

भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA
हुबबल्लि हवाई अड्डा
HUBBALLI AIRPORT

पत्र संख्या : AAI/HBX/Comrl/21-22/ Award Letter/Offbeat 205-216

दिनांक: 27/04/2021

सेवा मे. To,

M/s Offbeat Apparels India Pvt. Ltd.
No.2, Marriamman Koil Street,
Vazhaikulam, Puducherry - 605012

विषय/Sub: Award of License For Operating Branded Retail Apparel Outlet at Security Hold Area in Passenger Terminal Building of Hubballi Airport by M/s Offbeat Apparels India Pvt. Ltd. - Reg.

महोदय/महोदया Sir/Madam,

1. Kind reference is invited to our e-tender no. 2021_AAI_69735 dt.08/02/2021 for operating branded retail apparel outlet at Hubballi Airport.

2. In this regard, Competent Authority is pleased to convey the award of license for operating branded retail apparel outlet in security hold area of passenger terminal building at Hubballi Airport by M/s Offbeat Apparels India Pvt. Ltd., No.2, Marriamman Koil Street, Vazhaikulam, Puducherry - 605012 subject to following terms & conditions -

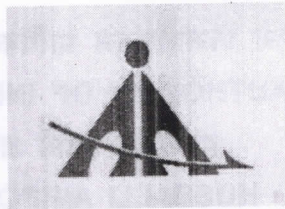
i.	License For	Operating Branded Retail Apparel Outlet
ii.	Area	~ 8.91 Sqm (3 m* 2.97 m)
iii.	Location	Security Hold Area - Passenger Terminal Building - Hubballi Airport
iv.	Period of Award	One year extendable by One Year.
v.	License Fee	Rs. 12,700/- Per Month (Excluding GST) <u>Note:</u> a) GST payable at applicable rates as notified by GoI/GoK. (Currently @ 18%) b) Licensee shall pay monthly license fee to Airports Authority of India - every month on or before 25th day of English calendar by way of demand draft in favour of Airports Authority of India, payable at Hubballi or by NEFT/RTGS (Details enclosed). c) License Fees shall be subject to annual escalation of 10% - With first annual escalation applicable after completion of 1 Year + 6 Months license period.

Hubballi Airport, Hubballi-580 030 Phone: (0836) 2237921

Email Id: apchubli@aai.aero, comrlhubli@aai.aero

Fax: (0836) 2237920



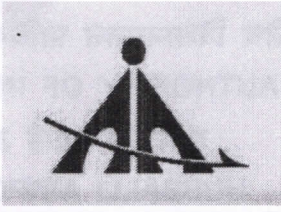


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vi.	Common Area Maintenance Charges (CAM)	10% on AC Space rent shall be payable. <u>Note:</u> a) The current notified AC space rental is Rs. 1000/- per square meter per month. b) The space rental is subject to 7.5% compounded annual escalation on 1st April of every year or as may be decided by AAI from time to time.
vii.	Electricity Charges	Rs. 8.9/- per unit. <u>Note:</u> a) Rates are subject to revision. b) Licensee shall fix their own energy meter(s) for calculating the power consumption duly certified by OEM, failing which licensee shall be billed on theoretical consumption.
viii.	Interests on Delayed Payment	Interest at the rate of 9% per annum from the due date up to 30 days & 18% per annum from due date to entire delay period shall be payable by the licensee on all delayed payments.
ix.	Security Deposit	a) Rs. 67,315/- (Equivalent to 4 Months of Monthly LF + CAM Charges +GST) b) Rs. 10,000/- Electricity Charges
x.	Advance License Fee	Rs. 16,038/- (Incl. GST)
xi.	Business Incubation Period	Maximum of 15 days from the date of issuance of LOIA.
xii.	Gestation Period	Gestation Period of 120 days from the date of handing over of site.
xiii.	Obligation of Govt. Laws/Rules	Licensee, his agents & staffs shall observe, perform & comply with all rules & regulations of Shop & Establishment Act, Factories Act, Industrial Disputes Act, Minimum Wages Act and any rules and regulations made by State/Central Govt. of India/Airports Authority of India.

