Andhra Pradesh Airports Development Corporation Ltd. (APADCL)

REQUEST FOR PROPOSAL (RFP)
(International Competitive Bidding)

RFP NO. 01/DAGADARTHI AIRPORT/APADCL/ 2025-26 DT.04.09.2025

DEVELOPMENT, OPERATION AND MAINTENANCE OF A GREENFIELD AIRPORT AT DAGADARTHI, NELLORE DISTRICT IN ANDHRA PRADESH ON PPP BASIS

Amendment Notice No. 11/RFP/Dagadarthi Apt/MD/APADCL/2025-26 dated 17.02.2026

Issued by

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Amendment Notice No. 11/RFP/Dagadarthi Apt/MD/APADCL/2025-26 dated 17.02.2026

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The Interested Parties are hereby informed that *vide* this Amendment Notice No. 11 all amended and revised provisions contained herein shall override all prior written or oral understandings, communications or directions of every kind with respect to the provisions contained in this Amendment Notice No. 11, and all other terms and conditions shall remain same for the purpose of the RFP and the Draft CA.

The Authority hereby issues this Amendment Notice 11, through which a revised draft of the Concession Agreement is being circulated. This revised draft incorporates (i) all modifications issued earlier under Amendment Notice 5 dated 14.11.2025, (ii) all changes issued under Amendment Notice 7 dated 12.12.2025, and (iii) all corresponding changes outlined in the modification table enclosed with this Amendment Notice 11.

Clause no	Existing Clause	Revised Clause
1.1.9 Page 4 of the RFP	**iii. Clearance from Ministry of Home Affairs:** Approval is awaited. Application submitted vide ref no. E20250160117, dt.18.07.2025. **iv. Environment Clearance from Ministry of Environment and Forests and Climate Change:** Application to be submitted. Previously, Environmental Clearance was granted by Ministry of Environment, Forest and Climate Change vide Memo No. F.No. 10-2/2016-IA.III dt. 07.06.2017.	**iii. Clearance from Ministry of Home Affairs:** Approval received vide Letter No. No AV-20036/612O24-AD dated 02.01.2026 issued by Ministry of Civil Aviation **iv. Environment Clearance from Ministry of Environment and Forests and Climate Change:** Form-I application submitted by the Authority
2.2.3 (ii) Page 15 of the RFP	(ii) Such project shall have achieved a passenger throughput of not less than 1 (one) MPPA in such Three Year Period	(ii) Such project shall have achieved a passenger throughput of not less than 0.5 (Zero point five) MPPA in such Three Year Period
2.24.2 Page 34 of the RFP	The selected Bidder/Concessionaire shall pay to the Authority a fee in respect of each passenger (the "Per-Passenger Fee") on a monthly basis (the "Monthly Passenger Fee") in accordance with the following structure: (a) No Per Passenger Fee shall be payable for the first five (5) years from the Commercial Operations Date (COD). (b) From the sixth (6th) year until the end of the ninth (9th) year from COD, the Monthly Passenger Fee shall be calculated as: Monthly Passenger Fee = 0.5 × [(Per-Passenger Fee × Domestic Passenger Traffic) + (2 × Per-Passenger Fee × International Passenger Traffic)] (c) From the tenth (10th) year onwards, the Monthly Passenger Fee shall be calculated as: Monthly Passenger Fee = (Per-Passenger Fee × Domestic Passenger Traffic) + (2 × Per-Passenger Fee × International Passenger Traffic) The Per-Passenger Fee shall be increased annually by the percentage variation in the Price Index from the preceding Accounting Year. However, if the escalated Per Passenger Fee applicable in the ninth (9th) year exceeds the quoted Per Passenger Fee applicable from the tenth (10th) year onwards, then the escalated ninth (9th) year fee shall continue to apply from the tenth (10th) year onwards, and future escalations shall be computed from that base.	The selected Bidder/Concessionaire shall pay to the Authority a fee in respect of each passenger (the "Per-Passenger Fee") commencing from the 10th (tenth) anniversary of Phase IA COD on a monthly basis (the "Monthly Passenger Fee") calculated as follows: Monthly Passenger Fee = (Per-Passenger Fee × Domestic Passenger Traffic) + (2 × Per-Passenger Fee × International Passenger Traffic) The Per-Passenger Fee shall be increased annually by the percentage variation in the Price Index from the preceding Accounting Year.

