

भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

F. No. AAI/DDN/COMML/MensAccessories/2021/4078-4087 Date 27.10.2021

To,

M/s Pavers England Limited,
2/1 Subbarayan Street,
Nungambakkam,
Chennai- 600 034

Subject: - E-Tender for award of License for Retail Outlet for Mens Accessories in SHA in New Terminal Building at Dehradun Airport (E-Tender No. 2021_AAI_85071_1).

Sir,

Please refer to your Bid for E-Tender No. 2021_AAI_85071_1.

In this regard, it is intimated that your offer for **License for Retail Outlet for Mens Accessories in SHA in New Terminal Building at Dehradun Airport** has been accepted by the Competent Authority with following terms and conditions: -

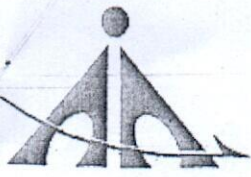
- i. **Period of Concession:** The period of concession shall be 01 (one) year extendable by 06 (six) months.
- ii. **License fee and other charges shall be payable as under:**
 - (i) Monthly License fee of Rs. 1,19,000/- (Rupees One Lakh Nineteen Thousand only) + (plus).
 - (ii) Utility/ Facilitation Charges at 10% of normal space rent (or as may be notified by AAI from time to time, presently normal notified A/c space rent is Rs. 1000/- Per Sqmtrs. per month subject to annual escalation of 7.5%, rounded off nearest to Rs.10/- w.e.f. 1st April of every year or as decided by AAI from time to time; + (plus)
 - (iii) All Government Taxes including GST at applicable rates notified by Government of India/State Government/UT from time to time;
- iii. **Electricity/Water Charges:** In addition to above, charges towards consumption of electricity and water, as may be notified/directed by the Authority and at the rate(s) notified from time to time are payable.
- iv. **Advance License Fee:** One-month advance license fee along with 10% Utility Charges (for 13.29 sqm), i.e., Rs. 1,20,329/- (Rs. 1,19,000/- + Rs.1,329/-) (Rupees One Lakh Twenty Thousand Three Hundred Twenty-Nine only) plus Rs.21,659/- (Rupees Twenty-One Thousand Six Hundred Fifty-Nine only) as GST@18% is payable in the form of NEFT/ RTGS in favour of Airports Authority of India at Dehradun **within 15 days** from the date of the award letter.
- v. **Interest on delayed payment:** The concessionaire has to make the payment of the License Fees etc. by 25th of same month, failing which interest on delayed payment shall



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be charged at the rate of 9% per annum from the due date for the delay period of upto 30 days and if delay is for more than 30 days, then interest rate @ 18% per annum shall be charged from the due date, for entire delay period.

- vi. **Business Incubation Period** shall mean a period of 15 days from the date of issuance of award letter. The selected bidder will be under obligation to complete all the formalities conditions of award as specified in this award letter.
- vii. **Handing Over of Sites:** Site will be handed over upon fulfilment of conditions of award within the stipulated time of business incubation period. 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 16th day of issuance of this LOIA i.e. immediately after expiry of business incubation period. However, actual handing over of sites shall only be done after completion of all conditions of award.
- viii. **Gestation Period:** Gestation period of 120 Days, reckoned from the date of handing over of site or 16th day of issuance of this award letter, whichever is earlier, shall be permissible. No gestation period is permitted in case of renewal/award of the concession/ license in favour of the existing licensee in the same place (i.e. same area as well as location). However,
 - i. where there is change in location or due to suspension of the business to carry-out modification at the existing area etc. in the concession/ license premises, normal gestation period, as defined above, may be permitted.
 - ii. If there is increase in the area in the new license at the same location awarded to existing licensee, the gestation period would be applicable for the incremental area only (if he continues with the business from the existing area and needs development period for the incremental area). In this scenario, licensee shall continue to be billed on the basis of quoted license fee on pro-rata basis for existing area. Billing for the newly developed/incremental area shall be started after expiry of gestation period
- ix. **Security Deposit:**
 - (i) Payment of Security Deposit equal 03 (three) months of License Fee, i.e., **Rs.3,57,000/- (Rupees Three Lakh Fifty-Seven Thousand only)** in the form of NEFT/RTGS or BG from a Nationalized / Scheduled bank, **valid upto 06 (six) months** after the expiry of License period, in favour of Airports Authority of India at Dehradun Airport **within 15 days** from the date of issue of award letter.
 - (ii) Payment of Security Deposit equivalent to 5% of annual license/concession fee, i.e. **Rs. 71,400/- (Rupees Seventy-One Thousand Four Hundred only)** is to be submitted for electricity/ water/telephone etc. in the form of NEFT/RTGS or BG from a Nationalized/Scheduled bank, **valid upto 06 (six) months** after the expiry of Licence period, in favour of Airports Authority of India at Dehradun Airport **within 15 days** from the date of the issue of award letter.
 - (iii) Please refer to Clause 13 (h) of NIET for Bank details for the purpose of above payments.
 - (iv) No interest is payable on security deposit.

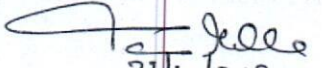


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(v) Details of contract person, Contact Number and Email Id, where the bills to be forwarded, may be provided to this office.

10. **License Agreement** is to be executed on a Non-Judicial Stamp Paper (denomination of Rs.100/-) within 15 days from the date of issue of award letter.
11. The necessary Airport Entry Permits to the authorized representative(s) and employees of the concessionaire shall be issued on behalf of Airport Director as per rules/regulations of BCAS. It shall be responsibility of the Licensee to obtain character verification and other relevant documents for this purpose.
12. This Award letter along with other clauses of NIT shall form part and parcel of the License Agreement.
13. All other terms and conditions shall be applicable as per other Clauses of NIT.

You are requested to convey your acceptance along with copy of this Award letter (duly signed by the licensee) within 10 days of issue of this award letter and to complete other formalities as per para 4, 9 & 10 failing which the EMD shall be forfeited and licensee will be debarred from participating in any tender of AAI for a period of one year.


21/10/2021
(Tarun Matta)

Manager (Commercial)
For Airport Director
Dehradun Airport

Copy for information to:

1. RED, RHQ (NR), Northern Region, AAI New Delhi.
2. Jt. GM (Comml.), RHQ Northern Region, AAI, Operational Offices, New Delhi.
3. Airport Director, AAI, Dehradun Airport, Dehradun.
4. DGM (Engg-C), AAI, Dehradun Airport, Dehradun.
5. CASO, CISO, AAI, AAI, Dehradun Airport, Dehradun.
6. AGM (F&A), AAI, AAI, Dehradun Airport, Dehradun.
7. AGM (Engg-E), AAI, Dehradun Airport, Dehradun.
8. CSO, AAI, Dehradun Airport, Dehradun.
9. AGM (Ops), AAI, Dehradun Airport, Dehradun.