



**AAI CARGO LOGISTICS & ALLIED SERVICES CO LTD
KOLKATA AIRPORT**

NOTICE INVITING e-TENDER

For

**LICENSE FOR MANAGEMENT OF
VEHICLE PARKING SERVICES**

at

**New Integrated Cargo Terminal and CUDCT,
AAICLAS, Kolkata Airport**

Tender Reference No.: AAICLAS/COML/KOL/2020/04

Tender Id:2020_AAICL_56056_1

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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 AAICLAS, 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 AAICLAS 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 AAICLAS 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 AAICLAS, 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 AAICLAS accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on law expressed herein.

The AAICLAS, 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 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 arising in any way for participation in the bidding process.

The AAICLAS 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 AAICLAS 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 AAICLAS is bound to select all the Proposals for bidding process for the Concession and the AAICLAS 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 AAICLAS 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 AAICLAS 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 AAICLAS 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 AAICLAS including termination of Concession, debarring, forfeiture of EMD and/or Security Deposit. The Applicant shall also indemnify the AAICLAS and its employees from actions arising out of this e-Tender.

AAI CARGO LOGISTICS & ALLIED SERVICES CO LTD **KOLKATA AIRPORT**

E-tenders are invited for award of License for Management of Vehicle Parking Services at New Integrated Cargo Terminal and CUDCT, AAICLAS, Kolkata Airport.

INTRODUCTION

1. AAI Cargo Logistics & Allied Services Co Ltd (AAICLAS) is a fully owned subsidiary company of Airports Authority of India. AAICLAS is formed to manage its cargo functions in India. The main functions of AAICLAS include:
 - Design, Development and Management of air cargo terminal in a more professional manner.
 - Improving existing infrastructure and developing new facilities vis-à-vis venturing into new business avenues and cater to needs of industry and stakeholders.

2. Vision of AAICLAS:

To become the foremost Integrated Logistics network operator in India with primary focus on Air cargo handling and allied services achieving

Major Airlines operating from NSCBI Airport, Kolkata:

- | | |
|----------------------------|------------------------|
| 1. Air Asia (India) | 16. Silk air |
| 2. Air Asia Berhad | 17. Singapore Airlines |
| 3. Air India | 18. Spice Jet |
| 4. Biman Bangladesh | 19. Srilankan Airlines |
| 5. Blue Dart | 20. Thai Air Asia |
| 6. Bhutan Airlines | 21. Thai Airways |
| 7. Cathay Pacific | 22. US Bangla Airlines |
| 8. Emirates Airlines | |
| 9. Etihad Airlines | |
| 10. China Eastern Airlines | |
| 11. Dragon Air | |
| 12. Interglobe (Indigo) | |
| 13. Myanmar Airways INTL | |
| 14. Qatar Airways | |
| 15. Regent Airways | |

Major Cargo Traffic data in Metric Tons of AAICLAS, Kolkata Airport are as under:

Year	Export	Import	Domestic	Total
2017-18	39,634.68	21,044.90	73,530.52	1,34,210.1
2018-19	41,782.78	19,372.16	76,449.76	1,37,604.7
2019-20	39,745.27	16,288.68	87,687.08	1,43,721.03

NOTICE INVITING e-TENDER (NIET)

1.

E-Tenders is hereby invited for granting license for the following:

Name of Facility	Tender Processing Fees (in INR)	Earnest Money Deposit (EMD) (in INR)	Minimum Reserved License Fees (MRLF)
License for Management of Vehicle Parking Services at New Integrated Cargo Terminal and CUDCT, AAICLAS, Kolkata Airport. Area: 11,827 sq. m.	Rs. 10,000/- (Rupees Ten Thousand only).	Rs. 2,15,000/- (Rupees Two Lakh Fifteen Thousand only).	Rs.11,00,000/- (Rupees Eleven Lakh only) per month plus applicable taxes.

- i. Offers below MRLF will not be considered for award.
- ii. Highest quote/ offer over and above MRLF, shall be the sole parameter for selection of highest bidder.
- iii. License fees shall be the quoted fixed license fee by the successful bidder.
- iv. In addition to the License Fees, the selected bidder shall be liable to pay:
 - i. Facilitation / Utility charges at 10% of normal space rent (or as may be notified by AAICLAS from time to time, presently normal notified space rent for Non-AC is Rs. 1,515 Per Sqm per month subject to 10% compound escalation on every financial year i.e. w.e.f 1st April of Every Year) for any counter/office space (allotted at entry, exit, parking area etc) if allotted in the premises of Vehicle Park 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 AAICLAS and at the rates as fixed from time to time.

2. Location Details: Indicative drawing of concession area layout along with detailed schedule of premises specifying area is at Annexure-G & H

3. Period of Concession: The license shall be for a period of "Three (03) months" from the date of commencement.

4. Rate of Escalation: Not Applicable.

5. The prospective bidders are requested to go through the tender conditions and visit the site / cargo terminal 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 AAICLAS 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 AAICLAS. Conditional tenders would be summarily rejected.
7. **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.

8. Handing Over / Taking over of Site / Facility:

- a. Site will be handed over to the Licensee upon fulfillment of conditions of award within the stipulated time of Gestation 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 after issuance of award letter (LOIA). However, actual handing over of sites shall only be done after completion of all conditions of award.

9. Gestation Period:

- a. Gestation period of 15 days reckoned from the expiry of Business Incubation period or from the 16th date of LOIA whichever is earlier.
- b. The Licensee will be under obligation to complete all the formalities/ conditions of award as will be specified in the LOIA. Conditions of award such as submission of Security Deposit, payment of advance license fees, execution of agreement etc. to be completed within 15 days of issuance of LOIA

10. Eligibility Criteria:

i. Technical 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 park area of Municipal Corporations, Commercial Complexes.

