

**REQUEST FOR PROPOSAL,  
FOR ALLOTMENT OF BUILT-UPSPACE (HANGARS AND  
OFFICE) AT MAHARAJA AGRASEN AIRPORT, HISAR,  
HARYANA (HISAR AIRPORT)**



**BY**

**HARYANA AIRPORTS DEVELOPMENT  
CORPORATION LIMITED (HADCL)**

**August 2026**

HARYANA AIRPORTS DEVELOPMENT CORPORATION LIMITED (HADCL),  
Government of Haryana  
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**TENDER ENQUIRY**

**Subject: ALLOTMENT OF BUILT-UP HANGARS AND OFFICE SPACE AT HISAR AIRPORT.**

NIT No.: HADC/NIT/2026-08

e-tender id: 2026\_HRY\_544296\_1

HARYANA AIRPORTS DEVELOPMENT CORPORATION LIMITED

(HADCL) invites e-tender from eligible bidders of repute under “Two-Stage Evaluation System (Stage 1–Technical Bid & Stage 2– Financial Bid) for **Allotment of Built-Up Hangars and Office Space at Hisar Airport.**

Interested bidders may download the tender document from <https://etenders.hry.nic.in>.

Managing Director,  
Haryana Airports Development Corporation  
Limited

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### **Disclaimer**

The information contained in this RFP document or information provided subsequently to Bidder (s) whether verbally or in documentary form/email issued for the eligible and interested bidders, by or on behalf of the HARYANA AIRPORTS DEVELOPMENT CORPORATION LIMITED (HADCL), which herein will be referred as HADCL, is provided on the terms and conditions set out in this document and all other terms & conditions subject to which such information is provided. The purpose of this RFP document is to provide the Bidder (s) with information to assist in the formulation of their Proposals. Each Bidder should conduct its own investigations & analysis and should check the accuracy, reliability and completeness of the information in this RFP document and wherever necessary they should obtain independent advice from appropriate sources. HADCL may, in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information in this RFP document.

HADCL, its employees and Managing Director, HADCL s make no representation or warranty and shall have no liability to any person, including any Applicant or Bidder under any law, statute, rules or regulations or to rt, 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 RFP or otherwise, including the accuracy, adequacy, correctness, completeness or reliability of the RFP and any assessment, assumption, statement or information contained therein or deemed to form part of this RFP arising in any way for participation in this Bid Stage.

This RFP is neither an agreement nor an offer by HADCL, but an invitation for responses to the issues pertaining to any service by HADCL as contained in this document. No contractual obligation on behalf of HADCL, whatsoever, shall arise from the RFP process unless and until a formal agreement is signed and executed by duly authorized officers of HADCL and the finally selected Bidder. It may be noted that issuance of RFP does not confer any right to be invited to participate further and HADCL shall have unfettered rights and discretion in its decision regarding such matter and finalization or completion of further steps in respect of the RFP.

The Bidders, by accepting this document, agree that any information contained herein may be superseded by any subsequent written information on the same subject made available to the recipient or any of their respective officers or published on HADCL website. It is also understood and agreed by the Bidder(s) that decision of HADCL regarding selection of the Bidder will be final and binding on all concerned. No correspondence in this regard, verbal or written, will be entertained.

The Haryana Airports Development Corporation Limited reserves the right to amend, modify, vary, add, delete, accept or cancel, in part or full, any condition or specification of all proposals/orders/responses, without assigning any reason thereof before evaluation of technical bids. Each Bidder shall be entirely responsible for its own costs and expenses that are incurred while participating in the RFP, presentations and contract negotiation processes. HADCL reserves the right at the time of award of contract to increase or decrease the terms of reference/ scope of work with or without any change in price, other terms and conditions.

Notwithstanding anything contained in the RFP Document, HADCL reserves the right to accept or reject any response and to annul the process and reject all responses at any time prior to execution of the agreement with the Bidder to whom the contract would be finally awarded, without thereby incurring any liability to the affected Bidder or Bidders or any obligation to inform the affected Bidder or Bidders of the grounds for the HADCL's decision.

HADCL reserves the right to cancel the entire process at any stage at its sole discretion without assigning any reason thereof.

It shall be the duty and responsibility of the Bidders to ensure themselves about the legal, statutory and regulatory authority, eligibility and other competency of them to participate in this RFP and to provide any and all the services and deliverables under the RFP to HADCL.

**REQUEST FOR PROPOSAL (RFP)**  
**(Inviting of Bids through E-Tender)**

The Haryana Airports Development Corporation Limited (HADCL), invites e-tender from eligible bidders for Allotment of Built-Up Hangars and Office Space at Hisar Airport.

RFP No: HADC/NIT/2026-08

Date:- 28.08.2026

Instruction To Bidders:

| S. No. | Bid Particulars                                                          | Details regarding the Bid                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|--------|--------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.     | Name of the Work                                                         | Allotment of Built-Up Space (Hangars and Office) at Maharaja Agrasen Airport, Hisar, Haryana .                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 2.     | Tender Notice No.                                                        | HADCL/HADCL/RFP/2026-xx                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 3.     | Online submission of Tender Fee, EMD & E-Service Fee (to Be paid in INR) | On or before the last date of submission of Bids on 28/09/2026 1700 Hrs per the Indian Standard Time.                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 4.     | Instruction for Online Bid Submission                                    | The bidders are required to submit soft copies of their bids electronically on the <a href="https://etenders.hry.nic.in/">https://etenders.hry.nic.in/</a> using valid Digital Signature Certificates. The instructions given below are meant to assist the bidders in registering on the Portal, prepare their bids in accordance with the requirements and for submitting their bids online. More information useful for submitting online bids may be obtained at: <a href="https://etenders.hry.nic.in.">https://etenders.hry.nic.in.</a> |
| 5.     | Pre-bid meeting                                                          | A pre-bid meeting (hybrid mode) will be held for prospective bidders for their queries, suggestions & Views for the RFP.                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 6.     | Timeline                                                                 | a) Date of Advertisement of RFP: 28/08/2026 0900 Hrs<br>b) RFP Upload Date: 28/08/2026 0900 Hrs<br>c) Last Date to download RFP: 28/09/2026 1700 Hrs<br>d) Last date of submitting queries: ----<br>e) Online/Offline Pre-Bid Meeting(if required):<br>f) Last Date of Submission of EMD, Processing and Service charges:28/09/2026 1700 Hrs<br>g) Last Date of Submission of Bid: 28/09/2026 1700 Hrs                                                                                                                                        |
| 7.     | Date & time of opening of Technical Bid/s.                               | 29/09/2026 1100 Hrs                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 8.     | Date & time of opening of Financial Bid/s                                | To be communicated later after opening and evaluation of the Technical Bids.                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 9.     | Tender Fee and E-Service Fee                                             | Non-refundable tender fee of ₹ 5000/- plus GST as applicable per bidder and e-service charges of ₹ 1000/-plus GST as applicable.                                                                                                                                                                                                                                                                                                                                                                                                              |

|     |                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 10. | Earnest Money Deposit (EMD) required | <ul style="list-style-type: none"> <li>• INR 25,00,000/- (INR Twenty Five Lakh Only) for each single hangar shall be submitted by all the participating bidders as Earnest Money Deposit for each single hangar and.</li> <li>• EMD is to be submitted online as per the details mentioned on <a href="https://etenders.hry.nic.in">https://etenders.hry.nic.in</a>.</li> <li>• The EMD of the successful bidder will be retained by the HADCL as mentioned in Clause 12.1 of this document.</li> </ul> |
| 11. | Security Deposit                     | Security Deposit (SD) amounting to a sum of 06 months lease fee in the shape of Performance Bank Guarantee (for the validity period of Tenure of agreement plus 06 months) and EMD shall be Deposited with HADCL as per Clause12                                                                                                                                                                                                                                                                        |
| 12. | Bid Validity                         | 180 days from the date of opening of Technical Bid.                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 13. | Currency of the Bid                  | The Bidder should quote in Indian Rupees only.<br>The Contract Agreement shall be entered in the currency of quote i.e., ₹ / INR.                                                                                                                                                                                                                                                                                                                                                                       |

Sd/-  
 Managing Director,  
 Haryana Airports Development Corporation  
 Limited

1. About the Haryana Airports Development Corporation Limited.

The Haryana Airports Development Corporation Limited (HADCL) was established in the year 1966 and is a nodal department responsible for the aviation activities; development, operations and maintenance of airports, airstrips, flying schools, and to monitor all aeronautical activities in the Haryana state. HADCL is looking for a reputable firm with a reputable track record to lease out the build-up hangars and office spaces on lease/rental basis for establishment of an aircraft manufacturing /assembly line and/or maintenance repair and overhaul (MRO) facilities and various activities of aviation sector (subject to approval of DGCA) at Hisar Airport.

For detailed information about the HADCL and their functions, please refer to the official websites <https://haraviation.gov.in/>.

