

AIRPORTS AUTHORITY OF INDIA
WESTERN REGION, JUHU AIRPORT, MUMBAI

NOTICE INVITING E-TENDER (NIET)

1. E-Tender is hereby invited for granting concession for the following:-

Name of Facility	Tender Processing Fees (in INR)	Earnest Money Deposit (EMD) (in INR)	Minimum Reserved License Fees (MRLF) (in INR)
License for Vehicle Parking Rights at (Car Park-3) Juhu Airport the area 9914sqm (i.e. 3914 sqm and 6000 sqm)	Rs.25,000/- (Rupees Twenty Five thousand only)	Rs.3,42,000/- (Rupees Three Lakh Forty Two Thousand only)	Rs.5,55,200/- (Rupees Five Lakh Fifty Five Thousand Two Hundred only) Per Month plus TCS plus Applicable Taxes Extra

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 Appendix: 2A .
 - d) In addition to the Concession Fees, the selected bidder shall be liable to pay:
 - i) utility facilitation charges @ 10% of AAI notified normal space rent at 10% of normal space rent (or as may be notified by AAI from time to time, presently normal notified space rent is Per Sqm per month subject to annual escalation of 10%); or as may be decided by AAI from time to time and shall be applicable for allotted cabins / counters (provided at entry, exit points in vehicle parking area). Such charges shall be paid within the date(s) specified in the bill(s). The rate of space rent & escalation percentage may be changed during the contract period, the same will be liable to pay by the licensee.
 - 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, if availed from AAI.
 - iv) Licensee shall be liable to pay the Property Tax/Assessment Tax as per the MCGM assessment from time to time for the tendered area.
2. **Location Details:** Indicative Auto CAD drawing of concession area layout along with detailed schedule of premises specifying area is at Appendix 3 & 4.

3. Period of Concession: Five (05) Years.
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. The 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**

- a) Business Incubation Period shall mean a period of 15 days from the date of issuance of LOIA to the selected bidder. The selected bidder will be under obligation to complete all the formalities/ conditions of award as will be specified in the LOIA.
- b) Automated vehicle parking solution shall be operationalized within 105 days (15 days for completion of conditions of award and 90 days for SITC and operationalization) of issuance of LOIA. The successful bidder will be allowed to do installation work immediately after issuance of LOIA subject to fulfillment of obligations as per award.
- c) Commencement of operations of subject license will not be permitted until both the prerequisites i.e completion of conditions of award and SITC of automation are not fulfilled by the licensee.
- d) If the agency fails to install the automation parking system as per AAI's specifications within 105 days from LOIA another 15 days extension will be granted with daily penalty of 0.25% of the quoted monthly license fees. Even after completion of 120 days from issuance of LOIA, if the agency failed to install the equipment and not commence the operations, LOIA shall be revoked, EMD shall be forfeited and the agency will be debarred from AAI tenders for a period not exceeding three (03) years.

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 pre-requisite for handing over of site, then the gestation period will be deemed to have commenced on 16th day of issuance of LOIA i.e.

immediately after expiry of business incubation period. However, actual handing over of sites shall only be done after completion of all conditions of award.

9. Gestation Period:

- a. Gestation period of 90 Days, reckoned from the date of handing over of sites shall be permissible.
- b. Vehicle parking shall be operationalized within 105 days (15 days of business incubation period and 90 days of gestation period) of days of issuance of LOIA.

10. Concession Fee Commencement Date

The concession fee commencement date will start from the date of start of operations OR expiry of Gestation period whichever is earlier (i.e. 106th day from LOIA)

11. Eligibility Criteria:

(i) Technical Eligibility Criteria:

- 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 parking area of Public Authority, Commercial Complexes.

OR

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

OR

The Integrated automated car parking solution providers for car parking having 2 years' experience (during the last seven years) in their line of business shall also be eligible to participate.

Note:

- a) Applicants should submit experience certificate of satisfactory work completion as the proof for claiming technical experience.

Tenderers showing work experience (completion) 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, period of work and financial involved against the work and TDS amount for the work.

- b) Total years of experience is to be reckoned up to the date of submission of technical bid for the request for empanelment (RFE) / tender i.e. on the last date of submission of technical bid (without extension), the party should fulfil the experience criteria as claimed.