OR

b) The manufacturer of automated vehicle parking solutions for Vehicle 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 Vehicle parking solution providers for Vehicle 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.

Note:

- a) JV/Consortium is not eligible to participate in the Vehicle Parking Management tender
- b) Experience claiming from Hospitals should be from a minimum 100 bedded hospital with parking area capacity of 50 four wheelers.
- c) Experience from Municipal corporation/Railways/Metro rail shall be from managing a parking area having capacity of minimum fifty (50) 4 wheelers.
- d) In case of commercial complexes, it should have minimum 1.5 Lakhs sq. ft area and it should have parking capacity of one hundred (100) 4 wheelers.
- e) 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.
- f) 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 AAICLAS.

ii. Financial Criteria

- a) Minimum Annual Gross Turnover requirement for the applicant should be at least **03 Crores (three crores)**.
- 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) Joint Venture/ Consortium, De-barred/black listed by CBI or AAI or AAICLAS or Undertakings/ Departments like; Railway, Defense, or any other Department of Govt. of India, State Govt. Dept. 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/AAICLAS.
- 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/AAICLAS at any of the airports as a whole and has not paid such dues to AAI/AAICLAS 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/AAICLAS and has outstanding dues payable to AAI/AAICLAS, then the said entity may not be allowed in AAICLAS tenders. The disputed dues referred to an arbitrator for adjudication as per terms and conditions of the license agreement shall not form a part of outstanding dues for the purpose of the acceptance of tender documents.
- e) A declaration to the effect that the Tenderer does not fall under the categories a), b), c), and d) above must be submitted in the Technical Bid. (**Refer: Annexure-N**). Following declaration will also be part of **Annexure-N**:

"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/AAICLAS in any of the Airport premises either against me and/or any member of the consortium or against our/its associates 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

- i. The bids shall be submitted only on the NIC CPPP E-Tendering Portal at etenders.gov.in
- ii. The bids shall not be accepted in any other form
- iii. The e-tendering process is online at NIC CPPP E-Tendering Portal at etenders.gov.in
- iv. 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.
- v. Clarification needed, if any, may be sent through NIC CPPP E-Tendering Portal only.

vi. **Cost of tender fees amounting to Rs.10,000/- (Rupees Ten thousand), shall be paid by the bidder before the scheduled time of e-tender submission through NEFT in favor of 'AAI Cargo Logistics & Allied Services Co Ltd'. The bank details are given in 13 viii below. No other mode of payment shall be acceptable.**

vii. **The amount of Earnest Money Deposit (EMD) of Rs.2,15,000/- (Rupees Two lakh fifteen thousand only) shall be paid by the bidder before the scheduled time of e-tender submission through RTGS / NEFT in favor of 'AAI Cargo Logistics & Allied Services Co Ltd'. No other mode of payment shall be acceptable.**

viii. The Bank particulars pertaining to 'AAI Cargo Logistics & Allied Services Co Ltd' Bank account for RTGS / NEFT are as follows: -

Account Name	AAI Cargo Logistics & Allied Services Co Ltd
Account Type	Current
Account No.	37131046964
Bank Name	State Bank of India
Branch	Air Cargo Complex, NICT, NSCBI Airport
IFSC Code	SBIN0010418.

ix. 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).

x. Non-submission of cost of tender document and EMD shall lead to disqualification of bidder.

xi. 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 and Guidelines of Notice Inviting e-Tender.
- II. Financial Bid – As required under clause 4 of General Information and Guidelines of Notice Inviting e-Tender.

14. Critical Dates:

S. No.	Activity	Scheduled Dates and Time
1.	Download / Sale of e-Tender Document from NIC CPP portal	26.08.2020 from 1500 hrs.
2.	Submission of queries related to e- Tender, if any; on NIC CPP portal only.	From 26.08.2020 1515 hrs. to 29.08.2020 1800 hrs.
3.	Reply to the queries by AAICLAS on NIC CPP portal	By 30.08.2020 by 1600 hrs.
4.	End date and time for online submission of Bids (Technical Bid as well as Financial Bid) on CPP portal	Up to 01.09.2020 up to 1200 hrs.
5.	Opening of Technical Bids / Proposal(s) (online only) (Tentative)	On 02.09.2020 at 1300 hrs.
6.	Opening of Financial Bids of Technically qualified bidders (Tentative)	Inform through CPP Portal

15. In case bidder withdraws from tender process before opening of technical bid date and time, 10% of EMD amount shall be forfeited.

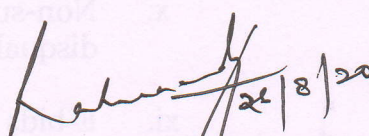
16. After last date of submission of bid, at any stage if any bidder withdraws from tender process, entire EMD amount shall be forfeited.

17. After opening of the technical bid and before opening of financial bid, if any bidder withdraws from tender process, the EMD of the party shall be forfeited and the party **Liable to be** debarred for participation in any tender at Kolkata Airport for one year from the date of debarment.

18. AAICLAS reserves to itself the right to reject the conditional tenders without assigning any reason thereto.

19. AAICLAS 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 authorized representative(s) of the tenderer who would be responsible for taking instructions from authorized official of the AAICLAS is to be intimated.


REGIONAL MANAGER
AAICLAS,
KOLKATA AIRPORT