2. Brief on Request for Proposal (RFP).

HADCL, Haryana possess three (03) large Aircraft Hangars at Hisar Airport and is seeking to allot at least 01 Hangar on Lease fee payment basis, for a period of **15 (Fifteen)** years which can be extended for another **05 (Five)** years upon mutual agreement between the HADCL and the selected bidder. The Leaser fee will be subject to escalation at the rate of 05% after the end of every lease year.

The Letter of Award (LoA) may be awarded to the qualified H1 bidder(s) after the negotiation process. The contract shall be signed within 30 days of the LoA.

The details of Built-up space (03 Hangars & its associated infrastructures), which is proposed for allotment by the HADCL under this RFP is as under:

| Sr. No.         | Built-up Space     | Approx. Area   | Remarks                                                         |
|-----------------|--------------------|----------------|-----------------------------------------------------------------|
| <b>Hanger-1</b> |                    |                |                                                                 |
| (a)             | Hangar Space       | 1850Sqm        | For Aircraft assembly and/or MRO<br>As mentioned at clause 11.7 |
| (b)             | Office Space       | 1040Sqm        | For Office and admin purposes                                   |
|                 | Total              | 2890Sqm        |                                                                 |
| <b>Hanger-2</b> |                    |                |                                                                 |
| (c)             | Hangar Space       | 1850Sqm        | For Aircraft assembly and/or MRO<br>As mentioned at clause 11.7 |
| (d)             | Office Space       | 1040Sqm        | For Office and admin purposes                                   |
|                 | Total              | 2890Sqm        |                                                                 |
| <b>Hanger-3</b> |                    |                |                                                                 |
| (e)             | Hangar Space       | 1850Sqm        | For Aircraft assembly and/or MRO<br>As mentioned at clause 11.7 |
| (f)             | Office Space       | 1040Sqm        | For Office and admin purposes                                   |
|                 | Total              | 2890Sqm        |                                                                 |
|                 | <b>Grand Total</b> | <b>8670Sqm</b> |                                                                 |

The interested bidder must submit their business plan regarding the requirements

For allotment of hangar and office space at Hisar Airport. However, at a later stage after completion of this tender process, the HADCL at its own discretion may review the request of the Leaser for allotment of additional built-up space for the same period as stated in the document and at the same rates as agreed in the agreement, if such space is available to be rented out. Any open space required by the bidder for the aviation related operations may be requested in writing and will be allotted on the rates as decided by HADCL, subject to the availability of any such space and as per the discretion of HADCL.

3. **General details.**

The subject Request for Proposal (RFP) document can be downloaded from the websites of HADCL and Haryana e-procurement website i.e. <https://etenders.hry.nic.in> .

HADCL reserves the right to re- issue/amend/cancel this tender and may amend the tentative schedule and critical dates of this Request for Proposal, as deemed appropriate.

It is the sole responsibility of prospective bidders to go through official website of HADCL and Haryana e-procurement website from time to time for any updates related to the tender furnished therein.

4. **General Terms & Conditions for the Bid.**

Bidders should do Online Enrolment on the Haryana Government e-Procurement system Portal (<https://etenders.hry.nic.in>) by using the option link “Online bidder Enrollment” under the “Click here to Login” option in the Home Page.

Then the Digital Signature enrollment must be done with the e-token, after logging into the portal. The e-token may be obtained from one of the authorized Certifying Authorities such as eMudhra CA/GNFC/ IDRBT/Mtnl Trust line/SafeScript/TCS.

As part of the enrolment process, the bidders will be required to choose a unique username and assign a password for their accounts and the password of the DSC /e-Token.

The bidder then logs into the portal giving the User ID / Password chosen during enrollment.

The e-token that is registered should be used by the bidder and should not be misused by others and the DSC once mapped to an account cannot be remapped to any other account. It can only be Inactivated.

**Joint Ventures or SPV.** The bidders are allowed to form a Joint Venture or SPV or Consortia through formal contractual agreements or by establishing new legal entities, with risks and rewards distributed equitably among stakeholders as per their shareholder ship.

In case of a Joint Venture or SPV or Consortia, any member alone can meet the

Turn over condition (Turn Over Certificate should be signed by Chartered Accountant).

A Bidder bidding individually or as a member of a Joint Venture/SPV shall not be entitled to submit another BID either individually or as a member of any other Joint Venture/SPV, as the case may be.

In case of foreign bidders forming JV/SPV, a legal entity must be registered in India (Company/LLP) within 180 days of issuance of Letter of Award (LoA) for compliance with Indian laws and taxation.

An International Bidder bidding individually or as a member of a Joint Venture/SPV shall ensure that Power of Attorney is apostille by appropriate authority and requirement of Indian Stamp Act is duly fulfilled. In case of foreign bidders forming JV/SPV, a legal entity must be registered in India (Company/LLP) within 180 days of issuance of Letter of Award (LoA) for compliance with Indian laws and taxation.

In case the Bidder is a Joint Venture/SPV, the Members thereof should furnish a Power of Attorney in favour of the Lead Member who participate in the bidding process.

In case of foreign bidders forming JV/SPV, a legal entity must be registered in India (Company/LLP) within 180 days of issuance of Letter of Award (LoA) for compliance with Indian laws and taxation.

Number of members in a Joint Venture/SPV shall not exceed 3 (Three) including the bidding partner and the Bid must contain the information regarding each Member of the Joint Venture.

In case of foreign bidders forming JV/SPV, a legal entity must be registered in India (Company/LLP) within 180 days of issuance of Letter of Award (LoA) for compliance with Indian laws and taxation.

The lead partner must hold **51% share of the participating JV/SPV.**

Members of the Joint Venture/SPV shall nominate one member as the lead member, The nomination (s) shall be supported by a Power of Attorney, signed by all the other Members of the Joint Venture/SPV and the JV/SPV as a whole shall cumulatively/collectively fulfill the 100% requirement.

In case of foreign bidders forming JV/SPV, a legal entity must be registered in India (Company/LLP) within 180 days of issuance of Letter of Award (LoA) for compliance with Indian laws and taxation.

The Bid should include a brief description of the roles and responsibilities of individual members, particularly with reference to financial, technical and defect liability obligations.

The Jt. Bidding Agreement, to be submitted along with the Application, shall

convey the commitment(s) of the Lead Member in accordance with this RFP, in case the contract to undertake the Project is awarded to the Joint Venture/SPV; and clearly outline the proposed roles & responsibilities, if any, of each member. In case of foreign bidders forming JV/SPV, a legal entity must be registered in India (Company/LLP) within 180 days of issuance of Letter of Award (LoA) for compliance with Indian laws and taxation. Including a statement to the effect that all members of the Joint Venture/SPV shall be liable jointly and severally for all obligations of the Contractor in relation to the Project until the Defect Liability Period is achieved in accordance with the EPC Contract. In case of foreign bidders forming JV/SPV, a legal entity must be registered in India (Company/LLP) within 180 days of issuance of Letter of Award (LoA) for compliance with Indian laws and taxation.

The Bidder, including an individual or any of its Joint Venture/SPV member, should not be an on-performing/blacklisted party on the bid submission date. In case of foreign bidders forming JV/SPV, a legal entity must be registered in India (Company/LLP) within 180 days of issuance of Letter of Award (LoA) for compliance with Indian laws and taxation.

An SPV or a Special Purpose Vehicle (SPV) is a separate stand alone legal entity created by a parent company for a specific project or joint-venture or even to facilitate a continuous financial operation, with the duration of SPV is entirely dependent upon the business objectives and goals for which the SPV is created.

Attested copy of Joint Bidding agreement/ SPV / consortium duly signed by all parties, must be submitted along with the tender documents.

## **5. Preparation of Bids.**

The Bidders can update well in advance, the documents such as certificates, business plan details etc., under My Documents option and these can be selected as per tender requirements and then attached along with bid documents during bid submission. This will ensure less time for uploading the bid documents.

After downloading/getting the tender schedules, the Bidder should go through them carefully and then submit the documents as per the tender document, otherwise, the bid will be rejected. Submission of online bids must be in accordance to details mentioned at <https://etenders.hry.nic.in>

Bidders should consider any corrigendum published on the tender document before submitting their bids.

If there are any clarifications, this may be obtained online through the e Procurement Portal, or through the contact details given in the tender document. Bidder should take into consideration any corrigendum published before submitting the bids online.

The bidder, in advance, should prepare the bid documents to be submitted as indicated in the tender schedule and they should be in PDF/XLS/RAR/DWF

formats. If there is more than one document, they can be clubbed together.

The bidder reads the terms and conditions and accepts the same to proceed further to submit the bids and must digitally sign and upload the required bid documents one by one as indicated in the bidding document.

## **6. Submission of Bids.**

The bidder has to submit the tender document(s) online well in advance before the prescribed time to avoid any delay or problem during the bid submission process.

There is no limit on the size of the file uploaded at the server end. However, the upload is decided on the Memory available at the Client System as well as the Network bandwidth available at the client side at that point of time. In order to reduce the file size, bidders are suggested to scan the documents in 75-100 DPI so that the clarity is maintained and also the size of file gets reduced. This will help in quick uploading even at very low bandwidth speeds.

