license occurs	Security deposit equivalent to current license fee/MMG to be forfeited (in months)		
		For contract period of more than 3 years	For contract period of 1-3 years	For contract period of less than 1 year
(i)	Before 50 % of contract period	6	4	2
(ii)	between 50% to 75%	4	3	2
(iii)	between 75% to 100%	2	2	1

If the licensee does not operate the license upto 50% of the contract period then the party is liable to be debarred for one year from the date of issuance of orders.

e) **Termination for regulatory / legislative or supervisory requirements:** If any provision on law or legislation of India makes it mandatory to stop/prohibits the continuation of any contract at any particular location or otherwise, then it will be deemed to be closed from the date of such enactment. No compensation is payable by AAI.

12.All the above guidelines will form part & parcel of the Notice inviting E-Tender (NIET).

13.AAI reserves the right to extend the date of submission / opening of the bids as well as to extend the validity of the E-tender if situation warrants and with sufficient reasons.

14.AAI reserves right to reject any or all e-tender(s) in part or in full without assigning any reason.

***Note:** “By the term near relative is meant wife, husband and dependent parents, grandparents, children, grandchildren, brothers, sisters, uncle, aunts, cousins and their corresponding in laws”.

Sd/-
Airport Director, Jodhpur

Draft Licence Agreement

**Photo of the
licensee**

SUBJECT: License Agreement for space at _____ Airport _____

THIS AGREEMENT (“Agreement”) made on this the _____ day of _____ Two Thousand _____ by and between The Airports Authority of India, a body corporate constituted by the Central Government under the Airports Authority (Act 55 of 1994) and having its corporate office at Rajiv Gandhi Bhawan, Safdarjung Airport, New Delhi and branch office at _____, represented by Airport Director, _____ Airport, _____, hereinafter called the ‘Authority’ (which term shall, unless excluded by or is repugnant to the context, be deemed to include its Chairman, or Member, Executive Directors, Airport Director, officers or any of them specified by the Chairman in this behalf, and shall also include its successors and assigns) of One PART; and _____, and office at _____ (hereinafter called the ‘Licensee’ (which shall, unless excluded by or is repugnant to the context, be deemed to include its authorized official/officer, successor and assigns) of the Other PART.

WHEREAS the Authority is the owner of the building described in detail in the Schedule hereunder, and hereinafter referred to as the “Premises” and whereas the Licensee is desirous of using the same for the purpose of LICENSEE’S OPERATIONS ATAIRPORT.

AND WHEREAS the Authority is has agreed to grant licence to the Licensee to use the aforesaid Premises on the terms and conditions mutually agreed upon as hereunder:

NOW, THEREFORE, this indenture witnesses:

1. That this licence to use the Premises allotted to the Licensee shall be commence from _____ and shall be valid upto _____ i.e. for a period of **Years**.
2. The license can be terminated by either side by givingdays’ notice in writing.
3. That License fee is of Rs./- per square meter per month for allotted area ofsquare meter shall be payable in advance on or before 10th day of each month. The licence fee of space is subject to revision at the discretion of the Authority from time to time and such increase of licence fee shall be payable by the licensee without any protest or dispute.

4. That the licensee shall pay all charges for the consumption of electricity and water consumed in the premises and /or for the purpose of use of the said premises as become due and payable along with the other utility charges in accordance with the directions of the authority and at the rates fixed by it from time to time.
5. That the Licensee shall pay all rates, assessments, outgoing and other taxes as leviable on the Licensee as per the applicable laws and as mutually agreed by both Licensee and the Authority in respect of the said Premises. All payments made in pursuance to the said agreement will be subject to tax deduction at source, if any, as per tax laws currently applicable or as may become applicable in the future. The Licensee shall provide a self-attested copy of its valid 'Permanent Account Number' (PAN) allotted under the Income Tax Act, 1961. The Licensee shall issue Tax Deduction at Source certificates within the stipulated time as per the provision of the applicable law in force.
6. The licensee shall deposit with the authority a sum of Rs. /- as interest free refundable bank guarantee (hereinafter referred to as "Bank Guarantee") in the form of the Bank Guarantee which shall remain valid till 6 months beyond the end of licence. The Bank Guarantee amount will be computed on the basis of licence fee applicable in the month of thefinancial year. This Bank Guarantee shall be returned to the Licensee by the Authority within three months of expiry of the said period or early termination of the Agreement subject to the clearance of all outstanding dues of Licensee.
7. That in the event of failure to pay the licence fee by due date, simple interest @ 12% per annum be payable on all delayed payments without prejudice to the Authority's other rights and remedies.
8. The Licensee shall maintain at its own cost all the electric and water fittings and installations and such other electric and other equipment, excluding the fire alarm system that may be provided to the Licensee by the Authority in the said Premises or may hereafter be provided be the said Authority in the Premises.
9. The Licensee shall not use the Premises for any purpose other than that for which the license has been granted.
10. The Licensee shall not erect, display or use any unnecessary high powered electric light or any electric sky signs or other electric lights or installations for purposes of advertisement or any other type of advertisement or sign boards, except to display his identity upon the said Premises, without the previous permission in writing from the Authority.
11. The Licensee shall also provide firefighting appliances according to industry standards and maintain the same continuously in a fit and proper condition. The Authority is entitled to direct and specify the number, quality and specifications of the said firefighting appliances.
12. The premises are and shall be deemed to be the Premises as defined in the Airports Authority of India Act, 1994, duly amended in 2003. The said Act or any other rules touching the subject that may hereafter come into force shall also be applicable.
13. All the times during the subsistence 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 authority shall not be responsible for any loss or damage caused to the licensee on any accounts whatsoever, save and except for the gross negligence or wilful misconduct on the part of

Authority.

14. That 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.
15. The Authority shall be dispensed with the performance and shall not be considered at default in respect of any obligation hereunder to the extent that the performance of its obligation is prevented by an Event of Force Majeure.
16. In the event of any default, failure, negligence or breach, in the opinion of the Authority on the part of the Licensee in complying with all or any of the conditions of the license agreement, the Authority will be entitled and be at liberty to terminate the license forthwith and resume possession of the premises without payment of any compensation or damages; and also forfeit in full or in part the amount deposited by the Licensee for due performance of the agreement.
17. The General Terms and Conditions, Special Terms & conditions, Escalation Formula, Schedule of Parking Tariff, Schedule of performance indicators, Penalty for Infractions, Concession Area Layout, Schedule of Premises mentioned in the Annexure-1 to Annexure - 4 to this license shall be deemed to be the part and parcel of this Agreement; and the parties to the agreement shall be bound by the same.
18. All disputes and differences arising out of or in any way touching or concerning this Agreement ; shall be governed under Chapter V-A of Airports Authority of India Act 1994, duly amended in 2003.
19. Any modifications to the construction at the Premises shall be taken up, only after the approval of the Airport Director.

Signed by Shri/SMT _____ Airport Director, Airports Authority Of India,
_____ for and On Behalf Of The Airports Authority Of India.

WITNESS:

Airport Director

1.

2.

Signed by Shri/SMT _____ DESIGNATION
_____ FOR AND ON BEHALF _____,

IN THE PRESENCE OF:

Witness:

Authorised

Signatory of Licensee

1.

2.

GENERAL TERMS AND CONDITIONS.

The Authority and Licensee hereby mutually covenants as follows:

1. The Licensee, his servants and agents shall be entitled to use all pathways and passages as may from times to time be maintained on the said airport ground subject to such rules and regulations as may be imposed by the lawful authorities of the airport.
2. The Licensee paying the license fee and performing the covenants herein contained and, on its part to be performed shall and may peacefully possess and enjoy the premises with the use of the pathways and passages as aforesaid during the said term subject to the Authority right to any lawful interruption in the larger interest of the organization.
3. (a) Any notice required to be served on the licensee under this agreement shall be deemed to have been served if delivered at or sent by speed post/email to his last known address/official email ID address or to his authorized representative or agent, which should invariably acknowledge the notice. Similarly, any notice to be given to the Authority under this agreement shall be deemed to have been served if delivered at or sent by speed post/email on the official e-mail ID to the Authority at the address given at the title of this Agreement, who should invariably acknowledge the notice.

(c) The period of notice given under this Agreement will count from the date of receipt of notice by either side.
4. Subject as herein before otherwise provided, all notices to be given on behalf of the Authority and all other actions to be taken on behalf of the Authority, may be given or taken on behalf of the Authority by the Airport Director of the concerned Airport or by any other officer for the time being authorized by or entrusted with the functions, duties and powers of the said Airport Director, in respect of the Airport under his charge.
5. (a) The Licensee shall not, unless with the written consent of the Authority, create a sub-contract of any description with regard to this license or any part thereof, nor shall be without such written consent as aforesaid, assign or transfer its license or any part thereof.

(b) The Licensee shall use the premises only for the purpose indicated in this agreement and for no other purpose whatsoever.
6. The Licensee its agents and servants shall observe, perform and comply with all laws applicable to the Licensee including any rules and regulations made by the Authority, Ministry of Civil Aviation and any regulatory body working under it or any other Department of government and or local body or Administration in force from time to time, and to the business which the licensee is allowed to carry on under this agreement and to the area in which the said premises are located. Further the Airport Director shall determine the stamp duty charges in accordance with the stamp Laws applicable to the state and the Licensee shall abide by the same.
7. (a) The Licensee shall indemnify the Authority from/against any claims made or damages suffered by the Authority by reason of any material default on the part of the licensee in the due observance and performance of the provisions of any law which may be related to the purpose of this agreement and to the area in which premises are located.

(b) The Authority shall not be responsible in any way for loss or damage by any means caused to the licensee's stock or property.
8. The Licensee shall at his own cost maintain the premises in a proper state of cleanliness and abide by such directions as may be given by the Authority and such other Government departments as may be entrusted by the rules and regulations with the works of inspection and enforcement about the

conditions of sanitation, cleanliness and hygiene. If the premises is not maintained in reasonably clean condition by the licensee, Airport Controller shall have powers to get the premises cleaned at the risk & cost of the licensee and recover liquidated damages at the rate of Rs. 1000/- per day for each default upto 07 days & thereafter Rs. 2000/- per day.

