AI AIRPORT SERVICES LIMITED
(A subsidiary company of AIAHL)
NOTICE INVITING TENDER
Tender ID No……..

1. Sealed tenders are invited in two bid system by AI Airport Services Limited (AIASL) from the eligible contractors for the work of "Renovation/relocation and development of AIASL Corporate Office, at Avionics Complex, Terminal-2, IGI Airport, New Delhi 110 037.

Estimated Cost - Rs 1,90,000,00.00 excluding GST.

EMD - Rs. 3,80,000.00 (Three Lac Eighty Thousand)

Work Completion Time – 2.0 Months

Defect liability period – 06 months after actual completion and handing over of the site.

Tender document can be purchased from the Office of Chief of Properties and Monetization, AI Assets Holding Limited, Second Floor, AI Admin. Building, Safdarjung Airport, New Delhi- 110003 after paying the prescribed fee of Rs. 1,180/- including GST w.e.f. 30.10.2026 to 16.112026 up to 1600 hrs.

For any further technical assistance regarding tender the tenderer may contact the following AIASL numbers on all working days only.

Sl. No.	Support Persons	E-mail Address	Contact Numbers	Timings
1.	Mr. Shadab Ali-Manager (P&M)	manager-properties@aiahl.in	011- 20819802	1030- 1630 Hrs. (MON-FRI)
2.	Mr. Shailendra Kumar (CoP&M)	chief-properties@aiahl.in	011- 20819802	1030-1630 Hrs. (MON-FRI)

Tender processing fee Rs. 1180/- (Rupees One Thousand One Hundred Eighty Only) (i/c GST), non-refundable will be submitted at the time of purchasing the tender by means of Bank Draft or Banker Cheque in favor of "AI AIRPORT SERVICES LIMITED" payable at New Delhi and proof of draft should be submitted along with the technical bid.

Interest free Earnest Money Deposit (EMD) of Rs. 3,80,000/- (Three Lac Eighty Thousand only) will be submitted by means of Bank Draft or Banker Cheque in favor of "AI AIRPORT SERVICES LIMITED" payable at New Delhi. Original draft is to be submitted along with the technical bid.

2. Tenders shall be submitted by the tenderer in the manner as described, and as per the following schedule: -

CRITICAL DATE SHEET

Issue Of Tender Document	:	Date: 30.10.2026 to 16.112026
Bid submission Date	:	Date: 17.11.2026 up to 1500 hrs.
Bid Opening Date (Envelope- I)	:	Date: 17.11.2026 at 1530 hrs.
Bid Opening Date (Envelope- II)	:	Date: To be announced

Submission of Bids.

Envelope-I (Technical Bid & Pre-qualification): Bid containing following:

A. Technical Bid contains the self-attested copies of the following:

i. Copy of Tender Acceptance Letter on Bidder's Letter Head Annexure-1
ii. Copy of Permanent Account Number (PAN) and GST Registration Number.
iii. Copy of 'Undertaking' regarding Blacklisting / Debarment on Bidder's Letter Head as per Annexure-2.
iv. Copy of details of similar work completed during last seven years supported with completion certificate issued by the client.
v. Copy of Financial Information
vi. Copy of Net Worth.
vii. Bidder shall submit copy of 'Undertaking' on Company's Letter Head that I / We will deploy sufficient plant and machinery as per the requirement of the work in consultation with the Engineer-In-Charge (E-I-C) to achieve the milestones / targets and overall completion within the time period' as per Annexure-3.
viii. Bidders other than propriety firm shall submit, copy of Authorization Letter / Power of Attorney along with copy of Certificate of Incorporation of the Company under Companies Act showing CIN / LLPIN / Name of Directors of the Company & Copy of Board Resolution to assign Power of Attorney. Proprietary firm shall submit scanned copy of Authorization Letter / Power of Attorney only if the tender is processed by a person other than proprietor.
ix. PQ Performa duly filled as per Annexure-4
x. Copy of proof of registered office in Delhi/NCR.

B. Qualifying/Eligibility requirements of contractors / tenderers:

i. The bidder shall have registered office in Delhi /NCR

ii. Should have successfully completed three works, each of 40% of the estimated cost or two works, each of 50% of the estimated cost or one work of 80% of the estimated cost in single contract of similar nature during last 05 (Five) years.

The details of similar work completed during last five years with supporting documents issued by client.

