



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

AAI/ADR/Comml /S.B/C.P./B.T./Retail T-R/2020-21/857

Date: 10.12.2020

M/s. TOTO Outsourcing Solutions Pvt. Ltd.,

No. 7, 1st floor , Dispensary Road,

Bangalore-560001

Contact no : 94824-98872

Email basheer.kal14@gmail.com

Subject: Licence for Operation of Snack Bars/ Food & Beverage (F & B) Outlets, Retail / TR Shop, Baggage Trolley and Car Parking at Civil Enclave Adampur, Jalandhar.

In response to your tender offer on the above mentioned subject, we are pleased to inform you that the Competent Authority has decided to award the subject licence to you on the following terms and conditions:-

1. You shall operate the following facilities for a period of One year and extendable for another One year from the date of award letter.

a) **Licence for Snack Bar**

Area & Location

- a) Snack Bar inside Security hold area – 02 Sqm. approx.
- b) Snack bar outside / city side of terminal building – 06 Sqm. approx.

However, this would be subject to joint measurement of the area to be conducted by AAI and the party. As per tender condition, in case of any increase in the area for Snack Bar, the licence fee shall be enhanced on pro-rata basis.

b) **Licence for Car Parking**

Area & Location: - Total area **592 Sqm** outside terminal building or as decided by AAI.

However, this would be subject to joint measurement of the area to be conducted by AAI and the party.

c) **Licence for Retail/TR Stall**

Area & Location: - Retail/TR Stall outside / city side of terminal building area of 04 Sqm. Approx.

However, this would be subject to joint measurement of the area to be conducted by AAI and the party. As per tender condition, in case of any increase in the area for Snack Bar, the licence fee shall be enhanced on pro-rata basis.



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d) **Licence for Baggage Trolley**

No. of Baggage Trolleys – **25 Nos.** or as decided by AAI.

Location: - Inside / Outside terminal building

2. You shall be required to convey the acceptance within **07 days** from the date of the award letter along with the duly signed duplicate copy of this award letter.
3. You shall pay the initial licence fee @**Rs. 33,868/-** (Rupees Thirty Three Thousand Eight Hundred Sixty Eight Only) per month (including GST @ 18% and Utility/ Facilitation Charges) for the period of one year & extendable another one year.
4. You shall be required to pay licence fee in advance by **10th day** of every month, failing which, simple interest @ 12% interest per annum or as decided by AAI from time to time will be charged on delayed payments.
5. Gestation period of the subject facilities is 30 days or actual commencement of operation whichever is earlier will be permitted.
6. You shall be required to pay electricity and water charges plus applicable taxes etc. as applicable under AAI rules. You will have to provide your own electric meter before applying for the electricity connection.
7. You shall pay one month **advance licence fee** and utility / facilitation charges including GST amounting to **Rs.33,868 /- (Rs 32686 as licence fees including GST @18 % + Rs 1182 as utility / facilitation charges including GST @18 %)** (Rupees Thirty Three Thousand Eight Hundred Sixty Eight Only) within **15 (fifteen) days** from the date of this letter of intent / award.
8. The security deposit for subject allotment comes to **Rs.1,18,254/-** (Rupees One Lakh Eighteen Thousand Two Hundred Fifty Four only) equivalent to last 03 (Three) months space rent, utility / facilitation charges, paved land rent plus GST and electricity charges. The calculation of the same is as under:-

Particulars of Security deposit	Amount in Rs.	GST @18%	Total in Rs.
Licence fees per month	27700	4986	32686
Non AC area U/F Charges @10% of Space Rent(10sqmx704= Rs 7040) rate applicable in F.Y. 2020 - 21)	704	127	831
AC area U/F Charges @10% of Space Rent (2sqmx1045=Rs 2090) rate applicable in F.Y. 2020 - 21)	209	38	247
AC area U/F Charges @10% of Space Rent (2sqmx440=Rs 880) rate applicable in F.Y. 2020 - 21)	88	16	104



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Total in Rupees per month	Rs.33,868/-
Security Deposit equivalent to 04 months i.e. Rs.33,868 X 03	Rs.1,01,604/-
Rounded off Amount for SD	Rs.1,01,604/-
(+) Security Deposit for electricity charges	Rs.16,650/-
Total Security deposit Amount in Rupees	Rs.1,18,254/-

9. The total Security deposit amounting to **Rs.1,18,254/-** (Rupees One Lakh Eighteen Thousand Two Hundred Fifty Four only) equivalent to three (3) months licence fee including GST @18% and Security Deposit for **Electricity charges** shall be deposited by you to AAI in absolute favour of Airports Authority of India, Amritsar in the form of Demand Draft / Pay order / Bank Guarantee from any Nationalized / Scheduled Bank as per **Annexure K** with validity up to the contract period + Six(6) months within 15 days from the date of award letter. No interest is payable on security deposit by AAI. The Bank guarantee (BG) from Co-operative bank (even Scheduled) Societies/Payment Banks or in form of FDR shall not be acceptable.
10. You are requested to make all the bills payment through demand draft / NEFT / RTGS only. The detail of AAI bank account is as under:-
- | | |
|--|--|
| a) Account Holder's Name | - Airports Authority of India |
| b) Bank A/c No. (Current Account) | - 30434604337 |
| c) Bank Name / Branch Address | - State Bank of India,
Rajasansi, Amritsar. |
| d) MICR Code | - 143002019 |
| e) IFSC Code | - SBIN0002455 |
| f) NEFT / RTGS Enabled | - Yes |
| g) AAI - Permanent Account Number (PAN) | - AAACA6412D |
| h) AAI - Goods & Service Tax Registration Number - | 03AAACA6412D1ZI |
11. You shall have to enter into an Agreement on **Rs.300/-** Non-Judicial stamp paper for the subject licence.
12. The licence can be terminated by giving **30** days notice in writing from either side without assigning any reason.
13. AAI can also terminate the licence on a short notice on account of un-satisfactory performance.
14. That the authority reserves to itself the right to change the location of the premises at any time and may at its discretion to call upon the Licensee to vacate the site and may give him an alternative premise for the purpose of this licence. In such a case, the Licensee shall be bound to vacate the premises immediately and accept the said alternate premises. The entire expenditure on such shifting shall be borne by him and the licensee shall not be entitled to claim any compensation or revision in the licence fee on that score.
15. AAI does not take any responsibility of providing any type of light fittings except light point, fan point, AC point for which wiring already existing.



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16. You will have to make your own arrangements for providing the office furniture and other electrical gadgetries etc. subject to approval of drawings by AAI before taking up of any modifications of existing sites.
17. You shall not erect or display any type of advertisements or signboards except after obtaining the prior approval in writing from AAI.
18. Compliance of prevailing Security norms etc. from time to time shall be ensured by the party. For any information / clarification pertaining to prevailing Security norms and compliance thereof etc., you are requested to please contact Security Directorate, AAI, Adampur Airport, Jalandhar.
19. This letter shall also form a part & parcel of other special terms and conditions of tender document & agreement to be executed for the subject facilities.


Airport Director
Adampur Airport
Jalandhar-144103