9. (a) The licensee would be required to install adequate number (as may be determined by Fire Officer or any other Authorized officer of Authority depending upon the area of the licensed premises) of minimum a 2.5 kg CO2 fire extinguisher in the licensed premises at its own cost before commencement of business.
(b) No wooden partition / inflammable material shall be permitted in the licensed premises. The material to be used for partition / fabrication of the office premises shall be as per the specification given by Authority and to be approved by Authority in advance.
(c) Licensee shall not use a naked light or cause or permit any such light to be used in the licensed premises.
10. The licensee shall not damage the premises for any part of the Airport premises and in the event of any damage being caused to the same intentionally or otherwise, by the licensee, or its employees, the Authority shall be entitled to repair the damage or make the requisite replacement and call upon the licensee to reimburse such cost thereof which the licensee undertakes to pay forthwith on demand.
11. The licensee shall not store or bring or keep in the premises heavy articles so as to injure or damage the premises or keep goods of combustible or inflammable nature.
12. The licensee hereby agrees to provide necessary training to the employees posted in the licensed premises for handling fires extinguisher as provided in the terminal/licensed premises.
13. The licensee will, during the continuance of this license insure against any claim for workmen's compensation or otherwise of all persons employed by it in connection with his business to be carried on as aforesaid with such insurance company as the Authority shall approve of and shall produce for inspection on demand by the Authority all policies in respect thereof and the receipts from time to time for current premium.
14. In the case of such breach of the terms of this license as minor offences and complaints coming to its notice for which in the opinion of the Authority, this agreement need not be terminated, the Authority may after notice to the Licensee to cure such Breach and the Licensee having failed to do so, at its desecration recover compensation from the licensee up to the limit of the Security deposit of the licensee.
15. The licensee shall not hold or permit to be held any public or private auction in the licensed premises.
16. The licensee shall maintain a complaint book in a prominent place in the premises and in such a way that it is easily accessible to any person who wishes to record any complaint and the said book shall be open for inspection by the Airport Director of the Authority or his authorized representative.
17. The Licensee shall not remove or replace the lock on the outer door or change the locking device on the said outer door of the shop. The Authority reserves itself the right to break open into the premises in case of any emergency without any prior notice to the Licensee.
18. The Authority do not recognize any Association of the Traders and in case any negotiation / bargain necessary with regard to the clarification of the terms and conditions of the licensee or modification thereof such negotiations should be sought by the licensee alone and no collective representation / bargaining will be entertained.
19. On expiry of the licence period or on termination of the licence by the Airport Authority on account of any breach on the part of the licensee, the licensee shall deliver the possession of the premises in

good condition and in peaceful manner along with furniture, fittings, equipment and installations, if any, provided by the Authority. Further, licensee shall remove its goods and other materials from the premises immediately, failing which Authority reserve its right to remove such goods / materials at the cost and risk of the Licensee and demand payment for such removal. If such payment is not made within 10 days, Authority shall be at liberty to dispose of the goods / materials of the Licensee by public auction to recover the cost. The licensee shall not be entitled to raise any objection in such an eventuality.

20. The licence herewith granted shall not be construed in any way as giving or creating any other right or interest in the said space / building(s)/ land/ garden/ tank/ premises to or in favour of the licensee but shall be construed to be only as a licence in terms and conditions herein contained.
21. The Authority, its employee and agents shall at all times have the absolute right of entry into the said premises and reserves its right to inspect the maintenance and upkeep of the Premises.
22. The provision of the Airports Authority of India Act, 1994 as amended by Act 2003 and the rules framed there under which are now in force or which may hereafter come into force shall be applicable for all matters provided in the said Act.
23. In case of any dispute where legal action is compelled to be initiated by any of the party, jurisdiction of the court shall be the city / town / district where the airport is located.

(SIGNATURE OF LICENSEE)

SPECIAL TERMS & CONDITIONS

1. Scope of Work:

License for Vehicle Parking Management at Civil Enclave, Jodhpur.

- a. The Concessionaire shall permit AAI's authorized officers to inspect the parking management system at any time.
- b. Issuance of manual parking tokens and payment receipts will be strictly prohibited & close monitoring will be done by the AAI commercial team. Third Party Vendor can be engaged by AAI to carry out process and mystery audits at concession location.
- c. Software used by the concessionaire in its parking management system should be as per industry standards.
- d. Licensee to ensure operation parking management services at the Airport to cover entire operation irrespective of day and time.

2. Management of Designated Car Parking and Parking Fees Collection Rights:

- a. Parking area is to be managed without Parking Automation System. Manual control units shall be installed at all entry and exit points of designated car parking area.
- b. Optimal utilization of designated vehicle park areas by assisting airport user in parking their vehicles in clearly demarcated parking slots.
- c. Parking areas for VIPs/Government Vehicles, Regulatory Agencies (Customs, Immigration etc.), shall be clearly demarcated. Not more than 20% of space shall be demarcated for Govt. Vehicles/ VIP Parking, and vehicles parked in this area shall be exempted from parking fees.
- d. AAI reserve the right that not more than 10% of parking area shall be demarcated for ground transportation licensees. For agencies working at Airport (including airlines/ GHA staff), if possible, separate staff parking area (not necessarily in front of terminal building) shall be identified and provided, and if the same is not possible, then not more than 10% of parking area shall be demarcated for agencies working at Airport.
- e. The distribution of designated car parking for specific airport users as detailed above may be reviewed and revised from time to time at the Airport Level on need basis by Airport Director.
- f. Ensure Government owned Vehicle, Regulatory Agencies, Airlines and staff vehicles are not parked in the parking area earmarked for airport users.
- g. Ensure Pre-paid Taxi, Car Rental, Radio Taxi, Maxi cab and Cab Aggregators etc. are not parked in the parking area earmarked for airport users.
- h. Schedule of Parking Charges is given in Appendix: 2B.
- i. Adequate signage/notices to be installed at entry/exit gate of the approach road to airport for public awareness and to reduce any complaints of new policy/charges by AAI.

- j. Time clock with reasonable visibility shall be installed in the parking area and the exit booth by the concessionaire and the same shall be in synchronization (with APMS Server clock) with the time stamp on parking token.
- k. The name of the parking contractor should be clearly indicated in the parking token. Other than this, no advertisement is permissible on the parking token.

3. Lane Management:

- a. Placement of traffic marshals on approach road as well as exit road, so as to ensure no vehicle is parked there. Concessionary shall coordinate with APD and assess the required number of resources and deployment plan according to the congestion level in the lane. Number of vehicular lane, traffic density and passenger movements at their respective airports also to be considered.
- b. Permissible time taken by vehicle from approach road entry to pick/drop lane or from lane exit to airport exit: This will be fixed in coordination with AAI and form SLA Target and performance evaluation parameter, this time will be calculated based upon the length of road, time can be calculated by station considering time taken by a vehicle during peak hours at a speed of 15 Km/ Hr.
- c. Placement of traffic marshals on pick/drop lane, so as to minimize congestion, and ensure that no vehicle overstays reasonable time on pick/drop lane (taking dwell time of say 10 mins i.e. time taken to pick- up/drop the passenger and load/unload the luggage).
- d. Non-complying vehicles, parked anywhere other than designated car parking, or overstaying in pick/drop lane, creating congestion, shall be clamped (wheel clamp) or towed away as the situation calls for, and released upon payment of fine.
- e. Fine will be levied as specified in circular issued by Ops Dte from time to time.
- f. Issuance of Challan and collection of fine shall be done by licensee on behalf of AAI. Airport's address, AAI's logo and Authorized Signatory (Airport Manager/Terminal Manager etc.) should be clearly printed on the challan.
- g. The licensee will get an amount of Rs. 100/- each fine collected.

4. Grievance Redressal /Issues Management:

- a. To assure issues are properly prioritized, monitored and closed within performance standards, a grievance escalation matrix shall be complied with at all times:

Query Level	Query Level Guidance	Contact Person
General	Day to Day issues	Vehicle Parking Manager (representative of Concessionaire)
Initial	In case of unsatisfied response or absence of contact person at previous level.	Duty Terminal Manager
Secondary	In case of unsatisfied response or absence of contact person at previous levels.	Terminal Operations (HOD)

Final	In case of unsatisfied response or absence of contact person at previous levels.	Airport Director
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- b. A complaint register has to be maintained at all levels and it has to be ensured that complaints/grievances are properly recorded with contact number and email id of the complainant and response to complaints is also recorded properly. Response time at each level shall be minimum and reasonable.

5. Performance Monitoring:

- a. A set of Performance indicators has been defined, and for each indicator performance will be monitored monthly, unless otherwise stated.
- b. Performance data will be used as a management tool, to identify areas of strong and weak performance, provide information and guidance to Vehicle Parking Concessionaire, and support planning for future improvements.
- c. Quarterly performance review meetings will be held with Vehicle Parking Concessionaire, to provide an opportunity to:
 - i. Discuss actual performance versus target.
 - ii. Airport Director or the Authorized official of AAI will conduct surprise audit on the performance of the various activities described herein and in case of deviation penalty clause will be invoked.
 - iii. Consider corrective actions where service is below the expected level.
 - iv. Consider any grievance escalated to Stage-3.
 - v. Consider fulfilment of the Customer's Responsibilities and any Issues arising from this.
 - vi. Consider other relevant topics, including future requirements.
 - vii. Schedule of Performance Indicators is given in Appendix: 2C.
 - viii. Penalty for Infractions is given in Appendix: 2D.

6. Manpower:

- a. Adequate manpower shall be deployed by the concessionaire at all times keeping in view service description given above and service level description given here after.
- b. Man power shall be well groomed and courteous to all airport users at all times.
- c. Manpower shall be well versed with Local Language of that State where the Airport is located as well as Hindi & English language for better interaction with the all airport users at all times.
- d. Concessionaire shall issue identity cards to all its employees and it shall be ensured that I-Cards are displayed above waist line at all times during duty.
- e. Distinct uniforms shall be issued to manpower deployed for different activities. For example- uniform of traffic marshal shall be different from that of manpower deployed at entry booth.

- f. Misbehaviour of staff with airport users is strictly prohibited; the Concessionaire shall also ensure that no staff during duty hours is in a drunken state.

7. Conditions to be followed if change in Parking Area during the Concession Period:

- a. The location/layout of parking area given in e-tender document will be based on preliminary survey. Area and location(s) may change while preparing detailed design and execution of this project (handing / taking over). Any change (increase/decrease) in Vehicle parking area up to 10% of the concession area shall not affect the quoted concession fee.
- b. However, during the Concession period, parking area may be revised due to any administrative/ operational reasons like: construction, security, other operational requirements, etc.
- c. In case of increase in parking area, the Concessionaire has to cover such area under the scope of the awarded project with payment of additional concession fee as per the following methodology:
“Parking Area is increased by more than 10% - Concession fee will be increased by half of the amount calculated on pro-rata basis.”
- d. In case of decrease in parking area, reduction in the concession fee will be allowed as per following methodology:
“Parking Area is decreased by more than 10% - Concession fee will be decreased by half of the amount calculated on pro-rata basis.”
- e. Further, the above stated methodologies for calculating the post change in area, the revision in Concession Fee shall be subject to following conditions: -
 - i. Actual measurement should be conducted jointly by AAI and the Concessionaire whenever the change is taking place after the commencement of the contract.
 - ii. The modified contract value should be approved by the Airport Director and communicated to the Concessionaire duly acknowledged.
 - iii. The revised Concession fee shall be applicable from the first of the following month only.
 - iv. The concession period will not be changed under any condition.