2. Contract management shall be done at Hubballi Airport and licensee shall pay the applicable License Fee, CAM & Electricity Charges at Hubballi Airport (including security deposit).





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You are requested to sign and complete the documentation cum financial formalities and execute the licensee agreement as per the format. The licensee shall execute the concession agreement on non – judicial stamp paper of Rs. 100/- in the prescribed format within 15 days of date of issue of this award letter. The contact details of Airport Director, Hubballi is 0836-2237921 (Direct Number), 9449827652 (Mobile Number) & e-mail id apchubli@aai.aero

3. The licensee shall depute an authorized representative (with authorization letter) for measurement and taking over the site.

4. Any other regulatory(or)statuary clearance/permission shall be obtained by the licensee from state/central govt. etc. for running the facility before its commissioning.

5. Copy of this award letter shall be returned to this office within 15 days from issue of this letter, duly signed along with the acceptance letter as a token of having accepted the terms & conditions of the award.

6. No advertising/branding shall be permitted. Only signboard indicating the logo & name of the agency shall be permitted to be displayed. The licensee is liable to obtain proper insurance coverage for the properties/goods to be stored or used in the premises.

7. Only electrical power source shall be provided by AAI from its nearest location. Further distribution & wiring shall be carried out by the agency. List of equipment's with its electrical load, shall be intimated to Electrical Department, AAI – before its installation.

8. Allotted space shall be subject to vacation after giving 2 months' notice by the O/o Airport Director, AAI – Hubballi Airport.

9. The licensee shall indemnify Airport Authority of India from/against any claims made or damages suffered by Airport Authority of India by reason of any default on the part of the licensee in the due observance and performance of the provisions of any law which may be related to the area in which premises are located.

10. Licensee shall have no right to object as and when the Authority decides to grant additional License for similar Facility at the airport premises where the Licensee is rendering such services.

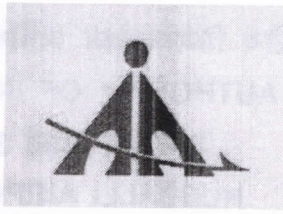
11. Acceptance of award letter and NIT conditions shall form part and parcel of the license agreement.



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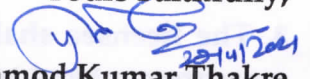


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Thanking You,



Yours Faithfully,


Pramod Kumar Thakre
Airport Director, AAI
Hubballi-580030

Enclosed:

- a) Schedule of Premises - Annex A
- b) AAI HBX Bank Details

Copy To: (NOO)

- 1. GM(Finance) - RHQ, SR – AAI Chennai.
- 2. Jt. GM (Commercial) – RHQ, SR – AAI Chennai.
- 3. Jt. GM (Vigilance) – RHQ, SR – AAI Chennai.

Internal

DGM(Civil)/AGM(Electrical)/Commercial/Terminal Manager/Finance/Security – AAI Hubli





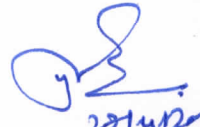
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Annexure – A

SCHEDULE OF PREMISES

Sl. No	Purpose	Area in Sqm	License Fee Per Month (Excl. GST)
1.	Branded Retail Apparel Outlet in SHA of Hubballi Airport	~8.91 (3 * 2.97)	Rs 12,700 /-

Note: Annual escalation of 10% shall be applicable on License Fee on completion of 1 year + 6-month license period.


28/05/2021

प्रमोद कुमार ठाकरे/Pramod Kumar Thakre
विमानपत्तन निदेशक / Airport Director
भा.वि.प्रा. हुबबल्लि हवाई अड्डा
A.A.I., HUBBALLI AIRPORT.

Signature Not Verified

Digitally signed by AMIT KUMAR
Date: 2021.05.10 14:59:35 IST
Location: eProcurement System for
Central PSUs

Hubballi Airport, Hubballi-580 030 Phone: (0836) 2237921

Email Id: apchubli@aai.aero, comrlhubli@aai.aero

Fax: (0836) 2237920