The BOQ template must not be modified/replaced by the bidder and the same should be uploaded after filling the relevant columns, else the bidder is liable to be rejected for that tender. Bidders are allowed to enter the Bidder Name and Values only. If the price bid has been given as a standard format with the tender document, then the same is to be downloaded and to be filled out by all the bidders. Bidders are required to download the file, open it and complete unprotected cells with their respective financial quotes and other details (such as name of the bidder). No other cells should be changed.

Once the details have been completed, the bidder should save it and submit it online. The price schedule format shall not be modified or altered. If the Financial Bid file is found to be modified by the bidder, the bid will be rejected.

### **Earnest Money Deposit (EMD)**

1. The bidder must furnish as per to the technical proposal, an Earnest Money Deposit (EMD) amounting to INR 25,00,000/- (INR Twenty Five Lakh Only) for each Single Hangar by depositing this amount online while uploading/ Submitting their Bids on <https://etenders.hry.nic.in>. The EMD Of unsuccessful bidders will be refunded only after finalization of selection process and award of contract to the successful bidder. No interest shall be paid on EMD.
2. The EMD of the successful bidder will be retained by the HADCL as mentioned in Clause 12.1 of this document.
3. The EMD of any bidder will be forfeited on account of any of the following reasons:
  - i. If the bidder withdraws its proposal during the bid validity period as specified in

RFP.

- ii. If the bidder has submitted false information in support of its qualification.

The Tender Inviting Authority (TIA) will not be held responsible for any sort of delay, or the difficulties faced during the submission of bids online by the bidders due to local issues.

The bidder shall submit the bid documents (technical bid, all required documents, Forms etc.) in online mode through the Haryana Government e-Procurement system Portal.

The payment for Tender / RFP Document & Processing Fee and EMD shall be made by the bidders online. Please refer to 'Online Payment Procedure' which is available at the Single e-Procurement portal of GoH (Govt. of Haryana) at <https://etenders.hry.nic.in>.

Intending bidders will be mandatorily required to online sign-up (create user account) on the website <https://etenders.hry.nic.in> to be eligible to participate in thee-Tender. He/She will be required to make online payment of required EMD in due course of time. The intended parties which fail to pay EMD fee under the stipulated time frame shall not be allowed to submit his/her bids for the respective event / Tenders / RFP.

The interested bidders must remit the RFP Document & Processing Fee, EMD and Service Charges at least 1 working day in **advance** before the Last Date of Submission of Bid as given under Key Dates challan to avoid any issue on the last day and make payment online to the beneficiary account number specified under the online generated details. The intended bidder/agency thereafter will be able to successfully verify their payment online and submit their bids on or before the expiry date & time of the respective Events / Tenders / RFP at <https://etenders.hry.nic.in>.

The interested bidders shall have to pay mandatorily RFP document & processing fee of Rs.5,900/-, (5,000 plus GST as applicable) under document fee – Non-refundable and E-service charges INR 1180/- (1000 plus GST as applicable) through online payment.

At the time of freezing the bid, thee-Procurement system will give a successful bid updating message after uploading all the bid documents submitted and then a bid summary will be shown with the bid number, date & time of submission of the bid with all other relevant details. The documents submitted by the bidders will be digitally signed using the e-token of the bidder and then submitted.

It is important to note that the bidder must Click on the Freeze Bid Button, to ensure that he/she completes the Bid Submission Process. Bids which are not Frozen will be considered as Incomplete/Invalid bids and are not considered for

Evaluation purposes. HADCL will not be responsible for any delay, incomplete/invalid bids.

After the bid submission, the bid summary must be printed and kept as an acknowledgement of the submission of the bid. The bid summary will act as proof of bid submission for a tender floated and will also act as an entry point to participate in the bid opening event.

Successful bid submission from the system means the bids as uploaded by the bidder are received and stored in the system. System does not certify its correctness.

The bidder should see that the bid documents submitted should be free from virus and if the documents cannot be opened, due to virus, during tender opening, the bid is liable to be rejected.

The time that is displayed from the server clock at the top of the tender Portal will be valid for all actions of requesting bid submission, bid opening etc., in the e-Procurement portal. The Time followed in this portal is as per Indian Standard Time (IST) which is GMT+5:30. The bidders should adhere to this time during bid submission.

The data being entered by the bidders would be encrypted at the client end, and the software uses PKI encryption techniques to ensure the secrecy of the data. The data entered will not be view able by unauthorized persons during bid submission and not viewable by anyone until the time of bid opening. Overall, the submitted bid documents become readable only after the tender opening by the authorized individual.

During transmission of bid documents, the confidentiality of the bids is maintained since the data is transferred over Secured Socket Layer (SSL) with 256-bit encryption technology. Data encryption of sensitive fields is also done.

FINANCIAL or Price Bid PROPOSAL shall be submitted mandatorily online under Commercial Envelope and original not to be submitted manually. For more details please visit the website- <https://etenders.hry.nic.in> .

The bidders are requested to submit the bids through online e Procurement system to the Tender Inviting Authority well before the bid submission end date and time (as per Server System Clock).

## **7. Assistance to Bidders.**

For queries on Tenders Haryana Portal, kindly contact: Tel: 0120-4200462, 0120-400102, M: 8826246593 E-mail: support-e proc (at) nic (dot)in ([support-eproc@nic.in](mailto:support-eproc@nic.in)).

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 published kindly contact the Tender Inviting Authority.

For any technical related queries please call at 24 x 7 Help Desk Number :0120-4001 002; 0120-4001 005; 0120-6277 787. International Bidders are requested to prefix 91 as country code. Technical - support-e proc (at) nic (dot) in ([support-eproc@nic.in](mailto:support-eproc@nic.in))

Note: Contact e-Procurement helpdesk at least one day prior to the scheduled closing date and time of respective e-tendering event. Also, for queries related to e-payment of EMD, kindly contact the helpdesk at least two days prior to closing date and time of the respective event.

Intended bidders mandatorily required to register their queries, if there is any, pertaining to the online bidding on the single e-Procurement portal <https://etenders.hry.nic.in> .

**NOTE:**

- i. Bidders participating in online tenders shall check the validity of their respective Digital Signature Certificates before participating in the online Tenders at the portal <https://etenders.hry.nic.in> .
- ii. Form or e details please visit the website-<https://etenders.hry.nic.in>.

Tender Inviting Authority –

HARYANA AIRPORTS DEVELOPMENT CORPORATION LIMITED (HADCL)

Telephone: 0172-2709386

Email: Managing Director: [managing-director@hadc.org.in](mailto:managing-director@hadc.org.in)

Office Email-id: [office-chd@hadc.org.in](mailto:office-chd@hadc.org.in)

**ONLINE PAYMENT GUIDELINES**

The complete details for the online payments can be found on the website - <https://etenders.hry.nic.in>, under the head - Bidders Manual Kit and by downloading the file - Online Payment Procedure, where complete instructions along with screenshots are mentioned for the assistance of the bidders.

8. **Evaluation Process.**

The bidding and selection of the firm for allotment of built-up space on at Hisar Airport will be carried out on the basis of a two – stage (2 Stage) evaluation process:

**Stage1: Technical Evaluation**

In this stage, all the received bids will be evaluated based on the submission of technical details of the bidders as per the requirement of the HADCL as mentioned in clauseno.11 and the FORMS – 01 to 04 (Technical Checklist).

**Note:**

1. HADCL reserves the right to obtain any additional details or clarification with the approval of the authority from the bidders regarding their technical qualification, if their bids are having any deficiencies.
2. If the Technical Proposal is still materially deficient or inconsistent in any aspect, or fraudulent; the Proposal shall be declared Non-responsive and shall not be considered for further evaluation.

After the technical evaluation Grievance Redressal Mechanism as per Government of Haryana, Dept. of Industries & Commerce G.O. No. 2/2/2016-4I-B II dated 25.07.20216 for participating bidders will be followed.

**Stage 2: Financial Evaluation**

The firms/bidders that qualify in Stage 1 (Technical Evaluation) will proceed to Stage 2 for Financial Evaluation. The highest financial quote (exclusive of applicable taxes) will be determined as 'H-1,' followed by the next higher quotes as 'H-2' and 'H-3,' respectively.

9. **Negotiation Process.**

Upon opening the Financial Bid, if the quoted rates are considered reasonable by the HADCL, negotiations may commence with the highest bidder. The negotiations could be extended up to the H-3 bidder if the difference between the H-1 quoted rates and those of H-2 and H-3 is within 5% of the H-1 quoted rate. If the H-1 bidder declines to increase their offered price, and the H-2 or H-3 bidder offer a better price, then the bidder with highest price offer will become the **H-1** bidder and will be declared as the **selected bidder** (hereinafter referred to as the “**Leaser**”).