Similar work means purely interior work including turnover, workstation, IT related work, Audio Video work and associated electrical work. Client certificate for experience should show the nature of work done, the value of work, date of start, date of completion as per agreement, actual date of completion and satisfactory completion of work. Tenderers showing work experience certificate from non-government / non-PSU organizations should submit copy of tax deduction at sources (TDS) certificate(s) along with a certificate issued by registered Chartered Accountant, clearly specifying the name of work, total payment received against the work and TDS amount for the work.

ii) Should have Average Annual Financial Turnover of bidders during last three years ending one year prior to the previous financial year should be at least 30%.

Financial Information shall be submitted. Tenderers showing continuous losses during the last three years in the balance sheet shall be summarily rejected.

Envelope-II: - The Financial Bid

All rates shall be quoted in the format provided and no other format is acceptable. The price bid has been given as a standard BOQ format with the tender document, and to be filled by all the tenderers. If the BOQ is found to be modified by the bidder, the bid will be rejected.

Both the envelopes will be put in a sealed master envelope superscribing the name of the work and name of the tenderer.

3. Refund of EMD: -

EMD deposited by all bidders except the confirmed lowest bidder shall be returned within one month from the date of opening of financial bid. EMD of the successful bidder shall be returned on receipt of security deposit equivalent to EMD amount.

4. Bid Submission: -
The tender document duly filled in will be submitted in the office of Chief of Properties and Monetization, AI Assets Holding Limited, Second Floor, AI Admin. Building, Safdarjung Airport, New Delhi- 110003. on the prescribed date and time given in the critical date sheet.

5. Not more than one tender shall be submitted by one tenderer or tenderers having business relationship. Under no circumstance will father and his son(s) or other close relations who have business relationships with one another (i.e. when one or more partner(s) / director(s) are common) be allowed to tender for the same contract as separate competitors. A breach of this condition will render the tenders of both parties liable to rejection.

6. Tenderer shall not tamper/ modify the tender form including price bid in any manner. In case the same is found to be tampered/modified in any manner, tender will be completely rejected and EMD would be forfeited, and tenderer is liable to be banned from doing business with AIASL.

7. Bid Opening Process is as below:
Envelope-I (Technical bid and pre-qualification):

Envelope-I containing documents shall be opened on date & time mentioned in CRITICAL DATE SHEET.

If any clarification is needed from the tenderer about the deficiency in his documents in Envelope-I, he will be asked to provide it, if required. The tenderer shall submit the requisite clarification / documents within time specified by AIASL, failing which it shall be presumed that bidder does not have anything to submit, and bid shall be evaluated accordingly.
Envelope-II containing financial bids of the tenderers found to be meeting the technical criteria and qualifying requirements shall be opened on date & time shall be communicated to the technically qualified bidders through email/ phone. In case the date and time for opening of Envelope-II (Financial bid) is required to be changed, same shall be intimated to the qualified bidders.

8. AIASL reserves the right to accept or reject any or all applications without assigning any reasons. AIASL also reserves the right to call off tender processes at any stage without assigning any reason.

9. AIASL reserves the right to disallow the tenderer whose performance at ongoing project (s) is below par and usually poor and has been issued letter of restraint / Temporary or Permanent debarment / blacklisting by any department. AIASL reserves the right to verify the credential submitted by the tenderer at any stage (before or after the award the work). If at any stage, any information / documents submitted by the applicant is found to be incorrect / false or have some discrepancy which disqualifies the tenderer then AIASL shall take the following action:
   a) Forfeit the entire amount of EMD submitted by the tenderer.
   b) The tenderer shall be liable for debarment for a period up to two years from tendering in AIASL and its subsidiary companies including termination of the contract apart from any other appropriate contractual/ legal action.

10. Consortium / JV companies shall not be permitted to participate in this tender.

11. Concessions to Indian Micro & Small Enterprises (MSEs) units registered with DIC/NSIC/KVIC/KVIB/Directorate of Handicraft and handloom etc., to be given as per the provisions of Public Procurement Policy for MSEs order 2012 with up-to-date amendments, shall be applicable for tenders of supply / services and shall not be extended to construction works/ renovation work.

12. Tenderers must submit documents like financial information (Turnover with loss / profit), Net worth Certificate etc. as per NIT conditions duly certified by CA.

AI AIRPORT SERVICES LIMITED