



भारतीय विमानपत्तन प्राधिकरण  
Airports Authority of India

संख्या: एएआई/ बीजीएम/कमर्शियल-एसबीएसएचए/2021/ 197-2021  
NO: AAI/BGM/COMML-SBSHA/2021/

दिनांक : 01/05/2021.

Date : 01/05/2021.

सेवा में / To,  
M/S VIP Services,  
Shop No.1, House No. 50, Loau Khedi,  
Airport Road, Bhopal (MP) - 462 036.

विषय / Subject : Award letter for License to Operate Snack Bar at SHA of  
Belagavi Airport.

महोदय / Sir,

1. Reference may please be made to the E-bid No. 2021\_AAI\_69536 dated 08/02/2021 for License to Operate Snack Bar at Security Hold Area (SHA) of Belagavi Airport.
2. The Competent Authority is pleased to award the license to operate Snack Bar at SHA of Belagavi Airport at the location shown in the sketch attached; under the following terms and conditions:

|    |                   |                                                                                                                                                                                                                                                                                                                                                                                |
|----|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | License           | To operate retail Snack Bar at Security Hold Area (SHA) of Belagavi Airport. (Area: 18 Sqm, A/C area)                                                                                                                                                                                                                                                                          |
| 2. | Period of License | THREE YEAR from the date of taking over of site.                                                                                                                                                                                                                                                                                                                               |
| 3. | License Fee       | <b>Rs. 151999/-</b> (Rupees One Lakh, Fifty-one Thousand, Nine hundred & Ninety-nine only) <b>per month + GST</b> and other Govt. levies as applicable.<br><b>Advance License fee of Rs. 179360/-</b> (Rupees One Lakh, Seventy-nine Thousand, Three hundred & Sixty only) including GST @18% is to be paid in advance within 10 days from the date of receipt of this letter. |
| 4. | GST               | Payable as applicable from time to time. The present rate of GST is @ 18%.                                                                                                                                                                                                                                                                                                     |
| 5. | Security Deposit  | An amount of <b>Rs. 717440/-</b> (Rupees Seven Lakh, Seventeen Thousand, Four Hundred & forty only) <b>towards</b>                                                                                                                                                                                                                                                             |

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Belagavi Airport, Sambra, Belagavi- 591 124.

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*Signature*  
01/05/21



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|    |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|----|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    |                     | <b>Security Deposit for License Fee</b> i.e. an amount equivalent to 04 months license fee, in the form of DD/ Pay order/ Bank Guarantee from nationalized/ scheduled banks. In case of Bank Guarantee, it should be valid for entire period of License Plus 06 months. In addition to above an amount of <b>Rs. 10000/-</b> (Rupees Ten thousand only) shall be paid in the form of DD in favor of AAI, payable at Chennai; <b>Security Deposit towards Electricity &amp; water charges.</b> The security deposits shall not bear any interest. |
| 6. | Electricity Charges | As per actual consumption, this is subject to revision from time to time, as per discretion of Authority.                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 7. | Agreement           | An agreement in Original (02 copies) is required to be submitted by the Licensee as per the format enclosed herewith along all its enclosures as prescribed on a Non-Judicial Stamp paper of Rs. 500/- within 15 days of receipt of Award letter along with photograph of the authorized signatory.                                                                                                                                                                                                                                              |
| 8. | Utility Charges     | The agency has to pay Utility/ facilitation charges @ 10% of space license fee in addition to the License fee.                                                                                                                                                                                                                                                                                                                                                                                                                                   |

3. Terms and Conditions:-

- The License fee shall be payable in advance on or before 10<sup>th</sup> of each Calendar month, failing which simple interest @ 12% shall be payable on all delayed payments without prejudice to the other rights and remedies of the AAI. However, Electricity/ Water charges based on actual consumption at the rates as fixed by AAI from time to time shall be paid extra.
- The Charges for issuance of Airport Entry Permits (AEPs) etc., shall be borne by the licensee. Security Clearance shall be obtained from BCAS by the agency as per the BCAS norms.
- The License fee is subject to Annual Escalation @. 10%. The first annual escalation will be applicable after completion of One Year + Six Months (18

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months) License Period. Thereafter the same will be applicable after completion of subsequent one year period there from. Even if, on account of delay, whatsoever, licensee could not commence business operations on the expiry of stipulated gestation period, the date on which the first escalation will be applied (completion of 18 months), shall be deemed from the next day of expiry of stipulated gestation period.