10. **Scope of Work Services.**

The scope of work will broadly include setting up and operationalization aviation related activities as mentioned in this clause, at the Hisar Airport on a non-exclusive basis thereof for the term of the Agreement. The Selected Bidder will be responsible for the following:

Assembly of smaller Aircraft/Drones (subject to approval of DGCA) and / or Maintenance, Repair and Overhaul (MRO) facility in the Hangar Space at Hisar Airport as per the requirements specified by Civil Aviation Requirements (CAR-145) issued by Directorate General of Civil Aviation (DGCA), Ministry of Civil Aviation or any activity related to Aviation Sector as allowed by DGCA.

Ensuring all the security compliances as per the Aviation Security (AVSEC) guidelines issued by Bureau of Civil Aviation Security (BCAS), Ministry of Civil

Aviation, as well as implementation of other applicable operational regulations.

Submission of any and all detailed modification plan/schedule to HADCL for approvals of the authority prior to the establishment of the Aircraft manufacturing /assembling (subject to DGCA approval) unit or MRO facility at the Hangar space proposed to be allotted at the Hisar Airport.

The Lessor shall be responsible for.

- (a) Securing and installing all utilities required for facility improvements.
- (b) Obtaining all the approvals, clearances, and licenses from the concerned regulators / authorities (i.e., DGCA, BCAS etc.). -

The allotted Hangar Space shall only be used for Aeronautical purposes as listed below: -

- (a) Assembly unit of smaller aircraft/Drone/Gyrocopter.
- (b) MRO of Aircraft.
- (c) Training of Aircraft maintenance staff and associated/allied activities.
- (d) Parking of helicopters, active aircraft and drones.
- (e) Any other lawful activity related to Aviation as allowed by DGCA.

The Lessor can use the parking space outside the Hangar at common Apron on a Non-Exclusive chargeable basis (as per clause 15.2.1) subject to prior approval of Airport Operations and availability of parking space at the Apron, which will then be intimated to ATC.

The Hangars/Office space shall be handed over to the bidder on “As Is Where Is” basis and leased out space is to be handed over to HADCL in the same condition after either the lease period is over or lease is terminated, whichever is earlier.

#### 11. Eligibility Criteria.

| S. No. | Criteria                                                                                                                                                                     | Document of Evidence to be Produced in Support of the Criteria                                                                                                                                                                                                                                       |
|--------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 11.1   | The interested bidder must be a registered company and classified as a company engaged in the business as mentioned in Clause 11.7 below.                                    | Certificate of Incorporation / Registration and / or any other legal statute and / or document that substantiates the Incorporation / Registration of the bidding firm in its original country of incorporation / registration and that the company is engaged in Activity mentioned in Clause 11.7. |
| 11.2   | Average Annual Turnover of the bidder shall be minimum INR <b>15 Crores</b> for the preceding 3 years from the date of submission i.e. FY 2022-23, FY 2023-24 and FY 2024-25 | A Certificate from the Chartered Accountant certifying that the bidding firm has average annual turnover of INR <b>15 Crores</b> in the preceding 3 years for each single hangar.                                                                                                                    |

|      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                       |
|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 11.3 | The bidding firm must have a valid PAN and GST number and / or Tax Details of the country where the firm is registered / incorporated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Certified copy of the PAN card and GST Registration Certificate (for Indian Registered Companies)/ Tax Details of the country where the firm is registered / incorporated duly certified by Chartered Accountant.     |
| 11.4 | The bidder must have been in operation in businesses mentioned in clause 11.7.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | A Certificate from Chartered Accountant certifying that the bidding firm is in operation in any of the businesses as mentioned in clause 11.7.                                                                        |
| 11.5 | The bidder should not have been blacklisted by any central or state government departments/agency/ministries or PSUs/any other Regulatory authority in India.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | A declaration/ undertaking by the authorized representative of the bidding firm to be submitted stating that it is NOT blacklisted by any central or state government departments/agency/ministries Or PSUs in India. |
| 11.6 | The bidding firm should submit Earnest Money Deposit (EMD), Processing Fee and Service Charges                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | The receipt of submission of Earnest Money Deposit (EMD), Processing Fee and Service Charges must be submitted before the technical bid.                                                                              |
| 11.7 | <p>The interested Bidders should have 03 years experience at least in anyone of the following businesses.</p> <ul style="list-style-type: none"> <li>(i) Experience as Air operators (SOP/NSOP/GA).</li> <li>(ii) Experience in setting up and operating FTO/Aviation Training Institutes.</li> <li>(iii) Experience in setting up and operating Aircraft Maintenance and Engineering Training Institutes/MROs.</li> <li>(iv) CAR 145 approved Aircraft Maintenance Organization (AMO).</li> <li>(v) Experience in assembly &amp; manufacturing of aircraft or drone.</li> <li>(vi) Any other lawful activity related to Aviation as allowed by DGCA.</li> </ul> |                                                                                                                                                                                                                       |

**Note:** To submit all the certificate/ declaration and document evidence pertaining to Clause-11.

## 12. Payment & Other Terms for Allotment of Hangar Space.

### Security Deposit.

The total security deposit will be a sum of six months of rental amount in the form of Performance Bank Guarantee for the validity period of Tenure of agreement plus 06 months. For this, the EMD amount will be retained by the HADCL, and the Leaser is required to deposit the remaining security deposit amount within 30 days from the date of the Letter of Award issued by the HADCL, Haryana.

Failure to deposit the security deposit shall result in cancellation of LOA and the Leaser forfeiting the EMD.

The Security Deposit of value equal to six months license/lease fee in the form of Bank Guarantee /FDR/Deposits etc. shall be required to be maintained/deposited by the agency on the revised license fee as applicable, Bank Guarantee shall be valid for a period of six months from the expiry of the license /lease/contract. This security deposit can be made through a Demand Draft (DD) favoring Managing Director, Haryana Airports Development Corporation Limited payable at Chandigarh, or via a Performance Bank Guarantee from a scheduled bank

(Form-6).

Failure to deposit or maintain the required security deposit, by the 10<sup>th</sup> of the first month of the applicable year shall result in a penalty of 12% per annum on the shortfall amount.

If the security amount is deposited with the HADCL, Govt. of Haryana, it will be refunded (without any interest) to the Lessor within 180 days from the date of completion/termination of the agreement period. Alternatively, it may be adjusted against the Lease fee or settled against any pending dues.

To undertake refurbishment/ development works inside the Hangar and office spaces, the Leaser will be allowed for the Gestation period.

**Gestation period.**

The “Gestation Period or Development Period” means the period commencing from the date of submission of Security Deposit to the One Eighty Days (180 days) or from the date of submission of Security Deposit to the commencement of commercial/operational activities, whichever is earlier will be provided to the Leaser (unless extended by the Authority). During this “Gestation Period” the Lease fee/space rentals will not be levied the Lessor.

**13. Project/ Rental Tenure.**

The tenure for allotment of Built-up Space on Lease fee payment basis will be for a period of 15 (Fifteen) years from the date of signing of Rent Agreement (hereinafter referred to as “**Agreement**”). This period can be further extended for another **05 (Five)** years upon mutual agreement between the HADCL and the selected bidder, in accordance with the terms and conditions outlined in this document and the “**Agreement**”.

The Agreement shall consist of the following:

- i. Details mentioned in this RFP
- ii. Any corrigendum
- iii. Any agreed negotiations
- iv. Any other prevailing term as decided by HADCL

The rent agreement is to be reviewed based on the performance on completion of every 5 years for its continuation/extension by the competent authority of GoH.

**14. Escalation.**

The lease fee for the allotment of Built-up spaces at Hisar airport will be subject to escalation at the rate of 5% after the end of every lease year from the date of signing / execution of the agreement with the selected bidder under this RFP process.

**15. Payment and Other Charges.**

All payments such as lease fee, utility charges, documentation/legal charges and other amounts

payable under this Agreement shall be exclusive of GST. GST at the applicable rate (currently 18%) shall be levied in addition to the amounts payable. The Haryana Airports Development Corporation Limited shall comply with GST invoicing provisions and allow eligible Input Tax Credit to the Lessor.

#### **Lease Fee for allotment of Built-up Spaces**

The payment of monthly Lease fee for the built-up spaces allotted under the provision of this RFP will be processed by adhering to the terms and conditions of the agreement executed between the HADCL and the Lessor.

#### **Landing and Parking Charges.**

Aircraft landing and parking charges will be applied according to the rates stipulated by HADCL which is based on DGCA AIC 06/2023 dated 29<sup>th</sup> April 2023 and is subject to revision from time to time by DGCA.

No housing charges will be applicable for aircraft parked in the allotted Hangar Space. However, if an aircraft parked in the Lessor's Hangar space needs to be parked in the Apron for repair, such parking will be permitted with the approval of the Aircraft Traffic Control (ATC), subject to availability of parking space at the Apron and no parking charges shall be levied in such cases for a specific period.

#### **Utility Service Charges.**

The HADCL will provide connectivity for utility services for water, sewerage, electricity, Access control security, access roads and will also provide utilization of common areas and its maintenance.

The Lessor is required to pay the charges for the water, electricity etc or another lawful charges as per their usage and actual bills.

During the Gestation period, the Lessor is required to pay for the Water and Electricity charges @ ₹ 25,000/month for each hanger (including office space), for a period till a separate meter. After installation of meters for Electricity and Water charges shall be charged as per actual bills.

