

भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

Ref:AAI/MDU/C-76/

Dt:22.06.2021

By Speed Post / Email

TO

Sri Vishnu Handlooms
4-6-7, Ground Floor
Reservoir Colony
Tirupati-517501
Email ID jmvishnukumar@gmail.com

SUB: Award of contract to run '**Sale of Garment Shop' at Domestic SHA, First Floor**' in Madurai Airport.

REF: Your Tender for the above contract at this airport

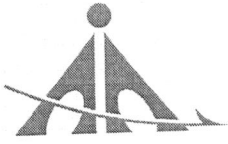
Sir,

1. The Competent Authority is pleased to award the contract to run '**Sale of Garment Shop' at Domestic SHA, First Floor' in with the area of 7.13 sqm (Shop No.6)** in Madurai Airport for a period of one year, further extendable up to six months or award of Master Concessionaire for General Retail whichever is earlier with applicable gestation period of 120 days from the date of handing over the site subject to the following terms and conditions:

- a) The licensee shall pay the licence fee of Rs.81,000/- per month for a period of one year, further extendable up to six months or award of Master Concessionaire for General Retail whichever is earlier.
- b) Utility Charges @10% on applicable space rental is also applicable (At present A/C space rent is Rs.1250/- per sqm per month) which shall be subject to 7.5% annual compound escalation from 1st April every year or as may be decided by AAI from time to time.
- c) 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.
- d) 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.

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Office of the Airport Director, Madurai Airport, Madurai-22.
TEL: 0452-2690717 FAX: 0452-2690151, 2690305



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- e) In addition to above, Licensee has to pay parking fee & other fee, if any, to the parking contractor, as per the terms & conditions of prevailing Car parking license at Madurai Airport.
- f) Business Incubation period is NIL.
- g) Gestation period of 120 Days, reckoned from the date of handing over of sites shall be permissible. Sites will be handed over to the selected bidder upon fulfillment of conditions of award. If the licensee fails to complete the conditions of award which are pre-requisite for handing over of site, then the gestation period will be deemed to have commenced on the date of award letter. However, actual handing over of sites shall only be done after completion of all conditions of award.
- h) The licensee has to ensure all the compliances including security compliances etc. within the business gestation period itself. The licensee has to apply for BCAS security clearance through online in the website <https://esahaj.gov.in> as concessionaire or business establishment intending to work in SHA and the licensee has to submit the required document as per BCAS requirement to get the clearance.
- i) The licensee to ensure that the Police verification/antecedents verification of your employees as per guidelines of BCAS is available before applying for Airport Entry Passes in favour of their employees. Charges applicable for issue of Airport Entry Passes of their employees shall be borne by the licensee. Further the Licensee must have the security programme approved by RDCOS, Chennai. For that the licensee has to submit the Security Programme immediately as per BCAS requirement and to get the approval for their security programme within the Gestation period. This office will not be held responsible for any delay in getting the approval from BCAS. You will be permitted to start the operation only after complying the security formalities. However, the quoted licence fee is payable from the date of completion of Gestation period or commencement of business whichever is earlier.

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2. The licensee shall pay the advance licence fee for first month works out to Rs.96,632/- (L/Fee Rs.81,000/- + Utility Charges Rs.891.25/- + GST 18 % Rs.14,740.43/-). EMD amount Rs.50,000/- available with AAI will be refund on completion of formalities as per the award letter. The Licensee shall make payment of license fee etc. either by cheque/demand drafts drawn on local banks or through RTGS/NEFT. No outstation cheque shall be accepted in payment of license fee etc. In addition to the above said L/Fee, Licensee shall pay all charges towards consumption of electricity and water as may be due as determined by the authority and at the rate (s) fixed by it from time to time.
3. AAI shall raise bill on or before 10th of every month. The concessionaire has to make the payment of license fees etc. by 25th of the same month, failing which interest on delayed payment at the rate of 9% per annum shall be charged from the due date for delay period of up to 30 days and if delay is for more than 30 days, then interest at the rate of 18% per annum shall be charged from the due date, for entire delayed period.
4. The sketch showing the location of the shop (**shop number 6**) in **Domestic Security Hold Area, First Floor in Madurai Airport** is enclosed for information. The area ear marked is **7.13 sqm.** Necessary power supply shall be provided by AAI. However, other arrangements such as installation of electrical fittings, wiring, and provision of electric points etc has to be made by the licensee.
5. The licensee shall pay the total security Deposit Rs.3,38,500/- as per the break up details given.
 - a) The licensee shall deposit a sum of Rs.2,89,896/- i.e. an amount equal to three (03) months of license (based on First year license fee) fee and common area maintenance charges and GST as Security Deposit i.e. 50% in the form of Demand Draft / Pay order / RTGS/NEFT/ and 50% in the form of Demand Draft / Pay order / RTGS/NEFT or Bank Guarantee from a Nationalized/Scheduled Bank (Bank Guarantee from Co-operative Banks, even scheduled co-operative banks, shall not be acceptable) in favor of Airport Director, AAI, Madurai Airport. Bank Guarantee should be valid for the entire period of license plus six (06) months