8. Revision of Parking Fee/ Access Fee during the contract period:

In case of revision of parking fees or access fees, following course of action may be adopted:

- a. For X Percentage increase in parking fees or access fees, license fees may be increased by (X/2) % provisionally.
- b. Post revision of parking fees or access fees, parking fee collections or access fees collections (as the case may be) will be compared with collections that were happening before revision of rates, period of comparison of revenues shall be three (03) months immediately before revision with three (03) months immediately after revision, to assess the actual impact of revision in parking charges on license fees.

- c. Subsequently, the upward or downward revision in license fees will be made accordingly and proportionately.
 - d. The collections/ revenue data will be readily available for such assessment as it is automated system driven collection system.
 - e. If such data is not available at any Airport, data from similar airport (from same category of airport with similar passenger traffic), may be used.
 - f. If the licensee is not consenting to revision in license fees on account of revision in parking fees or access fees, then the party may be allowed to serve the notice period and exit the contract without imposition of any demurrage or penalty.
9. **Temporary Suspension of Parking Concession:** If the parking Concession is suspended by AAI due to any policies/orders of AAI/State/Central Government for more than 12 hours, then the Concession Fee shall be adjusted on pro-rata basis.
10. **Parking Fee/Access Fee & GST:** The rates of Parking fees and Access Fees (whenever applicable) are inclusive of components of GST. Accordingly, these shall remain the Parking Charges applicable to end users, but the onus of depositing all applicable taxes, prevailing during contract period at the station including GST in respect of fees collected for car parking charges and access fee shall rest with the licensee. The details/breakup of GST/ applicable tax shall be depicted in the car parking invoice issued to end user/passengers.
- a. The Authority reserves the sole right to change and alter the timings, rates and any other condition in respect of the parking facility and the Concessionaire shall not have any right to interfere or raise any objection in this regard.
 - b. The monthly passes of Parking Fee issued to various agencies shall be for multiple entries at the cargo multiple entries at the cargo complex of the Airport. However, applicable Parking Fee shall be levied for entry to any location at the Airport other than the cargo complex (If applicable).
 - c. The rates of Parking Fee are inclusive of components of Goods and Services Tax. The Concessionaire shall, at all times, be responsible for depositing all applicable taxes, including tax collected at source, prevailing during the Term. The Concessionaire shall not collect taxes and charges over and above the prescribed Parking Fee.
 - d. The Concessionaire shall not collect the Parking Fee from the Users at the time of entry of vehicles in the Parking Area and shall only be charged at the time of exit of the vehicles from the Parking Area.
 - e. The Concessionaire shall place the rates of the Parking Fee at various conspicuous places within the Parking Area, such that the rates are conveniently visible to the Users.

11. PARKING TOKENS:

- a. The Concessionaire shall issue bar coded or QR code Tokens/RFID tokens along with counter foil of various denominations as per ticket pattern approved by the Authority ("Parking Token") to every vehicle at the time of entry to the Parking Area.

- b. The Concessionaire shall be responsible to make its own arrangements for printing and issuing of the Parking Tokens, at its own cost and any cost in relation thereto shall not be adjusted from the Concession Fee.
- c. The Concessionaire shall not, without prior approval of the Authority, be permitted to make any advertisement on the front or backside of the Parking Tokens.
- d. The Concessionaire shall issue monthly passes / free passes/VIP passes to the officials of the Authority and any other agency authorized by the Authority. The Concessionaire shall ensure that it shall make necessary arrangements to paste such passes on the vehicles, at its own cost. The Concessionaire shall issue Monthly passes/Free Passes/VIP passes to the concerned officials after checking their credentials such as AAI ID Card, Airline Identity Card, Concessionaire Identity card, and keep a record of such passes issued. It is hereby clarified that not charging of any Parking Fees by the Concessionaire from free passes shall not affect or alter the Concession Fees and the Concessionaire shall not make any claim or re- imbursement on account of such non-charging of Parking Fees from the exempted vehicles.
- e. In the event, any User loses the Parking Token before exiting from the Parking Area, the Concessionaire shall, prior to releasing the vehicle, verify the credentials of the User and obtain necessary documentation from such User. The Concessionaire shall be entitled to charge a penal amount of INR 300/- (Indian Rupees Three Hundred only) from such User, on account of losing the Parking Token, which penal amount shall be over and above the Parking Fee.

12. PARKING AREA:

- a. In consideration of payment of Concession Fee, the Concessionaire shall be entitled to operate and maintain the vehicle parking system at the parking area measuring Approx **3000 sq.mtrs.** The layout of the Parking Area attached in Appendix 3 & 4 hereunder.
- b. The Authority shall, at all times, during the Term, have the right to alter / revise the measurement of the Parking Area, for any reason whatsoever, in its sole discretion and the Concessionaire shall not have objection in relation to the same. Upon occurrence of any such event, the Concession Fee shall be revised in accordance with **Clause 7** above.
- c. On revision of the Parking Area, actual measurement shall be conducted jointly by the Authority and the Concessionaire, for the purposes of finalization of change in area.
- d. The Authority shall, at all times during the Term, have the right to change the location of the Parking Area within the Airport, at any time and at its discretion to call upon the Concessionaire to vacate the Parking Area. The Authority shall provide an alternative parking premises to the Concessionaire within the Airport for the purposes of this Concession. In such an event, the Concessionaire shall be bound to immediately vacate the Parking Area and accept the alternate parking area premises. The decision of the Authority in this regard shall be final and binding on the Concessionaire.
- e. The entire expenditure on such shifting shall be borne by the Concessionaire and the Concessionaire shall not be entitled to claim any compensation or revision in the Concession Fee on that score.
- f. The Authority shall, at all times during the Term, have the right to change the location of the Parking Area within the Airport, at any time and at its discretion to call upon the

Concessionaire to vacate the Parking Area. The Authority shall provide an alternative parking premises to the Concessionaire within the Airport for the purposes of this Concession. In such an event, the Concessionaire shall be bound to immediately vacate the Parking Area and accept the alternate parking area premises. The decision of the Authority in this regard shall be final and binding on the Concessionaire.

- g. The entire expenditure on such shifting shall be borne by the Concessionaire and the Concessionaire shall not be entitled to claim any compensation or revision in the Concession Fee on that score.
- h. In the event of shifting the parking area due to modernization or construction of terminal building or the parking area has been taken over by AAI for any other infrastructure requirement, AAI will provide a 60 days' notice in advance to the concessionaire to relocate to the alternate location at their cost. Further if the business potential changes due to such relocation the concessionaire will have the option to exit by serving the required notice period as per license agreement without any demurrage charges.
- i. The Concessionaire shall have the liberty to propose additional measures to increase occupancy of Parking Area, however, any change in the Parking Area shall be made upon obtaining prior approval from the Authority, before implementation of the same to improve the parking efficiency. It is hereby clarified that the Concessionaire shall not undertake any modification to the construction plan of the Parking Area.
- j. The Concessionaire shall ensure that all the vehicles shall be parked in the area defined for each type of vehicle in the Parking Area. The Concessionaire shall deploy experienced parking attendants to ensure proper parking of vehicles in each slot and the Parking Area is utilized by the designated vehicles (e.g., cars, cabs, two-wheelers, and other small vehicles) and heavy or medium commercial vehicles, including buses/coaches are parked in parking area specified for these types of vehicles.
- k. The Concessionaire shall, with prior approval from the Authority, earmark limited and separate parking slots for VIP parking, government vehicles parking, parking for the staff of the Authority, pre-paid taxi, car rental, radio taxi, maxi cab and cab aggregators etc. within the Parking Area.

13. SECURITY & SAFETY:

- a. The Concessionaire shall make adequate provision to check and carry out through security screening of all vehicles entering into the Parking Area. Any unlawful activity, crime, suspicion etc. in the Parking Area shall be immediately reported to the Airport Police and the Authority, without fail.
- b. The Concessionaire shall deploy adequate number of uniformed security personnel within the Parking Area to ensure that the vehicles are parked in orderly manner in the designated parking lanes and to assist the passengers/public for easy parking and removal of vehicles.
- c. The security/custody of vehicles in the Parking Area shall be the sole responsibility of the Concessionaire. The Concessionaire shall take all necessary precautions for the safety of the vehicles. In the event of any theft/ damage/ loss, damage, claims, etc.

arising out of the neglect of the Concessionaire, the Concessionaire shall be responsible for settlement of the dispute, if any, including under the court of law and the Authority shall, in no event, be responsible for any such loss, damage or claim.

- d. The Concessionaire shall follow and abide by all the instructions and guidelines issued by Airport Police /CISF/ statutory rules & regulations / Authority for prevention of misuse of parking lots, including usage by anti-social elements, terrorist(s) etc.
- e. Notwithstanding anything contained in this Agreement, the Authority shall have the right to deploy and procure the provision of police assistance and security at the Parking Area and the Airport, including for regulation of traffic, removal of trespassers, prevention of terrorism, hijacking, sabotage and/or similar acts or occurrences, through the government agency. The designated government agency shall be entitled to inspect and search the Parking Area and to search any person or vehicle entering the Parking Area or departing there from, without unduly or unreasonably disrupting the operations of the Parking Area.