The following additional charges, as applicable, to be paid by the Lessor.

|                                                    |                                                                                                                                               |
|----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| (a)                                                | Documentation/ Legal process charges for the execution of agreement.                                                                          |
| (b)                                                | Applicable Stamp Duty leviable on each document.                                                                                              |
| (c)                                                | During the rent free/ gestation period of 180 days, taxes if any applicable must be Paid by the Lessor.                                       |
| (d)                                                | Charges for repairs and rectification of any damages in Hangar space to be borne by the Lessor during the occupancy or validity of agreement. |
| <b>If in case applicable at appropriate stage.</b> |                                                                                                                                               |

- (d) Charges for the registration of any document under The Indian Registration Act.
- (e) Fees and charges as applicable including Development Charges to local/state Municipal Authority along with the application for permission to erect any new buildings or facilities.
- (f) Utility charges as payable to the Municipal Corporation, PHED or any other Department for new connections (i.e., for Water Supply, Sewerage & Power Supply etc.)  
Any other taxes leviable on the plot in addition to the tendered space will also be paid by the Lessor.
- (g) All rates, taxes, charges, claims and outgoings including electricity and water charges chargeable against the Lessor or occupier in respect of the said land, or any building erected thereon.
- (h) The Land Revenue and cess assessed, or which may be assessed on the land if any developed further by the Lessor, subject to the approval of authority.
- (i)

**Lease Fee Payment period.**

The monthly **Lease** fee is subject to deduction of tax at source (TDS) under the Income Tax Act, 1961, as applicable (currently Section 194-If or rent). The **Lessor** shall pay the Lease fee/ monthly rental on or before 10<sup>th</sup> of every month and in case of non-payment of rent, the Penalty as stated in clause 15.6 (a) (iv) below shall be imposed on the **Lessor**.

**Penalty Clause.**

In case of delay in delivery / non-performance / failure to perform according to the RFP, the HADCL/ HADCL shall have the power to withhold payments/impose penalties / take penal action as deemed fit. The department in such case may:

- a) Impose Penalties for any below activities along with applicable penalty.

| Sr.   | Conduct                                                                          | Penalty                                                                             |
|-------|----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| (i)   | Uses of hangar space other than Aeronautical purposes uses.                      | Equal to 1% of total value of the contract (final bid price x 12 month x 15 years). |
| (ii)  | Non – Compliance of laid down rules and regulation for Airside Hangar operation. |                                                                                     |
| (iii) | Any hazardous/ unlawful activity.                                                |                                                                                     |
| (iv)  | Non-Payment/Delay in timely payment of Rent.                                     | Two times of the daily rent for each day of delayed in payments.                    |

- b) impose the above penalties in case of non-compliance of payment of all fees, utility bills, etc. for the rented Hangar and Office space/s without the need to send any notice regarding the same.
- c) Terminate the agreement by giving a 30 days' notice period and forfeiting the security deposit, if, the Lessor not deposit its pending rent and repeated violation of agreement clauses.

**16. Incentives**

The Lessor may avail benefits regarding the applicable incentives under the Aerospace and Defense Policy 2022 or any other applicable Government Industrial Policy, subject to the approval from respective scheme approving authorities.

Eligible concessions or incentives under Aerospace & Defence Policy 2022, or any other State policy shall be claimable separately, subject to approval from the respective authority.

**17. Reserve Price (Bidding Parameter).**

The reserve price for Build-Up, Hangars and Office Space for Non-AC Rs. 720 Per Sqm per month excluding GST or any other applicable tax shall be applicable from time to time. Any bid quoting lower than the reserve price would stand automatically rejected.

**18. Performance Parameter.**

It is expected that the successful bidder shall deploy adequately skilled and trained staff in the allotted hangar space for services, operation, assembly, maintenance, training, and any other associated aviation related activities, as mentioned in clause 10.5 activities.

The Lessors should not default on rent payment as per agreed schedule.

The Lessor shall commence its operation within a period of 180 days after the deposit of security.

The Lessor must establish its registered office in the State of Haryana, within 180 days of signing of contract.

The Lessor must abide by the terms and conditions stated in this document.

In case of non-payment of lease fee on time or any imposed penalty, the clause no. 15.6 will come into effect.

**19. Other Terms and Conditions.**

It is the sole responsibility of the Lessor to follow all Acts and Laws of Haryana and Government of India for carrying its business operations.

The Lessor will be responsible for insuring their own business operations, equipment, and inventory within the leased property. Any measures to ensure safety of staff against fire, accidents etc. will be responsibility of the Lessor.

In case of participation by any foreign agency, HADCL reserves the right to reject the bid without assigning any reason.

The Lessor shall not be authorized to sub-contractor sub-lease the leased property.

The Lessor would procure/ get all necessary permits for their business from the Authorized Departments and maintain the same throughout the period.

The infrastructure created by Lessor will be removed by the Lessor at the end of the contract.

Any guideline issued by DGCA from time to time will be applicable on the

Allottee firm.

As and when itinerary of State Government/Central Govt. VIPs are scheduled at Hisar Airport by aircraft/helicopter, Apron area shall be provided preferably for parking to the State/Central Government's aircrafts.

Allottee/operator may be allowed to park their aircrafts up to width of 20 mtr in front of their respective Hanger after the vehicle lane (FoD Lane). However, not allowed to build up any infrastructure on apron.

**20. Agreement Clause.**

The Lessor shall sign the agreement with HADCL within 30 calendar days from the date of Letter of Award (LoA). The HADCL reserves the right to cancel whole or part of the work orders in case of delay in finalization of the agreement within the given period or issuance of Government order under certain emergent conditions or any compelling justified circumstances as per the discretion of the Government of Haryana.

**21. Fraud and Corrupt Practices.**

The Participating Bidders and their respective officers, employees, and advisers shall observe the highest standard of ethics during the selection Process. Notwithstanding anything to the contrary contained herein, the HADCL may reject a Proposal without being liable in any manner whatsoever to the bidder if it determines that the bidder has, directly or indirectly or through an agent, engaged in corrupt practice, fraudulent practice, coercive practice, undesirable practice or any other practice restricted or prohibited by law in the selection process.

**22. Award of Contract.**

The HADCL will determine to its satisfaction whether the bidder selected, through the two-stage evaluation process, as having submitted the highest evaluated (H1) responsive bid is qualified to satisfactorily perform the contract after completion of negotiation process as defined in Clause 9.

Within 10 calendar days of issuance of the Letter of Award by the Authority, the Selected Bidder shall submit acknowledgement thereof in writing to the HADCL, and within 30 calendar days of the issuance of the Letter of Award (LoA) from the Selected Bidder, the Agreement should be executed between the Authority and the Selected Bidder.

**23. Arbitration.**

**Amicable Settlement.**

In the event of any dispute that arises between the Parties, either Party may call upon the other Party to resolve the issue raised in the Dispute and arrive at an amicable settlement thereof. Each Party shall nominate a responsible person to resolve the issue through an amicable settlement within a period of 30 (thirty) days.

**Arbitration.**

- a) Any dispute which is not resolved amicably, as provided above, shall be finally decided by reference to arbitration through an Arbitral Tribunal comprising of Sole Arbitrator to be mutually appointed by the Parties, and if not agreed within 30 (thirty) days, as per the provisions of the Arbitration and Conciliation Act, 1996 (Central Act, 26 of 1996) and any subsequent amendment thereto (The Arbitration and Conciliation (Amendment) Act, 2021). Such arbitration shall be held in accordance with the Rules of Arbitration of the Indian Council of Arbitration and shall be subject to the provisions of the Arbitration and Conciliation Act, 1996 as amended from time to time.
- b) The place of arbitration shall be Chandigarh and the language of the arbitration shall be English.

**Arbitration Awards to be binding.**

- a) The Lessor and the HADCL, undertake to implement any decision or award of the arbitrators (the “Award”) without delay. Awards relating to any Dispute shall be final and binding on the Parties as from the date they are made.
- b) The Lessor and the HADCL, agree that an award may be forced against the said parties as the case may be.
- c) This Agreement, rights, and obligations of the Parties shall remain in full force and effect pending the award in any arbitration proceeding hereunder.

**24. Jurisdiction of Court.**

The Civil Court of Chandigarh or High Court of Punjab and Haryana, Chandigarh shall alone have an exclusive jurisdiction to decide any difference, dispute and claim regarding the matters arising out in respect of this tender document/RFP.

**25. Site Visit by Interested Bidders.**

The layout of the Hangar Space indicating location at the Hisar Airport is enclosed as Annexure - I of this document.

- a) The bidders may conduct a site visit before presenting their bid because the hangar is intended to be allotted on ‘**As Is Where Is**’ basis. For this, HADCL may be

Contacted during office hours.

- b) The development of infrastructure in the allotted spaces will be proceeded in accordance with and subject to plans and programs of the authority and further subject to any unforeseen contingencies. No omission to accomplish such plans or non-availability of the infrastructural amenity will relieve the Lessor of the obligations devolving upon it.