Clause no	Existing Clause	Revised Clause
Article 27.2 Page 166 of DCA	27.2.1. In consideration of the grant of Concession, the Concessionaire shall pay to the Authority a fee in respect of each passenger (the "Per-Passenger Fee") on a monthly basis (the "Monthly Passenger Fee") in accordance with the following structure: (a) No Per Passenger Fee shall be payable for the first five (5) years from the Commercial Operations Date (COD). (b) From the sixth (6th) year until the end of the ninth (9th) year from COD, the Monthly Passenger Fee shall be calculated as: Monthly Passenger Fee = 0.5 × [(Per-Passenger Fee × Domestic Passenger Traffic) + (2 × Per-Passenger Fee × International Passenger Traffic)] (c) From the tenth (10th) year onwards, the Monthly Passenger Fee shall be calculated as: Monthly Passenger Fee = (Per-Passenger Fee × Domestic Passenger Traffic) + (2 × Per-Passenger Fee × International Passenger Traffic) 27.2.2. The Authority shall submit to the Concessionaire, not later than the 15 (fifteen) days of the subsequent month, an invoice for the payment of the Monthly Passenger Fee plus applicable taxes required to be paid on such Monthly Passenger Fee under Applicable Laws. The Per-Passenger Fee shall be increased annually by the percentage variation in the Price Index from the preceding Accounting Year. However, if the escalated Per Passenger Fee applicable in the ninth (9th) year exceeds the quoted Per Passenger Fee applicable from the tenth (10th) year onwards, then the escalated ninth (9th) year fee shall continue to apply from the tenth (10th) year onwards, and future escalations shall be computed from that base.	27.2.1 In consideration of the grant of Concession, the Concessionaire shall pay to the Authority a fee in respect of each passenger (the "Per-Passenger Fee") commencing from the 10th (tenth) anniversary of Phase IA COD, on a monthly basis (the "Monthly Passenger Fee") calculated as follows: Monthly Passenger Fee = (Per-Passenger Fee × Domestic Passenger Traffic) + (2 × Per-Passenger Fee × International Passenger Traffic) 27.2.2 The Authority shall submit to the Concessionaire, not later than the 15 (fifteen) days of the subsequent month, an invoice for the payment of the Monthly Passenger Fee plus applicable taxes required to be paid on such Monthly Passenger Fee under Applicable Laws. The Per-Passenger Fee shall be increased annually by the percentage variation in the Price Index from the preceding Accounting Year.

Clause no	Existing Clause	Revised Clause
2.27 Page 35 of the RFP	ii. "Licence Fee" means an annual licence fee of Rs. 20,000/- (Rupees twenty thousand only) per acre per annum, increased annually by 6% during the subsistence of Concessionaire Agreement; ii. Lease Rent means an annual lease fee of Rs 20,000 (Rupees twenty thousand only) per acre per annum, increased annually by 6% during the subsistence of the Concession Agreement.	ii. "Licence Fee" means an annual licence fee of Rs. 10,000/- (Rupees ten thousand only) per acre per annum, increased annually by 6% during the subsistence of Concessionaire Agreement; ii. "Lease Rent" means an annual lease fee of Rs 10,000 (Rupees ten thousand only) per acre per annum, increased annually by 6% during the subsistence of the Concession Agreement.
Definitions Page 33 of the DCA	"Lease Rent" means an annual lease rent of Rs. 20,000/- (Rupees twenty thousand only) per acre per annum, increased annually by 6% (six per cent) during the subsistence of this Agreement; "Licence Fee" means an annual licence fee of Rs. 20,000/- (Rupees twenty thousand only) per acre per annum, increased annually by 6% (six per cent) during the subsistence of this Agreement;	"Lease Rent" means an annual lease rent of Rs. 10,000/- (Rupees ten thousand only) per acre per annum, increased annually by 6% (six per cent) during the subsistence of this Agreement; "Licence Fee" means an annual licence fee of Rs. 10,000/- (Rupees ten thousand only) per acre per annum, increased annually by 6% (six per cent) during the subsistence of this Agreement;
Clause 6 of the Schedule Z Land Lease Agreement	Within 30 (thirty) days of execution of this Agreement, the Lessee shall pay to the Lessor, a sum of INR 20,000/- (Rupees twenty thousand only) as lease rent ("Lease Rent") per acre for each Accounting Year, increased annually by 6% during the subsistence of the Concessionaire Agreement.	Within 30 (thirty) days of execution of this Agreement, the Lessee shall pay to the Lessor, a sum of INR 10,000/- (Rupees ten thousand only) as lease rent ("Lease Rent") per acre per annum, increased annually by 6% during the subsistence of the Concessionaire Agreement.
2.28 (i) Page 35 of the RFP	(i) The Concessionaire has to pay Project Development Fees; Project Development Fees means a one-time lump sum amount of INR 22,90,00,000 (Rupees Twenty-two crores and Ninety Lakhs only) to paid by the Concessionaire as pre-operative expenses incurred by the Authority on the Project till the execution of the Concessionaire Agreement.	(i) The Concessionaire has to pay Project Development Fees; Project Development Fees means a one-time lump sum amount of INR 10,00,00,000 (Rupees Ten crores and Eighty Lakhs only) to paid by the Concessionaire as pre-operative expenses incurred by the Authority on the Project till the execution of the Concessionaire Agreement.
Definitions Page 38 of DCA	"Project Development Fee" means a one-time lump sum amount of INR 22,90,00,000 (Rupees Twenty-two crores and Ninety Lakhs only) to paid by the Concessionaire as pre-operative expenses incurred by the Authority on the Project till the execution of this Agreement.	"Project Development Fee" means a one-time lump sum amount of INR 10,00,00,000 (Rupees Ten crores only) to paid by the Concessionaire as pre-operative expenses incurred by the Authority on the Project till the execution of this Agreement.
3.2.3 (b) Page 37 of	(b) the entity claiming experience should have held, in the company owning the Eligible Project,	(b) the entity claiming experience should have held, in the company owning the Eligible

