

AIRPORTS AUTHORITY OF INDIA

(Business Development Unit)

Rajiv Gandhi Bhawan, Safdarjung Airport, New Delhi-110 003

Name of work: Development and Establishment of Hotel cum flight Kitchen through Design, Build, Finance, Operate, Maintain and Transfer (DBFOMT) basis at Jammu Airport, Jammu & Kashmir (UT).

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Certified that this RFP contains pages eNIT-1 to eNIT-10 (eNIT -One to e NIT -Ten), RFP pages 1 to 115 (One Hundreds Fifteen) and Concession Agreement pages 1 to 233 (Two Hundreds Thirty-Three) only.

(Senior Manager (Engg.-Civil)-BDU)
CHQ, R.G. Bhawan, New Delhi-110003



AIRPORTS AUTHORITY OF INDIA
BDU, New Delhi - 110 003

REF. NO: AAI/BDU/HFK /JAMMU/2025-26

Date: 20.08.2025

NOTICE INVITING e-TENDER (2 BOT - 2 Envelope Open Tender)

(Bid Reference No.: 2025_AAI_245748_1)

1. Item Rate E-tenders are invited through the e-tendering CPP Portal by **Senior Manager (Engg.-Civil), BDU, CHQ, New Delhi** (Bid Manager) on behalf of Chairman, AAI from the eligible Bidders for the work of “**Development and Establishment of Hotel cum flight Kitchen through Design, Build, Finance, Operate, Maintain and Transfer (DBFOMT) basis at Jammu Airport, Jammu & Kashmir (UT)**” with concession period of **30 (Thirty) Year**.

The tendering process is online at CPP-portal URL address

<https://etenders.gov.in/eprocure/app> or www.aai.aero. Prospective Tenderers may download and go through the tender document.

Prospective Tenderers are advised to register themselves at CPP-portal, obtain ‘Login ID’ and ‘Password’ and go through the instructions available in the Home Page after log in to the CPP Portal **<https://etenders.gov.in/eprocure/app> or www.aai.aero**. They should also obtain Digital Signature Certificate (DSC) in parallel which is essentially required for submission of their application. The process normally takes 03 days’ time. The tenderer may also take guidance from AAI Help Desk Support through path [aai.aero/tender/e-tender/help desk](http://aai.aero/tender/e-tender/helpdesk) support.

- (i) For any technical related queries please call the Helpdesk. The 24 x 7 Help Desk details are as below: -
Tel: 0120-4711508, 0120-4001002, 0120-4001005, 0120-6277787 E-mail: **support-eproc@nic.in**

International bidders are requested to prefix 91 as country code.

Tenderers are requested to mention the URL of the Portal and Tender ID in the subject while emailing any issue along with the contact details.

Before submitting queries, bidders are requested to follow the instruction given in “**Guidance for Registration on CPPP and Online Submission of Bid**” and get their computer system configured according to the recommended settings as specified in the portal at “**System Settings for CPPP**”.

- (ii) For any further technical assistance with regard to functioning of CPP portal the tenderer may contact to the following AAI help desk numbers on all working days only between

Sl. No.	Support Persons	Escalation Matrix	E-mail Address	Contract Numbers	Timings*
1	Technical Help Desk Team	Instant Support	eprochelp@aai.aero	01124632950 Ext. 3512	0800-2000 Hrs. (MON – SAT)
2	JE (IT)	After 4 Hrs. of Issue	etendersupport@aai.aero or vaibhav_g@aai.aero	011-24632950 Ext. 3523	0930-1800 Hrs. (MON-FRI)
3	Sr. Manager (IT)	After 12 Hrs.	shripatim@aai.aero	01124632950 Ext. 3509	0930-1800 Hrs. (MON–FRI)
4	Jt. GM (IT)	After 24 Hrs.	Sunil.km@aai.aero	01124632950 Ext. 3506	0930-1800 Hrs. (MON –FRI)
5	General Manager (IT)	After 03 Days.	gmit@aai.aero	01124657900	0930-1800 Hrs. (MON –FRI)

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

Tender processing fee of **50,000/-** (i/c GST), non-refundable will be required to be paid online on CPP portal only.