14. Security Deposit:

- a. Performance Security Deposit: The Concessionaire shall, for the performance of its obligations hereunder, provide to the Authority an interest free security deposit for the entire Term, equivalent to 04 months concession fee for the Third (03rd) year to AAI as an interest free security Deposit. The SD amount equivalent to 02 months concession fee to be submitted in the form of BG from any scheduled commercial bank (other than cooperative scheduled bank) and balance 02 months equivalent concession fee by way of NEFT/RTGS of DD/PO. (For the purpose of calculation of SD Amount, Licence fee in the Third Year may be arrived at by escalating quoted license fees by 10% annually: however, actual escalation as per escalation formula as per APPENDIX-2A shall be applicable for billing purpose.
- b. Electricity Security Deposit: The Concessionaire shall also deposit an interest free security deposit towards electricity charges, amounting to 5% of concession fee of the first year subject to minimum deposit of **Rs.81,600/-** and a maximum deposit of Rs.10 lakhs. The said security deposit will cover SD towards all types of utilities such as Electricity, Water, Data Port, Telephone etc. in the form of DD/Pay Order/NEFT/RTGS.
- c. The Performance Security Deposit and Electricity Security Deposit are collectively referred to as “Security Deposit”.
- d. **SOP for Performance Bank Guarantee Verification through SFMS of ICICI BANK:**
 - i. AAI has made arrangement for Verification of Bank Guarantees received by AAI from Vendors/Customers/Concessionaries through Structured Financial Messaging System (SFMS) of ICICI bank.
 - ii. The prospective successful bidder shall submit the Bank Guarantee (PBG/BG-SD/FPG) in accordance with the given bank details:

Corporate Name:	AIRPORTS AUTHORITY OF INDIA
Bank Name:	ICICI BANK
IFSC Code:	ICIC0000007
BG Advising Message:	IFN 760COV (BG ISSUE)

Unique Identifier Code: AAIJODHPUR

While submitting the documents to BG issuing bank, the Vendors/Customers/Concessionaries will also submit a letter to the issuing bank as per the format given in the **Annexure –P**

- e. In the event of revision in Concession Fee in terms of **Clause 7** above, the Concessionaire shall, on pro rata basis, revise the Security Deposit, within a period of 15(FIFTEEN) days from the date of such notification of revision in Concession Fee is issued by the Authority.
- f. Upon occurrence of an Event of Default, the Authority shall, without prejudice to its other rights and remedies hereunder or in Applicable Law, be entitled to encash and appropriate the Security Deposit. Upon any encashment and appropriation from the Security Deposit, the Concessionaire shall, within a period of 15 (fifteen) days thereof, replenish, in case of partial appropriation, to the original level of the Security Deposit, and in case of appropriation of the entire Security Deposit provide a fresh Security Deposit, as the case may be. The right of the Authority under this **Clause 14 (d)** shall be without prejudice to the Authority's right to terminate this Agreement in accordance of the terms hereof.
- g. Subject to the terms hereof, upon expiry of the Term or early termination of this Agreement, the Authority shall refund the Security Deposit to the Concessionaire, upon adjusting the outstanding dues of any nature, if any.

15. OBLIGATIONS AND UNDERTAKINGS BY THE LICENSEE:

The Licensee hereby covenants to the Authority, the following:

- a. The Concessionaire shall, without prejudice to the other obligations set out in this Agreement, adhere to the terms and conditions, service descriptions, monitoring of performance, etc. as set out in the service level agreement, to be executed simultaneous with this Agreement, between the Parties and annexed hereto as Appendix 2C ("SLA").
- b. The Authority shall make a committee of 3 (three) officers out of which 1 (one) officer shall be the in-charge of commercial department, 1 (one) officer from operations department and third officer from any other department, as the Authority may deem fit ("Inspection Committee"). The Inspection Committee shall have the power to conduct random inspections of overall parking management, Parking Area and operation performance of the Concessionaire, at least once on fortnightly basis.
- c. In the event, the Inspection Committee observes any violation of the SLA or the Agreement by the Concessionaire, the Inspection Committee shall have the right to impose penalty on the Concessionaire in the manner provided under the SLA.
- d. The Concessionaire shall, at its own cost and expense, observe, undertake, comply with and perform, in addition to and not in derogation of its other obligations set out in this Agreement, the following:
- e. To make necessary arrangement for finance, design, installation, construction and commencement of the Concession in accordance with the provisions of this Agreement;
- f. To procure, as required, and maintain during the Term, the appropriate proprietary

rights, licenses, agreements and permissions for the hardware, software, design, etc. for the vehicle parking system to be installed at the Parking Area;

- g. To undertake all measures for cyber security, protection of information and communication technology systems from cyber-attacks that are purposeful attempts by unauthorized persons to access ICT systems in order to achieve the target of theft, disturbance, damage, or other illegal actions. The Concessionaire shall detect, analyses and do mitigation of vulnerabilities and protect Central Control Centre including Data Centre from cyber-attacks throughout the concession period. The Concessionaire shall take proper measures to ensure the security and protection of data to any unauthorized persons;
- h. To pay all charges towards utility / facilitation, consumption of electricity etc. as may be due and determined by the Authority and at the rate(s) fixed by the Authority from time to time, within the date(s) specified in the bill(s), on actuals;
- i. To equip itself with all necessary permits, licences and such other permissions as may be required under the law in force at any time with regard to the operation of the subject Concession;
- j. To maintain such regular and proper account books along with supporting documents regarding sales effected by the Concessionaire in the Parking Area and said accounts / documents shall all the times be kept open for inspection by the Authority in such manner as may be prescribed. The Concessionaire shall provide to the Authority, if so, required by the Authority, statements of audited Accounts in such manner and within such period as the Authority may prescribe. The Concessionaire shall be equipped to share invoicing details live with the Authority;
- k. At all times, during the currency of the Agreement, obtain proper and appropriate insurance coverage including but not limited to fire, theft and burglary in respect of all the movable and immovable assets stored or used in the Parking Area and the Authority shall not be responsible for any loss or damage caused to the Concessionaire or any third party on any account whatsoever;
- l. Shall not use the Parking Area for any other purpose other than for the purposes of Concession;
- m. shall not erect or display any advertisement or signboards except after obtaining the prior approval in writing of the Authority;
- n. shall observe, perform and comply with all rules and regulations of the Shops and Establishment Act, Factories Act, Industrial Disputes Act, Minimum Wages Act and the provisions of any Applicable Law including any rules and regulations made by the Authority, Civil Aviation Department or any other Department of Government and or local body or administration in force from time to time and to the business which the Concessionaire is allowed to carry on under this Agreement and to the area in which the Parking Area is located;
- o. maintain the Parking Area in a proper state of cleanliness and abide by such directions as may be given by the Authority and such other departments as may be entrusted by the rules and regulations with the works of inspection and enforcement about the conditions of sanitation, cleanliness and hygiene. If the Parking Area is not maintained in reasonably clean condition by the Concessionaire, the Airport Director shall have the

power to get the same cleaned at the risk and cost of the Concessionaire and recover liquidated damages at the rate defined under penalty clause of SLA and can take other actions including termination of the Concession under this Agreement;

- p. shall employ only such servants as shall have good character and as well behaved and skilful in their business. The Concessionaire shall furnish to the Authority in writing with the names, parentage, age, residence and specimen signature or thumb impression of all servants proposed to employ for the purpose of this Agreement before they are so employed and the Authority shall be at liberty to forbid the employment of any person whom it may consider undesirable. The servants employed by him shall be under the general discipline of the Authority and shall confirm to such directions as may be issued by the Authority in respect of point or routes of entry to and exit from the premises and in respect of the use of toilet and wash rooms. The character of all persons employed by the Concessionaire shall be verified by the police to the satisfaction of the Authority, before the employment;
- q. The concessionaire has to mandatorily make weekly/monthly wages/salaries etc. by directly crediting to the employee's bank account only and the proof for payment of statutory wages along with PF/ESI etc. to be submitted to the authority as and when the same is demanded.
- r. shall maintain a complaint book in a prominent place in the Parking Area and in such a way that it is easily accessible to any person who wishes to record any complaint and the said book shall be open for inspection fortnightly by the Airport Director of the Authority or his authorized representative;
- s. shall, upon expiry of the Term of early termination, deliver the possession of the Parking Area in good condition and in peaceful manner along with furniture, fittings, equipment and installations, if any, provided by the Authority and remove its goods and other materials from the Parking Area immediately;
- t. any stoppage of parking services due to reasons arising out of negligence, mishandling, mismanagement by the Concessionaire or its workforce, shall have to be made good by the Concessionaire within 24 hours of such damage;
- u. Two set of uniforms as per the specifications (to be approved by the Authority) shall be provided to the workers/supervisors by the Concessionaire. The Concessionaire shall also ensure that uniform is worn by the employees while on duty and kept to tidy condition along with name plate indicating their name conspicuously; and dedicated helpline number and email id shall be printed on parking token and the same shall be provided to users for any complaints / suggestions / feedback with regards to parking. The same shall be monitored by the Concessionaire and adequate responses shall be delivered to citizens within 48 hours. The Concessionaire shall provide a weekly report to the Airport Director, AAI every Monday on the number of complaints received during the previous week (Monday to Sunday) and the number of replies furnished by it to the complainants along with number of complaints on which no response has been made by the Concessionaire.
- v. The Authority hereby covenants to the Concessionaire, the following:
 - i. Grant the Concession and provide the Parking Area and right of way to access the same, to the Concessionaire and its authorized representatives; and

- ii. subject to the sole discretion of the Authority, provide assistance and cooperation to the Concessionaire, wherever required and specifically requested by the Concessionaire.

16. REPRESENTATION AND WARRANTIES:

The Concessionaire hereby represents and warrants to the Authority that:

- a. It is duly organized and validly existing under the laws of India, and has full power and authority to execute and perform its obligations under this Agreement and to carry out the transactions contemplated hereby;
- b. it has taken all necessary corporate and other actions under Applicable Laws to authorize the execution and delivery of this Agreement and to validly exercise its rights and perform its obligations under this Agreement;
- c. it has taken all permits and consents, whether in relation to the business, environment, labor, etc. as may be required to be obtained by the Concessionaire under Applicable Law and is not in breach of any of the terms and conditions as may be required to be adhered to by the Concessionaire under the Applicable Law;
- d. it has the financial standing and financial and technical capacity to undertake the Concession in accordance with the terms of this Agreement.
- e. this Agreement constitutes a legal, valid and binding obligation, enforceable against it in accordance with the terms hereof, and its obligations under this Agreement will be legally valid, binding and enforceable obligations against it in accordance with the terms hereof;
- f. the information furnished in the Bid and the Tender is true and accurate in all respects as on the date of this Agreement;
- g. it shall at no time undertake or permit any change in ownership except with prior permission of AAI.
- h. the execution, delivery and performance of this Agreement will not conflict with, result in the breach of, constitute a default under, or accelerate performance required by any of the terms of its charter documents and constitution documents of any of its shareholders or any Applicable Laws or any covenant, contract, agreement, arrangement, understanding, decree or order to which it is a party or by which it or any of its properties or assets is bound or affected; and
- i. there are no actions, suits, proceedings, or investigations pending or, to its knowledge, threatened against it or its shareholders at law or in equity before any court or before any other judicial, quasi-judicial or other authority, the outcome of which may result in the breach of this Agreement or which individually or in the aggregate may result in any material impairment of its ability to perform any of its obligations under this Agreement.
- j. The Authority hereby represents and warrants to the Concessionaire that:
 - J (1) it has full power and authority to execute, deliver and perform its obligations under this Agreement and to carry out the transactions contemplated herein and that it has taken all actions necessary to execute this Agreement, exercise its rights and perform its obligations, under this Agreement;

J (2) this Agreement constitutes a legal, valid and binding obligation enforceable against it in accordance with the terms hereof; and

J (3) it has good and valid right to the Parking Area and has power and authority to grant a Concession in respect thereto to the Concessionaire.