- IV. No soliciting or canvassing of the business shall be done by the licensee.
- V. The penalty of Rs.500/- per occasion shall be levied on account of unsatisfactory performance such as:-
  - a. Non-observance / Non-display of approved rates.
  - b. Not maintaining the quality in service facility.
  - c. Not maintaining cleanliness in and around the retail outlet.
  - d. Any other breach in the terms of the agreement.
- V. The Licensee shall comply with all the rules and regulations under the Contract Labour (Regulation & Abolition) Central Rules, 1971 and any other law prevailing from time to time in respect of the personnel employed by him for running the said license.
- VI. It is responsibility of the Licensee to obtain proper insurance coverage for the properties & goods to be stored or used in the licensed premises.
- VII. Any disputes arising out of this License, the decision of the AAI, in the matter shall be final and binding.
- VIII. At any stage, even after the award of License, AAI found that the agency has submitted false/ incorrect documents in the tender bid; AAI reserves the right to terminate the license by giving reasons thereto.
- IX. If the Licensee does not operate the license up to 50% of the License period, then the agency is liable to be debarred from participation in any tenders of AAI for next TWO Years.

#### 4. Other Terms and Conditions:-

It may be noted that the EMD of the successful bidder may be forfeited and bidder may be debarred for further participation in AAI's tenders for a period of

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TWO YEARS on account of the non-completion of the following time period for commencement of the license including gestation period and fulfilling of contractual formalities, will be as follows:

- I. Acceptance of the offer within 10 days of issuance of award letter.
- II. Submission of Security Deposit and Payment of advance License fee as described above; within 15 days of issuance of award letter.
- III. Execution of License Agreement within 30 days of issuance of the award letter. The license will become void and can be terminated without any notice and the party cannot claim any damage, if the agreement in the prescribed format is not executed within time frame.
- IV. Maximum Gestation period will be 120 days or actual date of commercial commencement, whichever is earlier. The agency is bound to pay the License fee from the 31<sup>st</sup> day, even if the facility has been taken over or not. The gestation period will be calculated from the date of issue of award letter.
- V. The Licensee shall make his own arrangements for installation of Electrical meter and wiring etc. as required.
- VI. The Licensee shall use the said premises only for the purpose mentioned in the agreement and award letter and for no other purpose whatsoever, unless permission from the Airport Director is obtained in writing.
- VII. The Licensee shall not assign or transfer or sublet the license or any part thereof.
- VIII. The joint measurement of the area of the facility shall be made within 15 days from the handing over of site. The joint measurement will form part of the agreement. In case of excess area in occupation as per actual measurement at site, any time after handing/taking over of the space, the licensee is liable to pay the proportionate license fee for the additional area occupied.
- IX. In case space allotted is required by AAI, the licensee has to vacate/shift his sales counter & other establishment to newly identified/allocated location at his own cost at short notice.
- X. The name board and its dimension etc. should have the prior approval of AAI and should be within the space allotted.

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*Handwritten signature and date 10/05/21*



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- XI. The license can be terminated by either side by giving 90 days notice in writing. However AAI reserves the right to terminate the contract on a short notice, on grounds of unsatisfactory performance or passenger/ users complaints. In such cases the Licensee shall vacate the premises without claiming any compensation or raising any dispute.

All other terms and conditions as per NIT shall remain unchanged and shall form part & parcel of this award letter.

Kindly return a sealed & signed copy of this award letter within 10 days from the date of issue of this award letter as a token of your acceptance.

The acceptance of award letter shall form part and parcel of the license agreement.

Yours faithfully,

*P.S. Desai*  
01/05/21  
(P.S.DESAI)

**Copy to:**

1. The RED, AAI, Southern Region HQ, Chennai Airport, Chennai - 27.
2. The GM (Comm), AAI, Southern Region HQ, Chennai Airport, Chennai - 27.
3. The GM (Finance), AAI, Southern Region HQ, Chennai Airport, Chennai - 27.

**Internal:**

1. The AGM (Eng-E), AAI, Belagavi - for necessary assistance.
2. The AGM (Eng-C), AAI, Belagavi - for necessary assistance.
3. The AM (HR), AAI, Belagavi- for raising bills accordingly.
4. In-Charge, APSU, KSISF, Belagavi Airport.

*P.S. Desai*  
01/05/21  
(P.S.DESAI)

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