Earnest Money Deposit (EMD)/Bid Security of **₹ 1,00,00,000/- (Indian Rupees One Crore)** will be required to be paid online on CPP portal;

or

EMD/Bid Security may be submitted in the form of Bank Guarantee (including e- Bank Guarantee) from any of the Scheduled Commercial Bank (i.e. Indian or Foreign Banks included in the Second Schedule of Reserve Bank of India Act,1934 excluding Co-Operative /Regional Rural Banks).

The Bank Guarantee (PBG/BG-SD/FBG) in accordance with the bank details as:

CORPORATE NAME : **AIRPORTS AUTHORITY OF INDIA**
BANK NAME : **ICICI BANK**
IFSC CODE : **ICIC0000007**
BG ADVISING MESSAGE : **IFN760COV (BG ISSUE)**
: **IFN767COV (BG AMENDMENT)**

UNIQUE IDENTIFIER CODE (7037): AAICORHQ (to be mentioned in field 7037 of the BG advising message code).

2. Following 2 envelopes shall be submitted through online at CPP-portal by the tenderer as per the following schedule: -

CRITICAL DATE SHEET

Bid Inviting Authority	Business Development Unit-Airports Authority of India
Name of the RFP	Development and Establishment of Hotel cum Flight Kitchen through Design, Build, Finance, Operate, Maintain and Transfer (DBFOMT) basis at Jammu Airport, Jammu & Kashmir (UT).
Bid Reference No.	2025_AAI_245748_1
Tender Processing fee	Rs. 50,000/- (i/c GST) [Non-Refundable.]
Performance Security Bank Guarantee	as per Concession Agreement, the format attached at Appendix- XI.
EMD /Bid Security	Rs. 1,00,00,000/- (Rupees one crores) as per the format attached at Appendix- XII.
Email address to send Pre-bid queries	Email: <jitendram@aai.aero>
All communication to be addressed to	Executive Director (LM/BDU), C-Block, 3 rd Floor, Rajiv Gandhi Bhawan, New Delhi- 110003
Publication of tender	21.08.2025 from 1800 Hrs.
Document Download/Sale start date	22.08.2025 from 0930 Hrs
Clarification start date	22.08.2025 from 930 Hrs
Bid Submission Stat date	22.08.2025 from 930 Hrs
Site Visit by Bidder	Request through e-mail during Tender Sale period to be Conducted in Coordination of APD Jammu Airport.
Pre-Bid Conference (Online & Offline)	29.08.2025 at 1100 Hrs
Last Date of receiving queries	05.09.2025 up to 1800 Hrs
Authority response to queries latest by	11.09.2025 up to 1800 Hrs
Last date for availability of Bidding Documents.	19.09.2025 up to 1800 Hrs
Bid Due Date	19.09.2025 up to 1800 Hrs
Submission of Hard copy of BG in AAI office	23.09.2025 up to 1800 Hrs
Technical Bid opening date	24.09.2025 at 1500 Hrs
Financial Bid opening date	15.10.2025 at 1500 Hrs (Tentative)
Validity of Bids	180 days from Bid Due Date

Note: 1. If the bidder has any query related to the Bid Document of the work, they should use 'Seek Clarification' on CPP portal to seek clarifications. No other means of communication in this regards shall be entertained.