17. TERM:

- a. This Agreement shall become effective and shall remain valid and subsisting in full force for a period of 3 (Three) years from the date of expiry of the Gestation Period ("Term"), until the date of termination of this Agreement in accordance with the provisions hereof.
- b. Save and except the provisions contained under NIT, it is hereby agreed between the Parties that the initial period equivalent to 50% (fifty percent) of the Term shall be observed as the lock-in period for the Concessionaire ("Lock-in Period"), during which the Concessionaire shall not have the right to terminate this Agreement.
- c. From the date of issuance of LOIA, a period of 30 (Thirty) days shall be made available to the Concessionaire for the purposes of commencement of the vehicle parking system ("The period will be known as Gestation Period").
- d. The Concessionaire shall install and commission the vehicle parking system at the Parking Area as per the specification of this Agreement within the period. The H1 quoted licence fee will be applicable only after the expiry of the gestation period or commencement of the parking system whichever is earlier.
- e. If the agency fails to install the parking system as per the AAI specification within 30 days from LOIA another 15 days extension will be granted with daily penalty of 0.25% of quoted Monthly Licence fee. Even after the completion of 45 days from issuance of LOIA, if the agency failed to install the equipment and not commence the operation LOIA will be revoked, EMD will be forfeited and will be debarred from AAI tenders for a period not exceeding three (03) years.
- f. Extension of Contract Period: Normally there should not be extension of contract. However, in exceptional cases, AAI may consider extension of contract at its discretion, for a further period not exceeding 09 months on mutually agreed terms and conditions not inferior to existing terms of contract.
- g. Any Party may, thirty (30) days prior to the expiry of the Term, may serve a notice to the other Party for the renewal of this Agreement. Upon accepting the offer of the serving Party, the receiving Party shall intimate the serving Party within a period of seven (07) days, its intention to renew the Agreement. The renewal of this Agreement shall be made on identical terms and conditions as provided in this Agreement for the Term, subject to **Clause 17(f)** above.

18. TERMINATION:

- a. Termination By Authority in the event of Default. The Authority shall have the right, at its sole discretion, to terminate the Agreement, at any time during the Term, upon serving a written Notice of termination for **60 (Sixty) days** to the Concessionaire, for the event of default set out as below:
- b. If the outstanding dues exceeds more than three (03) months licence fees and agency

fails to recoup the equivalent amount of SD within 15(fifteen) days of demand notice received from AAI amount after AAI adjusts the same.

- c. Failure/Negligence of the agency to discharge the scope of work as set out in the NIT even after 03 notices from AAI.
- d. Due to unsatisfactory performance of the agency and more than 10 verified irregularities reported in a month will be sufficient reason to consider to serve the notice of unsatisfactory performance. If the reply to the notice of unsatisfactory performance is not satisfactory AAI will have the right to serve the notice of termination.
- e. causing or using the Parking Area for any purpose other than for the purposes of Concession and this Agreement; or
- f. breach of any of the representations, warranties, covenants and obligations of the Concessionaire as set forth in this Agreement; or
- g. any loss, damage, fine, penalty or expenses incurred by the Authority due to any violation of any Applicable Law by the Concessionaire; or
- h. insolvency or bankruptcy of the Concessionaire or appointment of receiver for the assets of the Concessionaire; or
- i. change of ownership of the Concessionaire in violation of **Clause 22** below; or
- j. sub-contracting without the prior approval of the Authority; or
- k. failure to perform the obligation under this Agreement due to any final judgment or court order and such judgment or order has a material adverse effect on the arrangement contemplated in this Agreement; or
- l. failure to replenish the Security Deposit in terms of **Clause 14(d)** above; or
- m. failure to pay the Concession Fee more than 03 months; or
- n. failure to commence the vehicle parking system upon expiry of Gestation Period of 30 (Thirty) days provided in NIT
- o. In case of the termination occurred due to any of the above reasons (**Clause 18(a) to 18 (n)**) before the expiry of minimum lock in period, action in line with **clause 11** of general information and guidelines of NIT shall be taken.
- p. In case of the termination occurred due to any of the above reasons (**Clause 18(a) to 18 (n)**) after the expiry of the minimum lock-in period, AAI shall levy penalty amounting to two months equivalent of last billed concession fees, even if the contract is terminated after giving due notice period.
- q. AAI also reserve the right to terminate the contract on short notice if the situation warrants or the continuation of the agency is against public interest or the interest of AAI. In such an event the Authority shall be entitled to forfeit the entire Security Deposit available with AAI and debar the agency for a period of 03 years to participate in any of the tenders issued by Airports Authority of India.
- r. Termination by the Concessionaire/Licensee: The Concessionaire shall have the right to terminate the Agreement at any time after the expiry of the Lock-in Period, upon serving a written Notice of termination for **60(days)** to the Authority. This shall be subject to provisions laid out in **clause 11** of general information and guidelines of NIT.

- s. Upon termination of the Agreement under this **Clause 18**, the Concessionaire shall hand over free, vacant and peaceful possession of the Parking Area to the Authority, along with furniture, fittings, equipment and installations, if any, provided by the Authority within a period of 07(seven)days from the date of termination (“Transition Period”). In the event, the Concessionaire fails to hand over the free, vacant and peaceful possession of the Parking Area within the Transition Period, the Authority shall be entitled to charge penalty equivalent to double the Concession Fee per month as damages. Further, the Concessionaire shall remove all its goods and other materials from the Parking Area and the Airport immediately, failing which the Authority shall have the right to remove such goods / materials at the cost and risk of the Concessionaire and demand payment for such removal. If such payment is not made within 10 (ten) days, the Authority shall be at liberty to dispose off the goods / materials of the Concessionaire by public auction to recover the cost and the Concessionaire shall not be entitled to raise any objection in such eventuality.
- t. On the date of expiry of the Transition Period or date of handover of the Parking Area in the manner set out in **Clause 18(s)** above, the Concessionaire shall hand over the access cards, identity cards and every such document and data to the Authority, which may facilitate the Concessionaire and its employees, officers, staff members, etc. an access to the Parking Area or the Airport.
- u. Upon termination of this Agreement in terms of **Clause 18(s)** above, the Authority shall refund the Security Deposit to the Concessionaire, upon adjusting the outstanding dues of any nature, if any, on the date of expiry of the Transition Period.
- v. The termination of this Agreement shall not prejudice or affect the accrued rights or claim and liabilities of the Parties prior to and on the date of termination.

19. FORCE MAJEURE:

It is hereby agreed that in the event the Parking Area or any part thereof be destroyed or damaged for reasons beyond the control of the Authority or force majeure conditions including but not limited to act of god, earthquake, adverse government action, tempest, flood, lightning, violence of any army or mob or enemies of the country or by any other irresistible force so as to render the Parking Area unfit for the purpose and the Concessionaire is prevented from using the same for a period of 30 [Thirty]days or more due to any of the above mentioned reasons or due to any action or regulation of any concerned authority then, the Parties shall have an option to terminate this Agreement in terms of **Clause 19** of this Agreement.

20. NOTICE:

Any notice or other communications required or permitted in terms of these presents shall be deemed to have been duly served (a) if delivered in person or (b) if sent by registered post / speed post / email, return receipt requested or if sent to such substituted address as any of the Parties has given to the others in writing and duly acknowledged in accordance with this Clause and addressed as follows:

21. DISCLAIMER:

21.1 The Concessionaire acknowledges that prior to the execution of this Agreement, the

Concessionaire has, after a complete and careful examination, made an independent evaluation of the Tender, the Concession, Parking Area, existing structures, local conditions, traffic volumes and all information provided by the Authority or obtained, procured or gathered otherwise, and has determined to its satisfaction the accuracy or otherwise thereof and the nature and extent of difficulties, risks and hazards as are likely to arise or may be faced by it in the course of performance of its obligations hereunder. Other than the representations made in NIT the Authority makes no representation whatsoever, express, implicit or otherwise, regarding the accuracy, adequacy, correctness, reliability and/or completeness of any assessment, assumption, statement or information provided by it and the Concessionaire confirms that it shall have no claim whatsoever against the Authority in this regard. The Concessionaire acknowledges and hereby accepts the risk of inadequacy, mistake or error in or relating to any of the matters set forth in Clause 21.1 above and hereby acknowledges and agrees that the Authority shall not be liable for the same in any manner whatsoever to the Concessionaire. Further, any such mistake or error shall not make the Agreement voidable. All risks relating to the Concession or arising out of this Agreement shall solely be to the account of the Concessionaire and the Authority shall not anytime be liable in this regard.

22. CHANGE IN OWNERSHIP / CONSTITUTION:

- 22.1 The Concessionaire shall not, during the Term, undertake or permit the following, except with the prior written approval of the Authority:
- (a) any change in ownership, corporate restructuring, etc. resulting in change of control including any restructuring approved by a judicial forum; or
 - (b) transfer of business by way or sale, slump sale, business transfer including any transfer by way of an order passed by a judicial forum, or
 - (c) change in constitution of the Concessionaire.
- 22.2 Notwithstanding anything contained in this Agreement, the following shall constitute change of ownership:
- (d) any acquisition / transfer of equity shareholding / partnership of the Concessionaire, either directly or indirectly, in aggregate of more than 50 % or more of the total equity /partnership of the Concessionaire; and
 - (e) acquisition of control, either directly or indirectly of the board of directors / management.
- 22.3 For the purposes of this **Clause 22**, the term “control” shall mean transfer of the direct or indirect beneficial ownership or control of any entity, whether in India or abroad, which results in the acquirer acquiring control over the shares or voting rights of shares or of the board of directors or of the management and policies, as the case may be, of the Concessionaire.

Escalation Formula

1. The first annual escalation will be applicable after completion of eighteen (18) months' license period. Thereafter the same will be applicable after completion of subsequent one year period there from. In case extension in gestation period is given due to whatsoever reason, the date of first escalation period shall be reckoned from the original date of commencement of contract (i.e. commencement date had there been no extension in gestation period).
2. Rate of escalation is linked with passenger growth and to be made effective in the following manner :

S. No	Passenger Growth (in the preceding 12 months from the month in which escalation is due)	Annual Escalation.
1.	Up to 5% (including negative growth)	5%
2.	Greater than 5% and up to 18%	10%
3.	Greater than 18%	15%

SCHEDULE OF PARKING TARIFF

The Licensee shall regulate the parking of vehicles at the Vehicle Parking area at City Side of Civil Enclave, Jodhpur.

1. Parking fee will be charged from all vehicles entering the designated parking area, except access fee till separation of entry/exit lane for Departure and Arrival Lane, as detailed below:
 - a. Introductory slab for up to 30 Minutes to be implemented based on the category of the Airport (as proposed below).

