



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA



ISO 9001-2008
ISO 14001:2004
Certified Airport
Date: 10.11.2020

No. AAI/PAT/Comm/EL(SHA)/ **320**

To
M/s Hotel Pradeep,
C-27/153, Jagatganj, Varanasi
Chetanganj, Varanasi, Uttar Pradesh-221003

Email: info@hotelpradeep.com

**Subject: -Award of License Executive Lounge in the Security Hold Area at JPNI
AIRPORT, PATNA**

Dear Sir,

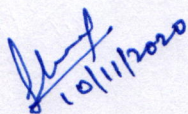
Reference is invited to this office Tender ID 2020_AAI_55956 dtd 25.08.2020 on the above subject.

The competent Authority of AAI, Patna is pleased to award the licence for subject mentioned facility at JPNI Airport, Patna with the following terms and conditions: -

1. Period of Licence : 03 (THREE) Years by extendable 01(One) year.
2. Space Measuring & Location: Approx. 82.0 SQM
3. The licensee shall pay licence fee @ **Rs.263333/- (Rupees Two Lac Sixty-Three Thousand Three Hundred Thirty-Three Only) pm** + Utility/Facilitation Charges at 10% of normal space rent (or as may be notified by AAI from time to time). Per month subject to annual escalation of 10%) for allotted space. + All applicable Government Taxes including GST (presently at the rate of 18%) or at the rates declared by Government of India or State Government from time to time + Charges for the consumption of the electricity and water consumed for the purpose of use of the said license as becomes due and payable and in accordance with the directions of the Authority and at the rates as fixed by AAI from time to time.)
"GST is liable to be paid by licensee as per prevailing norms/rate or as decided by Govt. of India/State Govt/AAI or whomsoever it may be from time to time."
4. The licensee shall intimate the **acceptance of award** as per all the terms and conditions of Award letter/NIT / Tender documents within 07 days from the date of receipt letter of award.
7. Payment of advance license fee Rs.263333.00+47400.00=310733.00-for one month within 15 days from the date of issuance of the award letter.
8. The licensee shall pay the monthly licence fee in advance on or before 10th day of English calendar month.

[Handwritten signature]
10/11/2020

7. The licensee shall deposit a sum of Rs.1053332/- (**Rupees Ten lac Fifty Three Thousand Three Hundred Thirty Two Only**) **Security Deposit** within 15 days from the date of issuance of award letter, amounting to 4(FOUR) months equivalent Concession fee of the First (01st) year to AAI as an interest free Security Deposit. The SD amount to be furnished in the form of Bank Guarantee only to be issued by Scheduled Bank having a validity period of 180 days from the date of expiry of contract. However, BG from Cooperative Bank (even scheduled) or in the form of FDR is **not** acceptable.
8. **Security deposit in respect of electricity** charges Rs.158000/- (One Lac Fifty-Eight Thousand only) equivalent to 5% of annual licence/concession value for the last year subject to minimum deposit of Rs.10,000/- and a maximum deposit of Rs.10 lakhs. The said security deposit will cover SD towards all types of utilities such as Electricity,
- 9 Execution of the Agreement within 15 days from the date of issuance of award letter (on Stamp paper [not less than Rs. 1000/-] of appropriate value, related costs to be borne by the licensee. e) Commencement of the facility within gestation period. Two copies of recent and attested passport size photographs of authorized signatory are to be submitted together with agreement of the license.
- 10 The Licensee shall not erect or display any advertisement or signboards except after obtaining the prior approval in writing of the Authority.
11. The licensee has to obtain proper insurance coverage for their properties/goods to be stored or used in the licensed premises of AAI.
12. The licence can be terminated by AAI on short notice on account of unsatisfactory performance by the licensee.
13. The licensee shall pay the monthly electricity/water chrges as per the actual consumption & as billed.
14. Handing/Taking over note & Scheduled of Premises enclosed for necessary action & returned to this office. Banking details for submission of payments through RTGS/NEFT etc are also enclosed.
15. Specimen of BG, letter of understanding from the depositor to bank (enclosed for information & necessary action)
16. Above noted criteria should be completed before commencement of commercial operation positively.
17. The licensee has to obtain security clearance from BCAS as per provision (Please refer clause 30 of NIT) before commencement of the facility.
It would be the responsibility of the licensee to obtain all necessary security clearance from BCAS/any other regulatory agency as required.

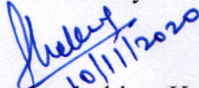


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18. In case of any dispute where legal action is compelled to be initiated by any of the party, jurisdiction of the court shall be the city / town / district where the airport is located.
19. All other terms and conditions of NIT, tender document(s) & aforesaid letter(s) are also part and parcel of award letter and agreement.

Please acknowledge receipt and acceptance (Please return a copy of this letter with due signature as a token receipt and acceptance) of this letter.

Yours faithfully


(Chandrashekhar Kumar).
Jr. Executive (Commercial)
For Airport Director

Encl: as above.

Copy to: -

Regional Executive Director [ER], Airports Authority of India, NSCBI Airport, Kolkata – 52
Executive Director [Comml], AAI, Rajiv Gandhi Bhawan, Safdarjung Airport, New Delhi – 03 for
information please

Commandant- CISF JPNI Airport, Patna for information

Internal: -

Jt.GM (Engg-Civil)/ Jt.GM (Fin / DGM [CNS]/DGM [E-E]/ DGM (ATM)/I/c(TM)/CSO

Signature Not Verified

Digitally signed by Ravi Raushan Kumar
Date: 2022.08.16 12:47:41 IST
Location: eProcurement System for
Central PSUs