2. Under no circumstances bid procedure related queries shall be referred to the Independent External Monitors (IEMs).

A. Envelope-I (Technical Bid and Pre-qualification): Bid containing following:

- i. **EMD:** Proof of online payment through payment gateway in CPP Portal or in the form of BG with copy of the SFMS (Structured Financial Messaging System) BG confirmation message sent by the BG issuing bank to ICICI bank, if EMD not paid online on CPP Portal (as per **Appendix-XII in RFP**)
- ii. Scan copy of tender Acceptance Letter on Letter Head as per **Appendix-XXIII in RFP**
- iii. Scanned copy of Permanent Account Number (**PAN**) certificate
- iv. Letter comprising the Bid for Technical Bid and Financial Evaluation as per Proforma given at **Appendix-I in RFP.**
- v. Duly filled **Appendix-II in RFP** for Particulars of Bidders along with supporting documents.
- vi. Duly filled Details of Eligibility as per **Appendix-III A and Appendix-XVI in RFP.**
- vii. Duly filled **Appendix-III B in RFP** along copy of CA certified annual Turnover having UNID no on it
- viii. Duly filled **Appendix-III C in RFP** along copy of CA certified Net worth, having UNID no on it,
- ix. Power of Attorney for signing the Bid as per Proforma given at **Appendix-IV in RFP.**
- x. Duly filled **Appendix-V in RFP** Board Resolution for Appointing the authorized signatory.
- xi. Duly filled **Appendix-VI in RFP, Integrity Pact.**

- xii. Duly filled **Appendix-X A in RFP**, undertaking with information on contracts with AAI, as in clause 4.6.6
- xiii. Duly filled **Appendix-X B in RFP**, Outstanding dues/ no dues certificate, as in clause 4.6. 6 (a) (c)
- xiv. Scan copy of Payment receipt of Bid Processing Fee at CPP Portal in **Appendix. XIII in RFP.**
- xv. Power of Attorney for consortium member to appoint lead member as in **Appendix-XIV in RFP.**
- xvi. Board resolution for consortium member to appoint lead member as in **Appendix-XV in RFP.**

- xvii. Undertaking for GST compliance by the bidder as in **Appendix-XIX in RFP.**
- xviii. Scan copy of Undertaking' regarding Blacklisting/ Debarment as per **Appendix-XX in RFP.**
- xix. Duly filled **Appendix-XXI in RFP** Format Consent Letter - Dispute Resolution.
- xx. Duly filled **Appendix-XXII in RFP.** Format for opting Mediation in existing Agreements.
- xxi. Duly filled **Appendix-XXIV in RFP.** Performa for declaration by bidder for compliance of order on Restriction under Rule 144(xi) of the General Financial Rules (GFRs)-2017.

The bidder are advised to submit copies of relevant documents only. Submitting of

B. Qualifying requirements of consultant / tenderers containing the following:

I. No.	Eligibility Criteria	Supporting Documents
1	Financial Capacity	
i)	The firm must have an annual turnover of INR 50,00,00,000 (Indian Rupees Fifty Crores) in any of the last 5 (five) Financial Years ending on 31 March, 2025	As per RFP
2	Technical Capacity	
i)	02 numbers operational (3 star or above hotels) operated/ owned by the bidder during immediately preceding 03 financial years as on 31.03.2025 and the bidder continues to own such hotel as on the bid due date given in this RFP as per eligibility given at 4.6.7 of RFP	As per RFP
3	Blacklisting Declaration	
i)	<ul style="list-style-type: none"> • The Bidders should have never been involved in any illegal activity or financial frauds. • The Consultant and its affiliates should not have been blacklisted by any Government Agency/ Public Sector Undertaking/ Autonomous Bodies of Government/ Reputed Corporates for breach of applicable laws or violation of regulatory provisions or breach of agreement. 	As per RFP

Note:

1. Applicant should have successfully completed or substantially completed the works of similar nature during last **seven years ending last day of month previous to the one in which tenders are invited.**
2. The Experience Certificates of works completed pre GST era, Completion amount will be divided by 1.12 (to exclude pre GST taxes) to make it at par with experience certificates of post GST era but excluding GST.
3. Experience gained by executing work on back-to-back contract/ Sub-contract basis is acceptable in the following conditions:
 - i) Work should be actually executed by the second agency (sub-contractor) with due concurrence of the owner as tripartite agreement/ written approval. It should be backed by valid agreement and experience certificate.
 - ii) Payments received by second agency should be reflected in TDS certificates.
4. Experience gained in composite works for the specialized nature of works were executed by main contractor either by in-house expertise & experience or by engaging the specialized agencies with the approval of main client as per contract conditions. In such cases, main contractor as well as specialized agency both get the experience certificate for the same work from their respective client(s) i.e. main contractor for composite work along with specialized works from owner and specialized agency for specialized work(s) from the main contractor. In this situation, the experience certificate of either specialized agency or main agency having in-house expertise & experience, who has actually executed the specialized work(s), shall be considered for Technical /Pre-qualifying criteria in similar specialized nature of work(s).
5. Substantial completion shall be based on **80 (eighty) percent of awarded cost** or more value wise works completed under the contract. The certificate to this effect shall be provided by the Client/Statutory Auditor.
6. The value of executed works and consultancy shall be brought to current costing level by enhancing the actual value of work at simple rate of 7% per annum, calculated from the date of completion to date of bid opening (Cover-I/ Technical bid).
7. Client certificate / statutory auditors for experience should show the nature of work done, the value of work, date of start, date of completion as per agreement, actual date of completion and satisfactory completion/substantial completion of work. **Tenderers showing work experience certificate from non-government/non-PSU organizations should submit copy of tax deduction at sources (TDS) certificate(s) along with a certificate issued by registered Chartered Accountant, clearly specifying the name of work, total payment received against the work and TDS amount for the work.**
8. Each and every page shall be signed and sealed by the Authorised Signatory.

9. If the Applicant is an LLP entity, Client Certificates or Self certification is allowed from Partner of the firm.
- i. Scanned copy of all the Documents of Envelope-I mentioned above shall be submitted on the CPP portal. If EMD not paid online on CPP Portal, Original/Hard Copies of Insurance Surety Bond/ BG against EMD is required to be submitted/sent to the Senior. Manager (Engg.-Civil), BDU, CHQ, New Delhi-110003 (Bid Manager) on or before date & time mentioned in CRITICAL DATA SHEET. The bidder, whose Insurance Surety Bond/ BG against EMD are not received by the date & time mentioned in critical data sheet, then their tenders will be liable to be rejected.

Any postal delay will not be entertained.

The Envelope containing original BG should be super scribed with:

Envelope to be opened not before _____ (date and time as per critical data sheet), for the work “Development and Establishment of Hotel cum flight Kitchen through Design, Build, Finance, Operate, Maintain and Transfer (DBFOMT) basis at Jammu Airport, Jammu & Kashmir (UT).”

Postal Address: **Executive Director (LM/BD), Airports Authority of India, C-Block, 3rd Floor, Rajiv Gandhi Bhawan, New Delhi-110003.**

Name of bidder: _____.

Envelope-II: - The Financial e-Bid through CPP portal.

- a) Revenue Share / Business Plan shall be quoted in the format provided and no other format is acceptable. If the price bid has been given as a standard BOQ format with the tender document, then the same is to be downloaded and to be filled by all the bidders. Bidders are required to download the BOQ file, open it and complete the blue coloured (unprotected) cells with their respective financial quotes and other details (such as name of the tenderer). No other cells should be changed. Once the details have been completed, the tenderer should save it and submit it online, without changing the filename. If the BOQ file is found to be modified by the bidders, the bid will be rejected.
- b) Proposals submitted by any means other than mentioned above shall be rejected by the Authority.
- c) The Authority reserves the right to modify the procedure for submission of Proposals at the later stages of the Selection Process.
- 3. Refund of EMD/Bid security:**
EMD/Bid Security, deposited by all the bidders except the confirmed lowest bidder shall be returned within one week from the date of opening of the financial bid. EMD/Bid Security of the successful bidder shall be returned on receipt of performance bank guarantee as per the terms of the agreement.
- 4. Bid Submission:**
The tenderer shall submit their application only at CPP Portal: **<https://etenders.gov.in/eprocure/app>**. Tenderer/Bidders are advised to follow the instructions provided in the tender document for online submission of bids. Tenderers are required to upload the digitally signed file of scanned documents as per Para 2. Bid documents

may be scanned with 100 dpi with black and white option which helps in reducing size of the scanned document.

Uploading of application in location other than specified above shall not be considered. Hard copy of application shall not be entertained.