Sr. No.	Details*	Rate
	General (in INR)	
1	Coach/Bus/Truck	20/-
2	Tempo/SUV/Mini Bus	20/-
3	Car	20/-
4	Two Wheeler	10/-

Note: Proposed rated are inclusive of all taxes including GST, if applicable. The airports included Cargo Complex.

- b. Rates as per existing slab will be applicable from 30 minutes to 120 minutes, the same is also reproduced below:

Sr. No.	Details*	Rate
	General (in INR)	
1	Coach/Bus/Truck	50/-
2	Tempo/SUV/Minutes	35/-
3	Car	35/-
4	Two Wheeler	15/-

Note: Proposed rated are inclusive of all taxes including GST, if applicable. The airports included Cargo Complex.

c. Illustration – 1 for CAR :-

Sl.No.	Parking duration slab	Rate
a)	Parking Charges for 0-30 Minutes	Rs. 20/-
b)	Parking Charges from 30 minutes – upto 120 minutes. (For ex: However if a car stays for more than 60 minutes need to pay Rs. 100/- only and not Rs. 140/-)	Rs. 35/-
c)	Parking charges for 100 minutes (Hence the rate of beyond 30 minutes upto 120 minutes rate only applicable)	Rs. 35/-
d)	Parking charges for 7 hours will be : 35 (i.e. upto 2 hrs) + 50 (i.e.; 5*10)	Rs. 85/- {(35+(5X10)}
e)	For Vehicles beyond 7 hour upto 24 Hrs. Parking	Rs. 105/-

	charges will be 300% of 30-120 minutes slab	{3X35}
f)	Parking charges beyond 24 hrs upto 36 hrs = $e+(105 \times 12/24)$	Rs. 157.5/- {(105+ (105X12/24))}
g)	Parking charges beyond 24 hrs. upto 48 hrs	Rs. 210/-

d. Illustration – 2 - for Two Wheeler :-

Sl.No.	Parking duration slab	Rate
a)	Parking Charges for 0-30 Minutes (TW)	Rs. 10/-
b)	Parking Charges beyond 30 minutes upto 120 Minutes. (For ex: However if a Tw stays for more than 60 minutes need to pay Rs. 20/- only and Rs. 55/-)	Rs. 15/-
c)	Parking charges for 100 minutes (Here the rate of beyond 30 minutes – 120 minutes rate only applicable)	Rs. 15/-
d)	Parking charges for 7 hours will be : 15 (i.e. upto 2 hrs) + 25 (i.e.; 5*5)	Rs. 40/-
e)	For two wheelers staying beyond 7 hour upto 24 Hrs. Parking charges will be (300% of 30-120 minutes slab)	Rs. 45/-
f)	Parking charges beyond 24 hrs upto 36 hrs = $e+(45 \times 12/24)$	Rs. 67.5/-
g)	Parking charges beyond 24 hrs. upto 48 hrs	Rs. 90/- (45X2)

Note : *subject to not less than the parking fee applicable to immediately preceding slab.

2. The monthly charge in respect of employees of AAI and other authorized agencies working at airport, cargo complex will be as follows (as per existing rates):

AAI employees	- Free of cost
Tempo & Truck operators at cargo complex	- Rs. 2000 per tempo
	- Rs. 3000 per truck
Other Car	- Rs. 500.00
Other two wheelers	- Rs. 250.00
Agent/licensee at cargo complex (entry at cargo complex only)	- Rs. 1500.00

ATM Cash Vans coming to refill ATM machines in Airport premises shall be exempt from parking charges as well as access fees.

Govt. owned Vehicles shall be exempted from car parking charges.

3. The rates of Parking fees and Access Fees (Whenever applicable) are inclusive of components of GST. Accordingly, these shall remain the Parking Charges applicable to end users. However, NIT/Agreement conditions should clearly stipulate that though the above shall be the parking charges applied to end users, but the onus of depositing all applicable taxes, prevailing during contract period at the station including GST in respect of fees collected for car parking charges shall rest with the licensee. The details of GST/ applicable tax shall be depicted in the car parking invoice issued to end-user.

SLA-Schedule of Performance Indicators:

Sr. No	Service Name	Performance indicator	Service Level Target
1	Management of designated car parking	No. of vehicles not parked in demarcated parking slots	Zero
		Commercial vehicles or staff vehicles parked in area designated for airport users	Zero
		Manpower deployed for assisting parking in designated car park areas	__02__ Persons (will depend on layout and size of car park area)
2	Lane Management	Number of vehicles overstaying 10 minutes in pick/drop lane	10 Vehicles
		Travel time from lane entry to lane exit during peak hours	03 Minutes
		Manpower deployed for traffic marshaling in lane	02 Persons
3	Exit Booth Management	Length of queue during peak hours	Not more than 4 Vehicles
		Response time between vehicle reaching exit gate and vehicle attended for payment	90 Seconds
		Response time between receipt generation, receiving payment and pushing the vehicle out of car park area.	90 Seconds
		Manpower deployed during peak hours per booth	2 Persons
4	Cleanliness of Car Parking Area	Number of cleaning staff deputed in a shift	01 Persons (will depend on total area)
		Frequency of cleaning during peak hours	Hourly

		Frequency of cleaning during non-peak hours	Every two hours
5	Staff Management	Staff not in uniform	Zero
		Staff without I-Cards	Zero
		Number of incidents of staff misbehavior with airport users	Zero

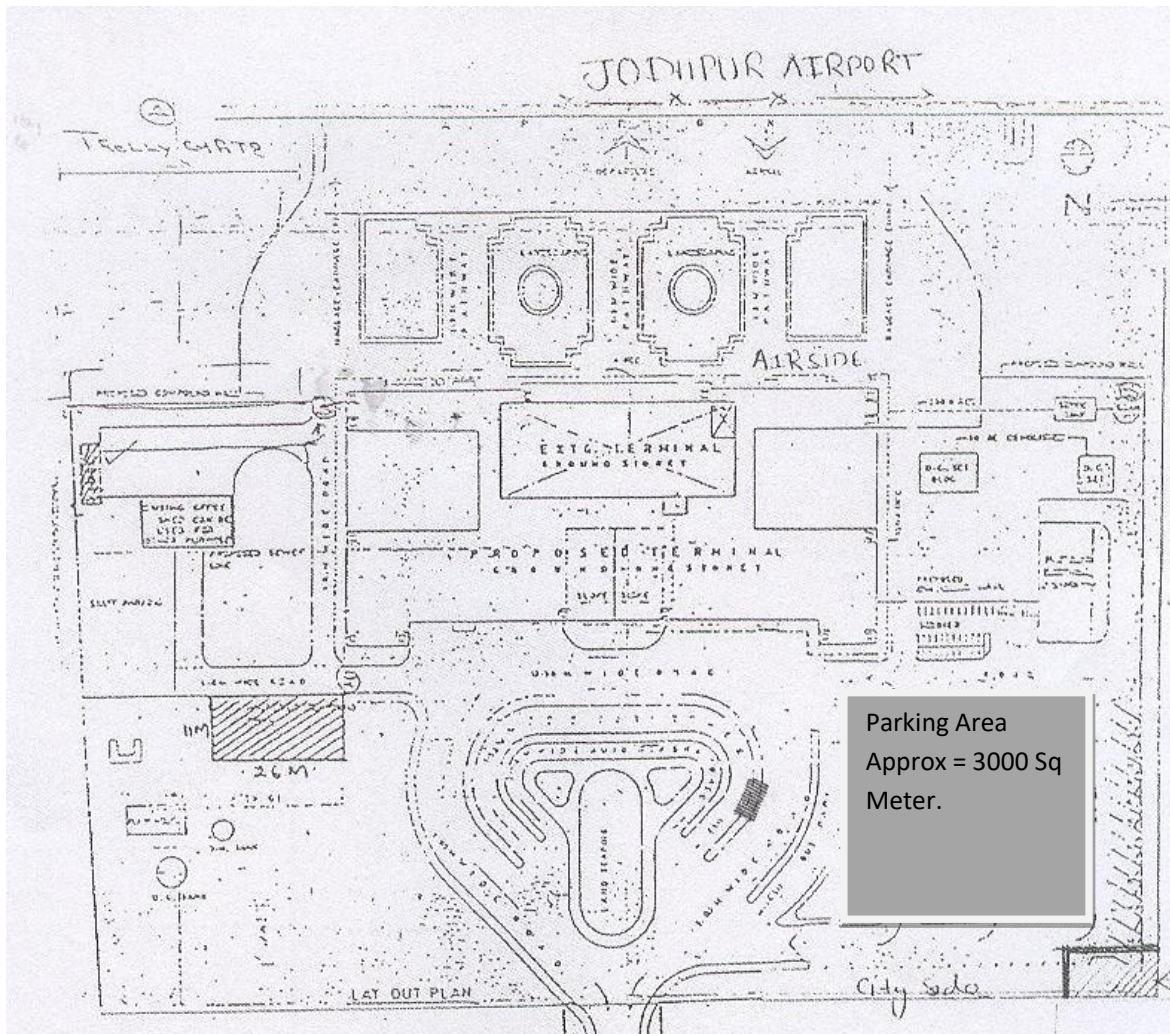
PENALTY FOR INFRACTIONS

Airport Director/ Airport in-charge will make a committee of 3 officers (one officer will be in-charge of Commercial Department, one officer from Operations Department and one from any other Department). This committee will conduct random inspections of overall parking management and operational performance of the Concessionaire, at least once on fort-nightly basis. The committee will have the power to impose penalty on the Concessionaire then and there, if any violations Terms and Conditions of agreement is found.

S.No.	Description of Irregularities	Penalty Schedule		
		First Instance	Second Instance	Third instance & Onwards
1	Staff not in Uniform/Without ID card	1500	2500	3500
2	Insufficient Manpower	3500	5000	10000
3	Un-clean premises & improper housekeeping	5000	10000	15000
4	Vehicle not parked in orderly manner	1500	2500	3500
5	Non-availability of e-payment mechanism	5000	10000	15000
6	Time clocks at entry and exit points not synchronized	5000	10000	15000
7	Malfunctioning of bar code scanner	1500	2000	3000
8	Non-generation of daily MIS or monthly MIS to be sent to AAI	3500	5000	10000
9	Encroachment	15000	25000	50000
11	Use of parking space for other than parking purposes	15000	25000	50000
12	Overcharging	5000	10000	15000
13	Obstruction of free movement to Service rooms/ station utilities	3500	5000	10000
14	Non-availability of complaint book	3500	5000	10000
15	Vehicles parked outside designated Vehicle Parking area (per vehicle)	500	750	1000
16	Commercial vehicles parked outside designated Vehicle Parking area (per vehicle)	500	750	1000
17	Misbehavior by parking staff	3500	5000	10000
18	Non-issuance of computerized Payment Receipt	5000	10000	15000

In case of irregularities at serial no. 9, 10 & 11, beyond third (3rd) instance of violation during tenure of Concession, penalty @ 25% of concession fee shall be levied.