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- b) The Licensee shall also liable to make the payment Rs.48,600(rounded off) by way of RTGS/NEFT/ Pay order/ demand draft in favour of "Airports Authority of India" payable at Madurai Airport towards security deposit in respect of electricity charges equivalent to 5% of annual licence/concession value for the last year. The said security deposit will cover SD towards all types of utilities such as Electricity, Water, Data Port, Telephone etc.
6. The name of the licensee and period of contract and time of operation shall be displayed in the counter.
7. It may be noted that the Earnest Money Deposit of the successful bidder may be forfeited and the bidder shall be liable to be debarred for further participation in AAI's tender(s) / e tender(s) for a period of One (1) year, on account on non- completion of the following as per clause 5 of the General Information and Guidelines of the NIT:
- a) Acceptance of the offer within seven (07) days from the date of issuance of the award letter addressed to the party.
 - b) Payment of advance license fee for one month within 15 days from the date of issuance of the award letter.
 - c) Payment of Security Deposit within 15 days from the date of issuance of award letter, amounting to 3 months equivalent Licence fee/Concession fee & Common Area Maintenance Charges & GST of the First (01st) year to AAI as an interest free security Deposit for 50% in the form of DD/PO/RTGS/NEFT and 50% in the form of DD/PO/RTGS/NEFT or Bank Guarantee. SD 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.
 - d) Execution of the Agreement within 15 days from the date of issuance of award letter (Stamp Duty and Agreement Registration Fees to be borne by the licensee).
 - e) Commencement of the facility within gestation period.

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8. Application for issue of Airport Entry Permit for their staff along with required documents such as police verification etc should be submitted within 10 days.
9. The acceptance of the offer should be conveyed within seven (07) days from the date of issuance of the award letter addressed to the party by signing and returning the duplicate copy of the award letter.
10. The licensee is liable to obtain proper insurance coverage for their properties/goods stored or used in the licensed premises.
11. The licensee shall obey the various central and State Govt. labour laws in force from time to time and ensure their registration etc. as per rules.
12. The licensee shall abide by the rules and regulation and legislation of Central and State Government on Environmental protection.
13. The licensee is liable to implement the AAI commitments and practices on ISO 9001-2015 (Quality Management System and ISO 14001-2015 (Environmental Management System).competent
14. This award letter and NIT is made as a part of Agreement.

Yours faithfully,

Encl: Location Map

(एस. सेंथिल वलवन/S.SENTHIL VALAVAN)
विमानपत्तन निदेशक / Airport Director

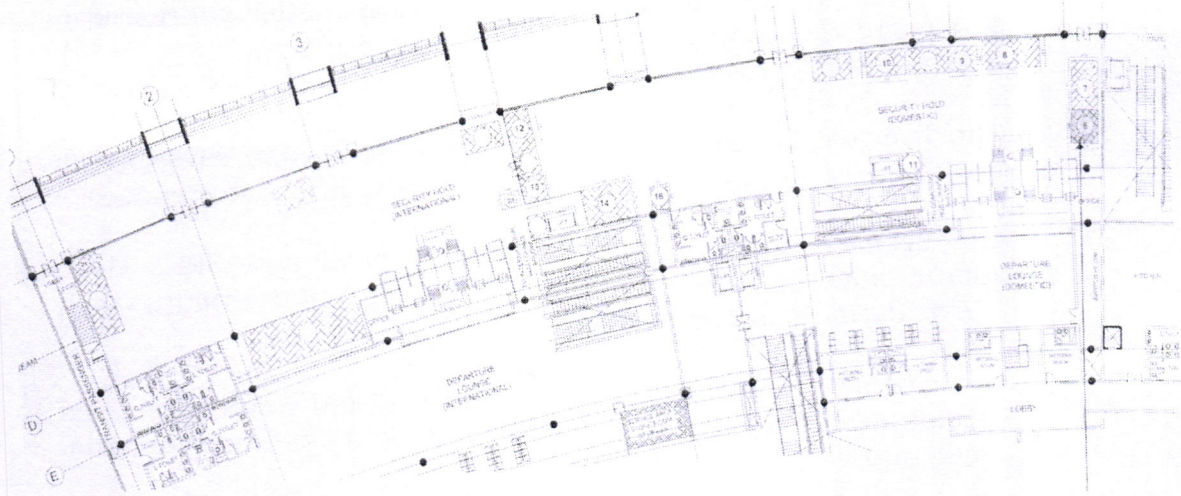
Copy to: RED, AAI, SR- Kind Attn: JGM (Comm1), AAI, SR.

Internal: In-Charge, Finance/Electrical/Civil/TM/CNS/ATM/Security



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LOCATION MAP



Retail outlet for sale of
Garments in OSHA : 7.13.99m
(3.35m x 2.13m)

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TEL: 0452-2690717 FAX: 0452-2690151, 2690305

Signature Not Verified

Digitally signed by JEYAKUMAR T S
Date: 2021.09.14 13:06:37 IST
Location: eProcurement System for Central
PSUs