5. Not more than one tender shall be submitted by one tenderer or tenderers having business relationship. Under no circumstance will father and his son(s) or other close relations who have business relationship with one another (i.e. when one or more partner(s)/director(s) are common) be allowed to tender for the same contract as separate competitors. A breach of this condition will render the tenders of both parties liable to rejection.
6. Tenderer who has downloaded the tender from Central Public Procurement Portal (CPPP) website <https://etenders.gov.in/e procure/app>, shall not tamper/modify the tender form including downloaded price bid template in any manner. In case if the same is found to be tampered/modified in any manner, tender will be completely rejected and EMD would be forfeited and tenderer is liable to be banned from doing business with AAI.
7. **Bids Opening Process is as below:**

Envelope-I [EMD/Bid Security, Technical bid and Pre-qualification]:

Envelope-I containing documents as per Para 2) (uploaded by the tenderers) shall be opened on date & time mentioned in CRITICAL DATA SHEET.

If any clarification is needed from the tenderer about the deficiency in his uploaded documents in Envelope – I, he will be asked to provide it through CPP portal, if required. The tenderer shall upload the requisite clarification/documents within time specified by AAI, failing which it shall be presumed that bidder does not have anything to submit and bid shall be evaluated accordingly.

The intimation regarding acceptance/rejection of their bids will be intimated to the tenderers through CPP portal.

Envelope-II (Financial Bid):

Envelope-II containing financial bid/Business Plan of the tenderers found to be meeting the technical criteria and qualifying requirements shall be opened on date & time mentioned in CRITICAL DATA SHEET. **(In case the date and time for opening of Envelope-II (Financial bid) is required to be changed, the same shall be intimated through CPP Portal).**

8. AAI reserves the right to accept or reject any or all applications without assigning any reasons. AAI also reserves the right to call off tender process at any stage without assigning any reason.
9. AAI reserves the right to disallow the working agencies whose performance at ongoing project (s) is below par and usually poor and has been issued letter of restrain/Temporary or Permanent debarment/black listing by any department of AAI. **AAI reserves the right to verify the**

credential submitted by the Tenderer at any stage (before or after the award the work). If at any stage, any information /documents submitted by the applicant is found to be incorrect/false or have some discrepancy which disqualifies the tenderer then AAI shall take the following action:

- a) Forfeit the entire amount of EMD/Bid Security submitted by the tenderer.**
- b) The Tenderer shall be liable for debarment for a period upto two years from tendering in AAI, including termination of the contract apart from any other appropriate contractual/legal action.**

- 10. Consortium/ shall be permitted.**
- 11. Purchase preference to Central Public Sector Undertaking shall be applicable as per the directive of Govt. of India prevalent on the date of acceptance.**
- 12. ~~Concessions to Indian Micro & Small Enterprises (MSEs) units registered with DIC/NSIC/KVIC/KVIB/Directorate of Handicraft and Handloom etc., to be given as per the provisions of Public Procurement Policy for MSEs order 2012 with up to date amendments, shall be applicable for tenders of supply/services and shall not be extended to construction work.~~**
- 13. Tenderers have to submit Unique Document Identification Number (UDIN) generated documents like Financial information (Turnover with loss/ profit), Net worth Certificate etc. as per NIT conditions duly certified by CA and having UDIN. The documents submitted by bidders without UDIN shall not be entertained.**
- 14. Department of Promotion of Industry and Internal Trade (DPIIT), Ministry of Commerce and Industry, Government of India, issued Public Procurement (Preference to Make in India), Order 2017 vide OM No. P-45021/2/2017-PP(BE-II) dated 16.09.2020 with latest revision is applicable.**
- 15. Requirement of registration by the Bidder from a country sharing land border with India based on order No. F No. 6/18/2019-PPD dated 23/07/2020 of Government of India, Ministry of Finance, Department of Expenditure (Public procurement Division) with up to date amendments, regarding restriction under Rule 144(xi) of the General Financial Rules (GFR) 2017 shall be applicable. Bidder shall submit scanned copy of 'Undertaking' on Company's letter head in this regard. (Appendix-XXIV).**

**(Senior Manager (Engg.-Civil)-BDU)
CHQ, R.G. Bhawan, New Delhi-110003**