(ii) Financial Eligibility Criteria:

- (i) The Minimum annual gross turnover shall be (in INR) Rs. 1Cr
 - a) The financial criteria will be ascertained as per the Statutory Auditor's Certificate. The Turnover requirement, should be Annual Average Turnover of any Two (02) financial years during the last seven (07) financial years for which the experience is claimed by the agency.
 - b) Out of the minimum annual average Turnover requirement, minimum 10% shall be from the similar kind of business.
 - c) The bidders Turnover details should be supported with audited annual accounts by Statutory Auditor / Chartered Accountants for the respective financial year. In case audited accounts are not available for the last (claimed corresponding year of experience) F.Y., the Provisional Accounts are to be submitted duly certified by Chartered Accountant.
 - d) The Above information must be supported with the following Declarations / Documentary Evidence / Certificate from the Chartered accountant (with **Unique Identification Number (UDIN)**) of the Bidders.
- 12. 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.
- 13. Any party either a firm or an individual falling under the following categories is not eligible:
 - a. Joint Venture/ Consortium.
 - b. 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.
 - c. Parties facing action under PPE Act/ AAI Act, with AAI.
 - d. 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.
 - e. 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.
 - f. 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 a 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.

Once the request of the party is accepted under Mediation Policy of AAI, the dues of the party shall be treated as disputed for all purpose.

- g. A declaration to the effect that the Tenderer does not fall under the categories a), b), c), d), e) and f) above has to be submitted in the Technical Bid. (Refer: Annexure: D). Following declaration will also be part of Annexure:D

“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).”

14. 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 e-tendering 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.25,000/- (Rupees Twenty Five 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”. No other mode of payment shall be acceptable.
- g) The amount of **Earnest Money Deposit (EMD) of Rs.3,42,000/- (Rupees Three Lakh Forty Two Thousand Only)** shall be paid by the tenderers before the scheduled time of e-tender submission through RTGS/ NEFT in favor of “Airports Authority of India”. No other mode of payment shall be acceptable.

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 No.	33814920430
Bank Name	State Bank of India (Branch Code: 1183)
Branch	Santacruz (West) Branch, Suryoday Building, 7, Juhu Road, Mumbai-400054
IFSC Code	SBIN0001183

- h) 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).
- i) Non-submission of cost of tender document and EMD shall lead to disqualification of tenderers.
- j) E-bids shall be submitted in two bid system as follows:-
 - i. Technical Bid – Earnest Money Deposit (EMD) and other documents as required under clause 3 of the general information / guidelines of Notice Inviting Tender.
 - ii. Financial Bid – As required under clause 4 of general information / guidelines of Notice Inviting Tender.

15. Critical Dates:

S. No.	Activity	Scheduled Dates and Time
1.	Download/Sale of e-Tender Document from NIC CPP portal	From 17.07.2024 to 06.08.2024 Upto 11.00 Hrs.
2.	Pre bid meeting	On 24.07.2024 At 11:00 Hrs.
3.	Submission of queries related to e-Tender, if any; on NIC CPP portal only.	Upto 24.07.2024 by 18.00 Hrs.
4.	Reply to the queries by AAI on NIC CPP portal	By 29.07.2024 by 18.00 Hrs.
5.	Online submission of Bids / Proposal(s) (Technical Bid as well as Financial Bid) on e- tender portal	Upto 06.08.2024 by 11.00 Hrs.
6.	Opening of Technical Bids / Proposal(s) (online only)	On 07.08.2024 at 11.00 Hrs.

7.	Opening of Financial Bids / Proposal(s) (online only)	On 14.08.2024 at 1100 Hrs. The date is tentative and subject to be preponed or postponed at discretion of AAI.
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2. In case bidder withdraws from tender process before last date of submission of technical bid date and time, 10% of EMD amount shall be forfeited.
3. After last date of submission of bid, at any stage if an agency withdraws from tender process, entire EMD amount shall be forfeited.
4. 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 liable to be debarred from participation in any tender at the said airport for one year from the date of debarment. However, after opening of financial bid, being H1 in the tender if the party withdraws its bid or after issuance of award letter, the party does not complete the requisite formalities, EMD shall be forfeited and the said bidder will be liable to be debarred from participating in any tender of AAI for one year.
5. In case a party has deposited EMD and Tender Fee but did not participate in the tender process i.e. the party has not submitted his bid on CPP portal and his name is not appearing in the bids submitted list, then, on request of such party, amount paid towards EMD by the party may be refunded after deduction of 10% of EMD amount. However, the Tender Fee shall not be refundable in this case.
6. AAI reserves to itself the right to reject the conditional tenders without assigning any reason thereto. AAI reserves to itself the right to seek/obtain clarification on the documents submitted and shall be binding on the agency to clarify the same during the tender process and if required, during the currency of the contract.
7. 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).
8. 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
Juhu Airport**