CONCESSION AREA LAYOUT



SIGNATURE OF THE LICENSEE

SCHEDULE OF PREMISES

License for Vehicle Parking Management at Civil Enclave, Jodhpur.

- | | |
|------------------|--|
| 1. AREA ALLOTTED | : Total 3000 sqm. |
| 2. LOCATION | : City Side of Civil Enclave, Jodhpur. |
| 3. PURPOSE | : Vehicle Parking Facility. |

SIGNATURE OF THE LICENSEE

POWER OF ATTORNEY FOR SIGNING OF PROPOSAL

(To be executed on non-judicial Stamp paper of Rs 100/- or as per applicable State Laws and duly notarized)

Know all men by these presents, we... (name of the firm and address of the registered office) do hereby irrevocably constitute, nominate, appoint and authorize Sh/Smt. (name) son/daughter/wife of aged years and presently residing at , who is presently employed with us/ the Lead Member of our Consortium and holding the position of , as our true and lawful attorney (hereinafter referred to as the "Attorney") to do in our name and on our behalf, all such acts, deeds and things as are necessary or required in connection with or incidental to submission of our Proposal for pre-qualification and submission of our Bid for the[NAME OF LICENSE] facility at.....Airport, , India (the "Concession") proposed by AAI including but not limited to signing and submission of all Proposals, Bids and other documents and writings, participate in Pre-Proposals and other conferences and providing information/ responses to the AAI, representing us in all matters before the AAI, signing and execution of all contracts including the Concession Agreement and undertakings consequent to acceptance of our Financial Proposal, and generally dealing with the AAI in all matters in connection with or relating to or arising out of our Financial Proposal for the said Concession and/ or upon award thereof to us and/or till the entering into of the Concession Agreement with the AAI.

AND we hereby undertake and agree to ratify and confirm and do hereby ratify and confirm all acts, deeds and things done or caused to be done by our said Attorney pursuant to and in exercise of the powers conferred by this Power of Attorney and that all acts, deeds and things done by our said Attorney in exercise of the powers hereby conferred shall and shall always be deemed to have been done by us.

IN WITNESS WHEREOF WE... THE ABOVE NAMED PRINCIPAL HAVE EXECUTED THIS POWER OF ATTORNEY ON THIS DAY OF

Witnesses:

For

(Signature, name, designation and address)

1.

2.

(Notarized)

Accepted

..... (Signature)

(Name, Title and Address of the Attorney)

Notes:

- *The mode of execution of the Power of Attorney should be in accordance with the procedure, if any, laid down by the applicable law and the charter documents of the executants (s) and when it is so required, the same should be under common seal affixed in accordance with the required procedure.*
- *Wherever required, the Bidder should submit for verification the extract of the charter documents and documents such as a board or shareholders' resolution/ power of attorney in favour of the person executing this Power of Attorney for the delegation of power hereunder on behalf of the Bidder.*
- *For a Power of Attorney executed and issued overseas, the document will also have to be legalised by the Indian Embassy and notarised in the jurisdiction where the Power of Attorney is being issued. However, the Power of Attorney provided by Bidders from countries that have signed the Hague Legalization Convention 1961 are not required to be legalised by the Indian Embassy if it carries a conforming Apostille certificate.*

(To be submitted by the bidder on letter head of the company alongwith tender application)

ANNEXURE: C

ACCEPTANCE LETTER

(To be submitted in applicant letter head)

To,

Date: _____

Airport Director,
Airports Authority of India
Jodhpur Airport

Subject: Acceptance of AAI's Tender Conditions

Sir,

The tender documents for the **"Vehicle Parking Management at Civil Enclave, Jodhpur** have been provided to me/us by Airports Authority of India and:

1. I/We hereby certify that I/We have inspected the sites and read the entire terms and conditions of the tender documents made available to me/us. Which shall forms part of the contract agreement and I/We shall abide by the conditions/Clauses contained therein.
2. We are enclosing and submitting here with our original Proposal, along with the information and documents as per the requirements of the Tender Document, for your evaluation and consideration.
3. I/We hereby unconditionally accept the tender conditions of AAI's tender documents in its entirety for the above facility.
4. The contents of **Clause 19** of Notice inviting Tender of the Tender Documents have been noted wherein it is clarified that AAI reserves the rights to reject the conditional tenders without assigning any reason thereto.
5. I/ We hereby undertake that, all information provided in the Proposal and in its Appendices is true and correct.
6. I/We shall make available to AAI any additional information it may find necessary or require to clarify, supplement or authenticate the Proposal within such time as may be prescribed by AAI.

7. I/We acknowledge the right of AAI to reject our Proposal without assigning any reason or otherwise and hereby waive our right to challenge the same on any account whatsoever.
8. I/We certify that I/we or any of my/our constituents or my/our predecessor entity have neither failed to perform on any contract, as evidenced by imposition of a penalty or a judicial pronouncement or arbitration award, nor been expelled from any contract nor have had any contract terminated for breach on our partner have I/ we or any of my/our constituents or my/our predecessor entity defaulted in complying with any statutory requirements.
9. I/ We hereby declare that:
 - a. I / We have examined and have no reservations to the Tender Document, including the Addendum (if any) issued by AAI.
 - b. I /We have not directly or indirectly or through any agent engaged or indulged in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice, as defined in **Clause 9** of the Tender Document, in respect of any tender or request for proposal issued by or any agreement entered into with AAI or any other public sector enterprise or any government, Central or State; and
 - c. I / We hereby certify that I / we have taken steps to ensure that, in conformity with the provisions of **Clauses 9(a) to 9(d)** of the RFP Document, no person acting for us or on our behalf has engaged or will engage in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice.
 - d. I/We do not have any conflict of interest in accordance with **Clause 10** of the Tender Document.
10. I/We declare that we satisfy and meet the requirements as specified in the Tender Document and eligible to submit a Proposal in accordance with the terms of this Tender Document.
11. I / We hereby irrevocably waive any right which we may have at any stage at law or howsoever otherwise arising or accruing to challenge or question any decision taken by AAI in connection with the selection of the Applicant, or in connection with the tender process itself, in respect of the award of above mentioned concession and the terms and implementation thereof.
12. I / We understand that, except to the extent as expressly set forth in the Agreement, I/we shall have no claim, right or title arising out of any documents or information provided to us by AAI or in respect of any matter arising out of or concerning or relating to the Empanelment process including the award of work.
13. I / We confirm having submitted the Tender Processing Fee of Rs (Rupees.....) to AAI in accordance with the Tender Document. The copy of payment receipt is attached.
14. I / We confirm having submitted the EMD of Rs..... (Rupees.....) to AAI in accordance with the Tender Document. The copy of payment receipt is attached.

15. I / We agree and understand that the Proposal is subject to the provisions of the Tender Documents. In no case, I / We shall have any claim or right of whatsoever nature if the contract is not awarded to me / us or our Proposal is not opened.
16. I / We agree and undertake to abide by all the terms and conditions of the Tender Document.

Dated thisDay of , 20__.

Name & Address of the Applicant:	
Name, Signature & Seal of the Authorized Representative	

(To be submitted by the bidder on letter head of the company alongwith tender application)

ANNEXURE: D

Details of Bidder

1.	Details of Bidder/Lead Member	
(a)	Name:	
(b)	Country of Incorporation:	
(c)	Address of the corporate headquarters and its branch office(s), if any, in India:	
(d)	Date & Details of incorporation and/or commencement of business:	
2	Brief description of the Company including details of its main lines of business and proposed role and responsibilities in this Concession:	
3	Details of individual(s) who will serve as the point of contact/ communication for the AAI:	
(a)	Name & Designation	
(b)	Correspondence Address	
(c)	Email	
(d)	Tel / Fax No	
4	Particulars of the Authorized Signatory of the Bidder:	
(a)	Name & Designation	
(b)	Correspondence Address	
(c)	Email	
(d)	Tel / Fax No	

(Signature of Authorized Signatory)

Name: []

Designation: []

Date:

Bidder

Seal or Stamp of

(To be submitted on the letter head of the C.A. Firm alongwith tender application)

ANNEXURE: E

**Certificate from Chartered Accountant/Statutory Auditor in respect of
Technical and Financial Capacity & Experience**

Based on the audited records of the company, this is to certify that
.....(Name of Bidder/Lead Member of Consortium) has an
operating experience of at least years in (Nature of
business) and has presence in the following locations.

No	Location	Nature of business	Date of commencement of Business

We further certify that, based on the audited accounts (name of Bidder/ Member of Consortium) has a turnover from _____, as per details below.

Financial Year	Gross Turnover of firm/company (in INR lakh)	Break up of Total Turnover	
		Turnover from tendered facility	Turnover from other business

Average annual turnover during the above three financial years from _____ is
INR _____ lakhs and also agency has positive net worth.

Signature

Name & Membership No of Chartered Accountant/Statutory Auditor

Seal of the audit firm:

Date

Note – In case of multiple businesses of bidder, the breakup of the turnover from various businesses with the specific head as from the tendered facility must be incorporated in the above certificate. The net worth of the agency should be positive.

(To be submitted by the bidder on letter head of the company alongwith tender application)

ANNEXURE: F

FORMAT FOR LETTER OF UNDERTAKING

[SELF-DECLARATION OF THE BIDDER THAT THE FURNISHED INFORMATION FOR EXPERIENCE
IS TRUE, TO BE SUBMITTED ON COMPANY LETTER HEAD]

Sir,

I, _____, on behalf of _____ do hereby affirm and declare that the information provided for claiming the relevant experience for the bid and the documents provided is true and correct to the best of my knowledge and belief and nothing material has been concealed therein.

I understand that concealment of facts and giving false information is a punishable offence and the agency _____ can be barred and legal action may be taken as per the relevant provisions of law.

Yours faithfully,

Signature of the licensee

Name _____

Designation (with seal) _____

ANNEXURE: G**(To be executed on non-judicial Stamp paper of Rs 100/- or as per applicable State Laws and duly notarized)****DECLARATION**

I _____ < Name, Designation & Company Name with Address>, do hereby solemnly affirm and state as follows:

1. I/We are having/had the following contracts at Airports/Offices controlled by Airports Authority of India:

Sr. No.	Airport Name	Facility/ Contract	Contract Period		Details of Security Deposit	Dues (disputed & Undisputed)
			From	To		
1.						
2.						