**26. Termination of Agreement.**

The agreement can be terminated by either Party by giving a notice of 06 (six) months to the other Party.

If HADCL, seeks to revoke the agreement except other than the events as mentioned in clause 15.6, the HADCL shall pay to the Lessor the cost of structures raised (if any) by the Lessor as assessed by an auditor/surveyor jointly appointed by the Parties (Cost of which shall be shared equally). Besides, outstanding deposits of security fees and other balances held by the HADCL shall also be returned within 30 working days from the date of termination.

If the Lessor seeks to terminate the agreement prematurely by giving a six-month notice, HADCL shall charge the lessor a minimum of six months of lease fee plus any pending dues, penalties, fees, taxes, utility bills etc. Further, any pipeline or other structure which are surrendered or abandoned may be removed by HADCL and the cost of such removals will be recovered from the Leaser.

In the event of Force Majeure persisting for a period of more than 90 days, and due to this Force Majeure, the Leaser seeks to terminate the agreement, it shall not be bound to pay the lease Fee for the period of 06 months' notice period, as stated at Clause 25.1 of this RFP. The Lessor will not be allowed to operate during this period.

If HADCL through its officials observes that, the terms and conditions of the Agreement are not being followed or any violation is taking place, which is capable of being remedied and is not remedied within the reasonable period as mentioned in the notice of such violation, then the HADCL, shall have the right to terminate the contract agreement without giving any further notice.

**27. Force Majeure.**

For the purpose of this Agreement, "Force Majeure" means an event which is beyond the reasonable control of Lessor, and which makes Lessor's performance of its obligations hereunder impossible or so impracticable as reasonably to be considered impossible in the circumstances, and includes, but is not limited to, war, riots, civil disorder, earthquake, fire, explosion, storm, flood, epidemic, pandemic or other adverse weather conditions, strikes, lockouts or other industrial action (except where such strikes, lockouts or other industrial action are within

*the power of the Less or invoking Force Majeure to prevent*), confiscation by government agencies. If the event of Force Majeure occurs during the Gestation Period as defined in Clause 12.3, then resolution shall be made as per the applicable notification of the Government of Haryana.

**Force Majeure shall not be included.**

- a) any event which is caused by the negligence or intentional action of a Party or such Party's sub-consultants or agents or employees, or
- b) any event which a diligent Party could reasonably have been expected to both.
  - (i) Take into account at the time of the conclusion of this Agreement, and
  - (ii) Avoid or overcome in the carrying out of its obligations hereunder.

Force Majeure shall not include the insufficiency of funds or failure to make any payment required hereunder.

**28. Pre-Bid Conference**

A Pre-Bid conference ("Pre-Bid Conference"), hybrid mode of all the interested parties shall be convened at the designated date, time, and mode as given below:

Date:- \_\_\_\_ June 2026

Venue: To be shared later.

For participation in the Pre-bid meeting, the interested bidder must submit the query form given below as per format at Clause 27.6 or may submit mail request. Accordingly, the details will be shared with the interested bidders, for participation in the Pre-Bid Conference.

During Pre-Bid Conference, the Bidders can seek clarifications and make suggestions for consideration of HADCL, who shall endeavor to provide clarifications and such further information as it may, at its sole discretion, consider appropriate for facilitating a fair, transparent and competitive Bidding Process.

The queries should be sent to the HADCL in advance i.e. at least 2 (two) working days before the scheduled Hybrid Pre-Bid Conference. The envelopes / communication shall clearly bear the following identification / title:

**"Queries / Request for Additional Information: Allotment of Build-Up, Hangars and Office Space at Hisar Airport.**

The bidders must ensure that queries are sent to HADCL in timely manner. HADCL will not be responsible for not receiving the queries on time,

Also, all the Queries to be submitted in the following format in excel or PDF on [managing-director@hadc.org.in](mailto:managing-director@hadc.org.in) AND [office-chd@hadc.org.in](mailto:office-chd@hadc.org.in)

**Bidder's Request for Clarification**

|                                                                                                 |                   |                 |                                                                         |                                                 |
|-------------------------------------------------------------------------------------------------|-------------------|-----------------|-------------------------------------------------------------------------|-------------------------------------------------|
| Name and complete official address of Organization submitting query / request for clarification |                   |                 | Telephone, Fax and E-mail of the organization<br>Tel:<br>Fax:<br>Email: |                                                 |
| <b>Sr. No.</b>                                                                                  | <b>Clause No.</b> | <b>Page No.</b> | <b>Content of RFP Requiring Clarification</b>                           | <b>Change Requested/ Clarification required</b> |
| 1.                                                                                              |                   |                 |                                                                         |                                                 |

Name of the Authorized signatory:

Company seal:

Date and Stamped:

\*\*\*\*\*

**FORM-01**

**PROPOSAL COVER LETTER**

(To be signed and stamped on the letterhead of the respective firm)

**(To be Part of Technical Bid)**

From:

[Location, Date]

To,

Managing Director,  
Haryana Airports Development Corporation Limited  
Government of Haryana, 30 Bays Building,  
3<sup>rd</sup> Floor, Sector 17, Chandigarh, India-160017 Email:  
[managing-director@hadc.org.in](mailto:managing-director@hadc.org.in) and  
[office-chd@hadc.org.in](mailto:office-chd@hadc.org.in)

**Subject: Cover Letter for Allotment of Build-Up Hangars and Office Space at Hisar Airport.**

Dear Sir,

1. Having examined the tender document, the receipt of which is hereby duly acknowledged, we, the undersigned, request to submit our offer as required and outlined in the RFP. To meet such requirements that are set out in the tender document, we attach hereto the tender response as required by the tender document, which constitutes our bid.
2. We undertake, if our bid is accepted, to adhere to the schedule for providing the services of purpose put forward in the RFP or such adjusted plan as may subsequently be mutually Agreed between us and the Haryana Airports Development Corporation Limited (HADCL), or its representatives/ agencies.
3. We agree for unconditional acceptance of all the terms and conditions set out in the tender document and also agree to abide by this tender response for a period of 180 days from the date of submission of the technical bid and it shall remain binding upon us with full force and virtue, until within this period a formal contract is prepared and executed, this tender response, together with your written acceptance thereof in your notification of award, shall constitute a binding contract between us and the HADCL.
4. We confirm that the information contained in this bid or any part thereof, including its schedules, and other documents and instruments delivered or to be delivered to Haryana Airports Development Corporation Limited, is true, accurate, and complete. This bid includes all information necessary to ensure that the statements therein do not in whole or in part mislead Haryana Airports Development Corporation Limited, as to any material fact.

5. We agree that you are not bound to accept any tender response you may receive. We also agree that you reserve the right in absolute sense to reject all or any of the products/service specified in the tender response without assigning any reason whatsoever. It is hereby confirmed that I / We are entitled to act on behalf of our corporation /company / firm / organization and empowered to sign this document as well as such other documents, which may be required in this connection.

Dated on this Day of 2026

(Signature)

(In the capacity of duly authorized to sign the Tender Response for and on behalf of the Company)

(Name and Address of Company)

Seal/Stamp of bidder

FORM-02

**To be part of Technical Bid**

Technical Proposal Submission Form (On the letter head of the Company/Firm)

[Location, Date]

From: \_\_\_\_\_

To,

Managing Director,  
Haryana Airports Development Corporation Limited,  
30 Bays Building,  
3<sup>rd</sup> Floor, Sector 17, Chandigarh, India-160017  
Email: [managing-director@hadc.org.in](mailto:managing-director@hadc.org.in) and  
[office-chd@hadc.org.in](mailto:office-chd@hadc.org.in)

**Subject: Technical Proposal Submission Form for Allotment of Build-Up, Hangars and Office Space at Hisar Airport.**

Dear Sir,

1. I/We the undersigned, offer to provide the proposed required services in respect to your Request for Proposal (RFP). I/We are hereby submitting our Proposal which includes this Technical Proposal. Our proposal is valid for acceptance for 180 days from the date of submission of the technical bid and we confirm that this proposal will remain binding upon us and may be accepted by you at any time before this expiry date.
2. I/We accept all terms, conditions and stipulations of the RFP unconditionally and hereby declare that all the information's and statements made in this proposal are true and accept that any of our misrepresentation contained in it, may lead to our disqualification from the selection process in addition to imposition of penalty as deemed fit by Haryana Airports Development Corporation Limited
3. I/We hereby declare that our company has not been debarred / blacklisted by any Government / Semi Government organizations. I further certify that I am the competent authority in my company authorized me to make this declaration and signatory authority on behalf of the organization.