Clause no	Existing Clause	Revised Clause
the RFP	either directly or indirectly, a minimum of 26% (twenty six per cent) equity from the date of signing of the Concession Agreement till date of commercial operations of the Eligible Project for which Eligible Experience is being claimed; and should have been designated as the lead member for such Eligible Project,	Project, a minimum of 26% (twenty six per cent) equity during the entire year for which Eligible Experience is being claimed
Definitions Page 31 of DCA	"Funded Works" means the works to be carried out by the Concessionaire as set out in Annex I of Schedule B in accordance with Clause 12.9;	Deleted
Article 12.9 Page 101-102 of DCA	Construction of Funded Works	Deleted
Annex I Schedule B Page 253 of DCA	Description of Funded Works The Funded Works shall include the following: ESTIMATE OF FUNDED WORKS | S.No	Item Description	Unit	Quantity	Rate	Amount
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1	Water Supply to Site	Km	3.50	73,860.000	258,510.000
2	11 KV Power Supply to Site	Km	4.00	8,198,504	32,794,017
3	LAN, IT and other ELV Infrastructure	Km	4.00	11,898,336	47,593,344
4	Shifting of HT/LT Lines/Cellphone Mast/Pruning of Trees as per OLS	LS	1.00	85,060,000	85,060,000
	TOTAL COST OF FUNDED WORKS (Rs.)				423,957,361 | These Funded Works shall be carried out by the Concessionaire as per the provision of Clause 12.9.	Deleted
Schedule D Page 256 of DCA	Funded Works The Concessionaire shall comply with the Specifications and Standards as set forth in Annex II of this Schedule D for carrying out the Funded Works.	Deleted
Annex II Schedule D Page 256 of DCA	Annex II (Schedule D) Specifications and Standards for the Funded Works 1. The boundary wall / chain link fencing shall be designed to meet the BCAS safety / security norms and guidelines. 2. The approach roads shall be designed based on relevant IRC codes for design of	Deleted

Clause no	Existing Clause	Revised Clause
	National Highways suitable to meet the requirements of projected traffic volumes. 3. The lighting shall be designed as per relevant codes and best engineering practices.	
Article 46.17 Page 232 of DCA	46.17 Stamp Duty No stamp duty shall be payable on the execution or delivery of this Agreement as per the provisions of the Andhra Pradesh Civil Aviation Policy 2015 or as per applicable laws.	46.17 Exemptions and Reimbursement The Concessionaire shall be eligible to apply for exemptions and reimbursements as provided under the Andhra Pradesh Aviation Policy that will be put in force. The grant of such incentives shall be subject to the applicable guidelines prescribed under the Policy.

Managing Director

AP Airports Development Corporation Ltd.