(In case of no contracts in AAI controlled Airports, indicate NIL)

2. I/We are not debarred / blacklisted by CBI or AAI or undertakings/ Departments like Railways, Defense or any other department of Government of India or State Government. (In case if you have been debarred / blacklisted, submit all the details).
3. I/We have not faced/are not facing any action under PPE Act with AAI. (In case if you have faced/are facing action under PPE Act with AAI, submit all the details).
4. I/We have never been ordered by a Court of Law to pay the outstanding dues to AAI at any of the airports (In case if you have been ordered by Court of Law, submit all the details).
5. I/ We declare that none of the Directors/Partners/ Sole Proprietor of our company is also a Director of any other company or partner of a concern or a Sole Proprietor having established business with AAI and has dues with AAI".(In case if you fall under anyone of the above category, please furnish all such relevant details).
6. I/We do not have any conflict of interest as detailed in clause of general terms and conditions of tender document.
7. I/ We declare that "No raid/seizure/search has been carried out and/or pending by a Regulatory Authority in respect of the license granted by AAI in any of the Airport premises either against me and/or any member of the consortium or against our/its affiliates or against any of the Directors/Managers/Employees" (In case if raids/seizure/search conducted, please furnish all such relevant details).

All the facts stated above are true and correct to the best of my knowledge, belief and information.

Date:

Signature with Seal

(To be submitted by the bidder on letter head of the company alongwith tender application)

ANNEXURE: H

LIST OF NEAR RELATIVES EMPLOYED IN AIRPORTS AUTHORITY OF INDIA

Sl.No.	Name of the employee	Designation	Relationship with tenderer(s)	Place of Posting

SIGNATURE OF TENDERER

NB:

1. In case of NIL report, Performa must filled with NIL report and submitted duly signed by the Authorized Signatory.
2. In case the above space is not adequate, the details, additional sheets duly signed by Authorized signatory may be attached.

FORMAT OF OUTSTANDING DUES/ NO DUES CERTIFICATE
IF BIDDER IS WORKING AT OTHER AAI CONTROLLED AIRPORTS

1. Name of Contract :
2. Agreement No. :
3. Stipulated Date of Start of Contract :
4. Actual Date of Start :
5. Date of Completion / Termination :
6. Amount of SD available with validity period
7. Amount of Outstanding Dues upto mm/dd/20.....(Disputed and un-disputed amounts to be shown separately)

Item	Disputed Amount (Rs)	Un-disputed Amount (Rs.)	Remarks
Licence Fee			
Space Rent			
Utility Charges			
Interest			
Any other item			
Total			

8. Details of any arbitration/litigation

Signature of Airport Director

Name: []

Designation: []

..... Airport

Note: A separate certificate has to be produced in respect of each contract

(To be submitted by the bidder on letter head of the company alongwith tender application)

ANNEXURE: J

For Refund of EMD, following is to be submitted by the bidders / tenderers:- BENEFICIARY DETAILS FOR

RTGS FUNDS TRANSFER

Sr. No.	Particulars	Information Required
1.	Name of the Account Holder i.e. Bidder	
2.	PAN/TAN No. of the Party i.e. Bidder	
3.	Name of the Bank	
4.	Address of the Bank	
5.	Bank Account No.	
6.	Type of the Bank Account	
7.	MICR Code of the Bank	
8.	IFSC Code of the Bank	

Note:- In addition to above scanned copy of cancelled cheque may please be provided.

(Beneficiary"s i.e. Bidder"s Name & Signature)

Place:

Date:

FORM OF BANK GUARANTEE

(To be executed on Non-Judicial Stamp Paper of appropriate value by the successful tenderer)

WHEREAS by a License Agreement dated __ made between AIRPORTS AUTHORITY OF INDIA, the Licenser (hereinafter called "the AUTHORITY) of the one part and _____ (hereinafter referred to as "the Licensee") of the other part, the Authority has granted to the Licensee the license for operating the _____ (complete name and place of work) and the License Fee and Royalty and other charges and for the due and performance of the covenants and conditions as stated or contained in the said License Agreement.

1. Now therefore in consideration of the promises aforesaid and the at the request of the licensee we, _____ do, hereby irrevocably and unconditionally undertake to pay to you, the Authority on demand and without demur or protest and without reference to the Licensee, any sums of money at any time or from time to time demanded by the Authority on account of the License Fee and Royalty and other charges due from the Licensee (inclusive of any costs or expenses and interest) and or by way of losses and damages caused or that would be caused to the Authority by reason of any breach by the Licensee of any of the terms or conditions of the said License Agreement and AAI shall we sole judge for this demand: PROVIDED that our liability under this Guarantee shall be limited to a sum of (Rupees...../USD.....) and extended for the amount increased from time to time as aforesaid.
2. Notwithstanding any right the Licensee may have against the Authority or any dispute raised by the Licensee or any suit or proceedings pending in any Court /Tribunal/ any statutory authorities relating thereto or before any Arbitrator(s), your written demand stating that the amount is due to the Authority as stated herein above shall be conclusive evidence to us that the amount demanded by you, the Authority is payable under the terms of the said License Agreement without any consent or knowledge of the licensee.
3. We shall not be discharged or released from the aforesaid undertaking and guarantee by any variation(s) or any of the terms & conditions of the said License Agreement made between the Authority and the Licensee and or any act of omission on part of AAI or any indulgence to the Licensee by the Authority or any forbearance whether as to payment, time performance or otherwise or to enforce any of the terms and conditions of the said License Agreement without our consent and knowledge.
4. This Guarantee shall be a continuing guarantee and binding on us and our successors and assignee(s) and shall not be discharged or affected by any change in the constitution of _____ or that of the Licensee or the Authority.
5. We further confirm that the Guarantee has been issued with due observance and compliance of the appropriate Exchange Control laws and Foreign Exchange Regulations and applicable laws as in force in India.

6. This Guarantee shall be valid till _____ and you have the right to encash this Guarantee up to _____ from the said date unless extended on demand by AAI.

NOTWITHSTANDING anything contained herein:

- i. Our liability under this Guarantee shall be limited to a sum of _____ during the currency of the contract and 6 months thereafter.
- ii. This bank guarantee shall be valid up to _____ and you have the right to encash this guarantee up to 180 days from the said date.
- iii. We are liable to pay the guarantee amount or any part thereof under this bank guarantee amount or any part thereof under this bank guarantee only and if you serve upon as a written claim or demand on or before _____.

For Bank name

Dated:

Place:

Witnesses:

For Successful bidder only

(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 s 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:

CHECKLIST FOR BIDDERS

S.No.	Particulars	Detail
1.	Type of Facility / Concession	
2.	Period of license/ concession	
3.	Tender Fee	
4.	AAI Bank Details for Tender Fee/EMD	
5.	Beneficiary name: Bank Name: Bank Address: Account No.: RTGS Code/ IFSC Code:	
6.	Earnest Money Deposit	
7.	Gross area for license	
8.	Minimum Reserved Licensed Fee/MMG	
9.	Revenue Share (%)	
10.	Eligibility Criteria	
11.	Technical Qualification	
12.	Financial Qualification	
13.	Space Rent for AC space	
14.	Space Rent for Non-AC space	
15.	Applicable Space Rent	
16.	Utility Charges	
17.	Electricity & Water Charges	
18.	CAM Charges (Master Concessionaire)	
19.	Applicable Govt. taxes (GST, etc.)	
20.	Gross Turnover	
21.	Experience Certificates	
22.	Incubation Period (Master Concessionaire)	
23.	Gestation Period	
24.	Security Deposit Towards LF	_____ Months License Fee
25.	Security Deposit Towards EWC Charges	

Critical Dates

26.	Date of publish of Tender document	
27.	Start download/sale date of RFP/RFQ/Tender documents	
28.	Last download/sale date of RFP/RFQ/Tender document	
29.	Last date of submission of queries to RFP/RFQ/Tender Document on CPP portal	
30.	Reply to the queries by AAI on CPP portal	
31.	Last date for online submission of bids/ proposals on e-tender portal	
32.	Technical Bid Opening date	
33.	Financial Bid Opening date	
28.	Last download/sale date of RFP/RFQ/Tender document	

Details of Major Airlines during the Financial year 2021-22

S.No.	Name of Airlines
1.	M/s Air India
2	M/s Indigo Airlines
3	M/s Vistara Airlines
4	M/s Star Air
5	Spice Jet

FORMAT – A**TO BE WRITTEN ON LETTER HEAD OF THE CONCERNED BUSINESS ESTABLISHMENT / CONCESSIONAIRES.**

APPLICATION FOR SECURITY CLEARANCE FOR COMMERCIAL ACTIVITIES IN THE SECURITY RESTRICTED AREA (SRA) AT THE AIRPORT

(TO BE SUBMITTED THROUGH REGIONAL DIRECTOR, BCAS OFFICE ONLY)

Letter ref. no. of the company

Date:

To**THE REGIONAL DIRECTOR****Ministry of Civil Aviation, Bureau of Civil Aviation Security****Jaipur International Airport Terminal 1 Sanganer****Jaipur-302029 (Rajasthan)**

Sir,

Following documents of our company /firm who intends to operate / is operating as business establishment in SRA at _____ airport are submitted in duplicate copies for necessary security clearance & background check of our company.

S No	Particulars	Remark
01	Copy of certificate issue by Registrar of companies or any other central / state govt. authority registering the company for similar nature of work.	
02	Company's profile giving details of owner/ Directors employees contact addresses (registered office / Branch office) & telephone nos.	
03	Copy of advance license fee & Security Deposit.	
04	Allotment of space to Business Establishment/ Concessionaires by Airport Operator.	
05	Copy of valid contract/ agreement with AAI, Jodhpur Airport	
06	Any other security clearance from BCAS is obtained earlier, if any	
07	Total number of staff required	

Further, I undertake that neither me nor any of the firms associate had been involved / charged in any criminal case in the past.

Our / my firm has not applied for security clearance through other RD (BCAS) office, except present application.

I further declare that all the information pertaining to background checks of the company given here are true and no relevant fact, is concealed by me/ us.

Yours faithfully,

Sign_____

Name_____

Address_____

Contact Tel No_____

Company Seal :

REVISED FORMAT A 1

Name and address of the Company :

Whether the Company is Indian, Foreign or J VC :

Sr. No.	Details	1	2	3	4
1	Name (with alias of Owner / Director / Key Persons				
2	Nationality of Owner / Director / Key Persons				
3	DoB of Owner / Director / Key Persons				
4	Present Address of Owner / Director / Key Persons				
5	Permanent Address of Owner / Director / Key Persons				
6	Parentage				
7	P.P. No. (Legible copy to enclose)				
8	ID Proof (Legible copy to enclose)				
9	Shareholding pattern of the company FDI, if any				

I, _____ hereby undertake that all the above particulars and information are true and best of my knowledge and belief.

Signature

Name:

**Request letter Transmission of Bank Guarantee Cover Message <to be submitted by applicant to
BG issuing bank>**

Date: _____

The 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 to you to include unique identifier _____ 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)