Yours sincerely,  
Authorized \_\_\_\_\_ Signatory  
[Signature with Date and Seal]:

Name and Title of the Signatory: Name  
of the company with address

**FORM-03****TECHNICAL CHECKLIST****(To be Part of Envelope A)**Name of the company with addressName and Title of the Authorized Signatory:

| <b>Sl. No</b> | <b>Attributes</b>                                                                                                                                                                                     | <b>Relevant Document to be Attached.<br/>(Specific document wherever required has been separately mentioned)</b> | <b>Submission Remarks</b> |
|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|---------------------------|
| 1.            | The Bidder shall have experience in any of business mentioned in clause 11.7 for minimum of 3 years i.e. FY 2022-23, FY 2023-24 and FY 2024-25                                                        | Required Certificates attached along with the forwarding on firm's official letter head                          |                           |
| 2.            | Submission of Business Plan as per clause 2.4 regarding the requirements for allotment of Hangar Space at Hisar Airport.                                                                              | Detailed Business Plan of the Operator                                                                           |                           |
| <b>OR</b>     |                                                                                                                                                                                                       |                                                                                                                  |                           |
| 1.            | Any new entrant subject to licensing, approval and validation by DGCA for Aeronautical activities obtained at least 2 years prior to the bid submission date as mentioned in Clause 11.7 of this RFP. | Required Certificates attached along with the forwarding on firm's official letter head                          |                           |
| 2.            | Submission of Business Plan as per clause 2.4 regarding the requirements for allotment of Hangar Space at Hisar Airport.                                                                              | Detailed Business Plan of the Operator                                                                           |                           |

Signature of the Authorized Signatory:

**FORM-04**

**FINANCIALDETAILS**

**(To be a part of Envelope A)**

**Annual Turnover and Net Worth details of Bidder.**

| S. no                   | Year    | Turnover Details in INR | Net Worth in INR |
|-------------------------|---------|-------------------------|------------------|
| 1                       | 2022-23 |                         |                  |
| 2                       | 2023-24 |                         |                  |
| 3                       | 2024-25 |                         |                  |
| Average Annual Turnover |         |                         |                  |

- Audited & Certified by the Competent Authority, Balance sheet and Profit & Loss account statement of the Bidder for each of the last 3 Audited Financial Years (Financial Years 2022-23, 2023-24, and 2024-25) shall be submitted as supporting evidence.
- The appointment letter of Statutory Auditor by the bidder shall be enclosed.
- \*'Net worth' shall mean the paid-up share capital plus free reserves plus free surplus in the profit and loss account less unprovided depreciation less the balance of deferred revenue expenditure. The balance in the Revenue Reserve Account shall not be considered in determining the Net worth.

.....

(CA/Statutory Auditor's name and Company Seal)

Signature

**FORM-05**

| Reserved Price (Per Sqm Per Month HANGER) excluding GST (18%) (In INR) | Price Quoted by Bidder in INR (Per Sqm Per Month) | Total Amount Payable in INR i.e.,[A]X[B]=[C] | Applicable Taxes Rate (in %)   | Amount of Applicable Taxes [C]X[D%]=[E] | Total Amount Payable per Month for Built-up Space quoted by the bidder(INR) [C]+[E]=[F] |
|------------------------------------------------------------------------|---------------------------------------------------|----------------------------------------------|--------------------------------|-----------------------------------------|-----------------------------------------------------------------------------------------|
|                                                                        |                                                   |                                              |                                |                                         |                                                                                         |
| HANGER1(Hangars & its associated infrastructures)                      |                                                   |                                              |                                |                                         |                                                                                         |
| ₹XXXX/-                                                                | 2890Sqm                                           | To be mentioned by the bidder.               | To be mentioned by the bidder. | To be mentioned by the bidder.          | To be mentioned by the bidder.                                                          |
| Amount in figures                                                      |                                                   |                                              |                                |                                         |                                                                                         |
| HANGER 2 (Hangars & its associated infrastructures)                    |                                                   |                                              |                                |                                         |                                                                                         |
| ₹XXXX/-                                                                | 2890Sqm                                           | To be mentioned by The bidder.               | To be mentioned By the bidder. | To be mentioned By the bidder.          | To be mentioned by the bidder.                                                          |
| Amount in figures                                                      |                                                   |                                              |                                |                                         |                                                                                         |
| HANGER3(Hangars & its associated infrastructures)                      |                                                   |                                              |                                |                                         |                                                                                         |
| ₹XXXX/-                                                                | 2890Sqm                                           | To be mentioned by The bidder.               | To be mentioned By the bidder. | To be mentioned By the bidder.          | To be mentioned by the bidder.                                                          |
| Amount in figures                                                      |                                                   |                                              |                                |                                         |                                                                                         |

Note:

- Any bid quoting lower than the reserve price would stand automatically rejected.
- Area of Built-up spaces (for each Hangar/Office) offered under this document is approximately 2890 Sqm. and shall be charged at actual area measurement. The built-up space are a shall be finalized after joint measurement in the presence of Leaser and HADCL, prior to finalization and execution of the Agreement.
- The above FINANCIAL or Price Bid PROPOSAL shall be submitted mandatorily online under Commercial Envelope and not to be submitted manually along with Technical Bid or as such in a separate envelope.

FORM-06

**Format for Submission of Performance Bank Guarantee /Security  
Deposit (to be submitted within 30 days of Letter of Award issued by the  
HADCL).**

To,  
Managing Director,  
Haryana Airports Development Corporation Limited.  
Government of Haryana, 30 Bays Building,  
3<sup>rd</sup> Floor, Sector 17, Chandigarh, India – 160017  
(Email: [managing-director@hadc.org.in](mailto:managing-director@hadc.org.in) and [office-chd@hadc.org.in](mailto:office-chd@hadc.org.in)).

**Subject: Submission of Performance Bank Guarantee towards the purpose of Allotment of  
Build-Up Hangars and Office Space at Hisar Airport**

1. In consideration of Haryana Airports Development Corporation Limited (herein after referred as the “Authority”, which expression shall, unless repugnant to the context or meaning thereof, include its successors, administrators and assigns) awarding to ..... , having its office at..... (herein after referred as the “Leaser” which expression shall, unless repugnant to the context or meaning thereof, include its successors, administrators, executors and assigns), vide the Agreement dated..... valued at INR.....(INR in words ..... ), (herein after referred to As the “Agreement”) for the Allotment of Built Up Space (Hangar/Office) at Hisar Airport, and the Leaser having agreed to furnish a Bank Guarantee amounting to INR.....) to the Authority for performance of the said Agreement.
2. We,.....having our registered office at ..... and one Of its branches at.....(herein after referred to as the “Bank”) at the Request of the Leaser do hereby undertake to pay to the Authority an amount not Exceeding INR.....(In words INR..... ) against any loss or damage caused to or suffered or would be caused to or suffered by the Authority by reason of any breach by the said Leaser of any of the terms or conditions contained in the said Agreement.
3. We,.....(indicate name of the Bank) do here by undertake to pay the amounts due and payable under this Guarantee without any demure, merely on a demand from the Authority stating that the amount/claimed is due by way of loss or damage caused to or would be caused to or suffered by the Authority by reason of breach by the said Leaser of any of the terms or conditions contained in the said Agreement or by reason of the Leaser’s failure to perform the said Agreement. Any such demand made on the bank shall beconclusiveasregardstheamountdueandpayablebytheBankunderthisGuarantee. However, our liability Under this Guarantee shall be restricted to An amount not Exceeding INR.....(in words ..... INR).
4. We,.....(indicate name of the Bank) do hereby under take to pay the Authority any money so demanded notwithstanding any dispute or disputes raised by the Leaser in any suit or proceeding pending before any court or tribunal relating thereto, our liability under this present being absolute and unequivocal. The payment so made by us under this bond shall be a valid discharge of our liability for payment there under and the Leaser shall have no claim against us for making such payment.

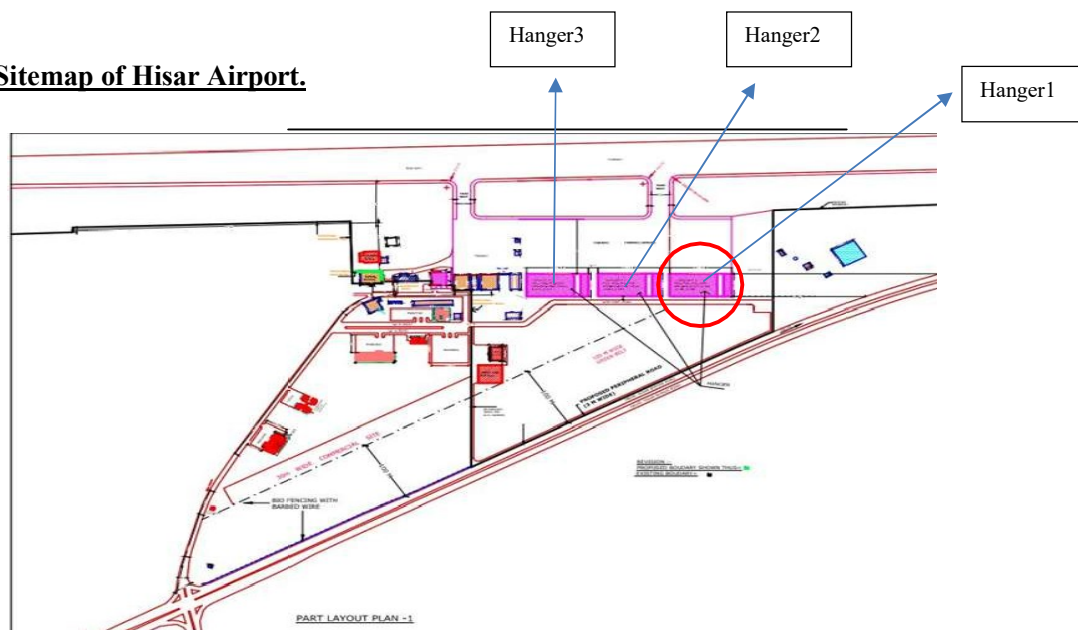
5. We,.....(indicate The name of Bank) further agree that the Guarantee herein contained shall remain in full force and effect during the period that would be required for the performance of the said Agreement and that it shall continue to be enforceable till all the dues of the Authority under or by virtue of the said Agreement have been fully paid and its claims satisfied or discharged or till the Authority certifies that the terms and conditions of the said Agreement have been fully and properly carried out by the said Leaser and accordingly discharges this Guarantee. Unless a demand or claim under this Guarantee is made on us in writing on or before a period of Five years and Six months from the date of this Guarantee, we shall be discharged from all liability under this Guarantee thereafter.
6. We,..... (indicate the name of Bank) further agree with the Authority that the Authority shall have the fullest liberty without our consent and without affecting in any manner our obligations hereunder to vary any of the terms and conditions of the said Agreement or to extend time of performance by the said Leaser from time to time or to Postpone for anytime or from time to time any of the powers exercisable by the Authority against the said Leaser and to for bear or enforce any of the terms and conditions relating to the said Agreement and we shall not be relieved from our liability by reason of any such variation, or extension being granted to the said Leaser or for any forbearance, act or omission on the part of the Authority or any indulgence by the Authority to the said Leaser or any such matter or thing whatsoever which under the law relating to sureties would, but for this provision, have the effect of so relieving us.
7. This Guarantee will not be discharged due to the change in the constitution of the Bank or the Leaser.
8. We,..... (Indicate the name of Bank) lastly undertake not to revoke this Guarantee During its currency except with the previous consent of the Authority in writing.
9. We..... (Indicate the name of Bank) undertake to make the payment on receipt to your notice of claim on us addressed to [name of Bank along with branch address] and delivered at our above branch which shall be deemed to have been duly authorised to receive the said notice of claim.
10. For the avoidance of doubt, the Bank's liability under this Guarantee shall be restricted to INR.....(In words ..... INR) only. The Bank shall be liable to Pay the said amount or any part thereof only if the Authority serves a written claim on the Bank in accordance with Paragraph 9 hereof, on or before [ (indicate the date falling three years after the date of this Guarantee)].  
For  
Name of Bank:  
Seal of the Bank:  
Dated on the.....day of..... 2026

(Signature, name and designation of the authorized signatory)

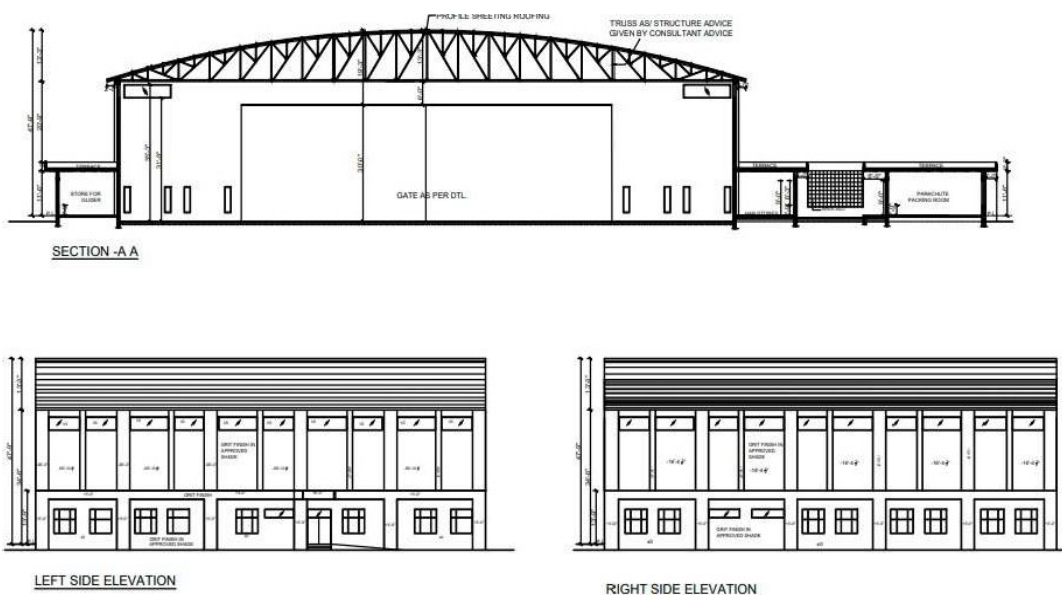
**Note:** The Bank Guarantee should contain the name, designation and code number of the officer(s) signing the Guarantee. The address, telephone no. and other details of the Head Office of the Bank as well as of the issuing Branch should be mentioned on the covering letter of issuing Branch.

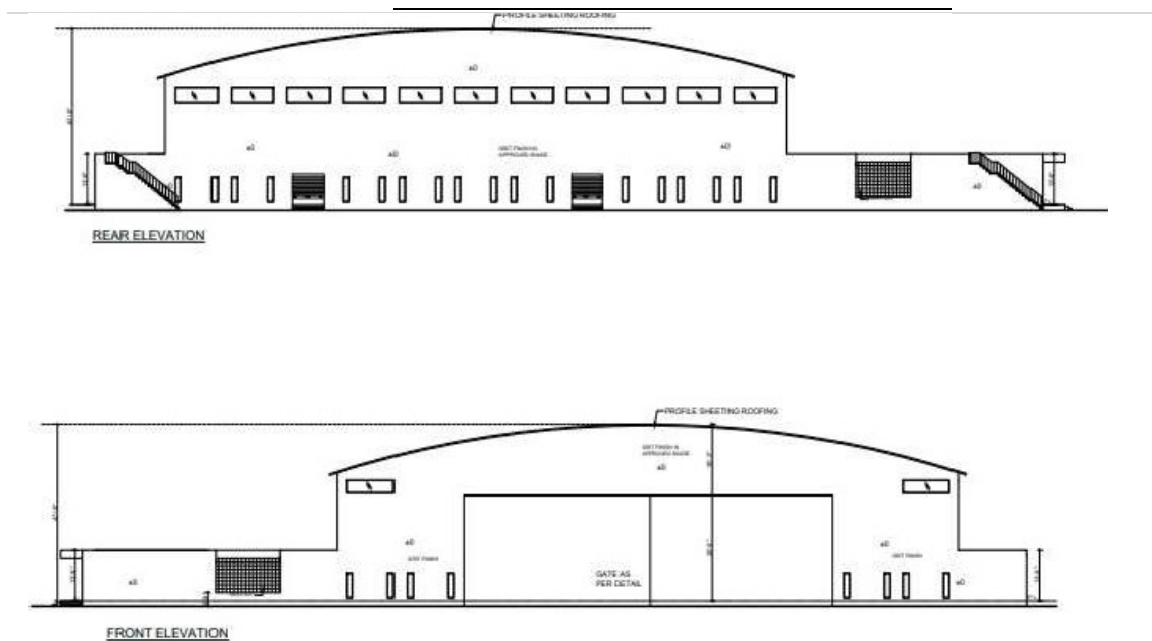
## ANNEXURE-1

### A. Sitemap of Hisar Airport.

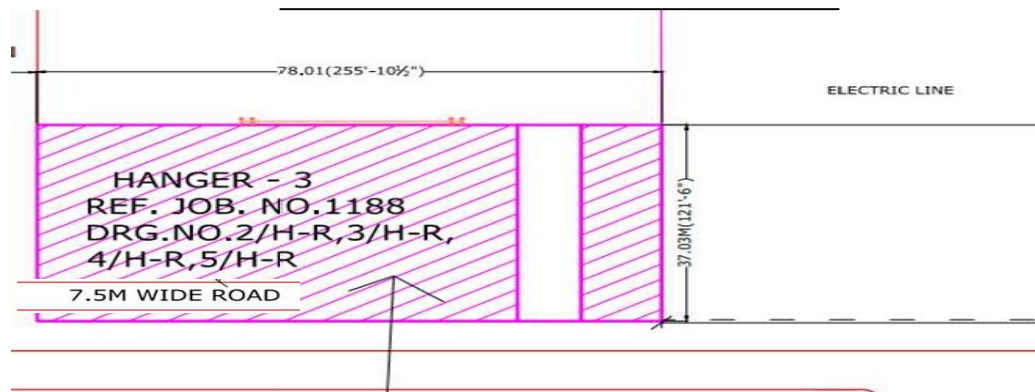


### B. Hangar Space Layout.





C. **Hangar Dimension**



**Note: All space between office space and Hangar space (unpaved) will not be charged**