



भारतीय विमानपत्तन प्राधिकरण Airports Authority of India

AAI/ASR/Comml/Ex. Lounge(I)/2021-22 / 799

Dt. 02.12.2021

M/s Premium Port Lounge Management Company Private Limited
Room No. 316, 3rd Floor, G+5 Building,
Opposite Terminal 1C Domestic Arrivals,
IGI Airport, Palam, New Delhi-110037

Email: mohan@plaza-network.com

Subject: Award of License for operating Executive Lounge in International Security Hold Area at Sri Guru Ram Dass Jee International Airport, Amritsar.

Sir,

In response to your offer in the e-tender (Tender ID: 2021_AAI_86335_1), we are pleased to inform that the Competent Authority has decided for award the subject license to your Company on the following terms and conditions: -

1. You shall operate the subject license with following area and location at this airport:
 - a) Area - **103 Sqm. (approx.)**
 - b) Location - International Security Hold Area, First Floor or as decided by AAI.
2. The period of concession shall be **05 (five) years**.
3. The Business Incubation Period, handing over of the site, Gestation Period, Concession Fee Commencement Date shall be as per NIET / tender document conditions.
4. You shall pay the quoted monthly license fee of **Rs.6,01,111/-** (Rupees six lakhs one-thousand one-hundred eleven only) plus applicable Govt. taxes and other applicable charges as per NIET / tender document.
5. All Govt. Taxes including GST (presently @18%) shall be applicable at the rates declared by Govt. of India / State Govt. / Union territory from time to time.
6. The quoted monthly license fee shall be subject to annual compound escalation of 10% (ten percent) and the first annual escalation shall be applicable after completion of 01 (one) year + 06 (six) months license period. Thereafter the same will be applicable after completion of subsequent 01 (one) year period there from. Accordingly, the license fee payable during the contract period shall be as per under:-

Period	Amount of monthly Licence fee (in Rs.)
Upto 1 ½ Year	Rs.6,01,111/- plus applicable Govt. taxes
After 1 ½ Year	Rs.6,61,222/- plus applicable Govt. taxes
After 2 ½ Year	Rs.7,27,344/- plus applicable Govt. taxes
After 3 ½ Year	Rs.8,00,078/- plus applicable Govt. taxes
After 4 ½ Year	Rs.8,80,086/- plus applicable Govt. taxes

कार्यालय: निदेशक विमानपत्तन, O/o : The Airport Director
श्री गुरु राम दास जी अन्तराष्ट्रीय हवाई अड्डा, अमृतसर- 143101
Sri Guru Ram Dass jee International Airport, Amritsar-143101
An ISO 9001 : 2008, 14001 : 2004, 18001 : 2007 Certified Airport

दूरभाष / PHONE: 0183-2214118, फैक्स/FAX: 0183-2214358
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7. In addition to monthly Licence fee, you shall also liable to pay following additional charges: -
- Utility / Facilitation Charges @10% of normal space rent (or as may be notified by AAI from time to time, presently normal notified Space rent is Rs.2,200/- Per Sqm Per Month for AC Space and Rs.1,470/- Per Sqm Per Month for Non-AC space, which are subject to annual escalation @7.5% then rounded off nearest to Rs.10/- from 1st April of every year or as may be notified by AAI from time to time) for space allotted. The space rent is subject to revision at the discretion of AAI from time to time and such increase of space rent shall be payable by the licensee without any protest or dispute.
 - 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.
8. You shall make the payment of monthly licence fee, utility / facilitation charges and other applicable charges plus Govt. taxes by **25th** of the same month and all charges towards consumption of electricity / water as may be due as determined by the Authority and at the rate(s) fixed by it from time to time, failing which interest on delayed payment at the rate of **9%** per annum shall be charged from the due date for delay period of upto **30 (thirty) days** and if delay is for more than **30 (thirty) days**, then interest at the rate of **18%** per annum shall be charged from the due date, for the entire delay period.
9. You are required to complete following contractual formalities within the Business Incubation Period of **15 (fifteen) days** starting from the date of this award letter / LOIA: -
- Acceptance of the offer within **07 (seven) days** from the date of issuance of the award letter / LOIA.
 - Payment of **01 (one) month's** advance license fee within **15 (fifteen) days** from the date of issuance of the award letter / LOIA.
 - Payment of Security Deposit within **15 (fifteen) days** from the date of issuance of award letter / LOIA.
 - Execution of the Agreement and Integrity Pact within **15 (fifteen) days** from the date of issuance of award letter / LOIA (on Stamp Paper of Rs.300/- or of appropriate value and related cost to be borne by your company).
 - Commencement of the facility within gestation period.
10. You shall pay one (01) month advance license fee amounting to **Rs.7,36,050/-** (Rupees seven lakhs thirty-six thousand fifty only) within **15 (fifteen) days** from the date of this letter of intent / award. The advance license fee is inclusive of utility / facilitation charges @10% of AC space rent and amount of GST@18%. The detail of monthly license fee is as under:-



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Particulars	Amount in Rs.	GST 18%	Total in Rs.
Monthly License fee	6,01,111	1,08,200	7,09,311
Utility / facilitation charges (103 Sqm. X Rs.2,200*) X 10%	22,660	4,079	26,739
Total Amount			7,36,050

* Space Rent applicable in F.Y. 2021-22

11. You shall deposit a sum of **Rs.49,56,748/-** (Rupees forty-nine lakhs fifty-six thousand seven hundred forty-eight only) as an interest free Security Deposit (SD) equal to **06 (six)** months licence fee of the **first year** of licence plus utility / facilitation charges and applicable Govt. taxes in the form of RTGS / NEFT or in the form of Bank Guarantee (BG).

The calculation of Security Deposit (SD) is as under:-

a) SD for Licence fee, utility / facilitation charges

Particulars	Amount in Rs.	GST @18%	Total in Rs.
License fee in the first year of license	6,01,111	1,08,200	7,09,311
Utility / facilitation charges in the first year of licence (103 Sqm. X Rs.2,370*) X 10%	24,411	4,394	28,805
Total in Rs.			Rs.7,38,116
SD equivalent to 06 months (i.e. Rs.7,38,116 X 06 months)			Rs.44,28,696

* Space Rent applicable in F.Y. 2022-23

b) SD towards electricity charges: Rs.5,28,052/- (Rupees five lakhs twenty-eight thousand fifty-two only) equivalent to **5%** of annual license value of last year i.e. Rs.8,80,086 X 12 months X 5%.

12. The Bank Guarantee (BG) shall be from any Nationalized / Scheduled Commercial Banks (as per Reserve Bank of India guidelines) in the format as per **Annexure-K** having a validity period of **180 (one hundred eighty) days from the date of expiry of contract.**

- a) A Letter of Understanding also to be submitted along with the Bank Guarantee in the format as per **Annexure-L1** of tender document.
- b) Bank Charges shall be borne by your company.
- c) The Bank Guarantee (BG) from Co-operative Bank (even scheduled) / Societies / Payment Banks or in the form of FDR shall not be acceptable.
- d) The amount of Security Deposit has been calculated by considering quoted licence fee, space rent, CAM charges or any other component etc. payable by the licensee / concessionaire.
- e) AAI has made arrangements for verifications of Bank Guarantee received by AAI from Successful bidder through Structural Financial Messaging System (SFMS) of ICICI Bank whose detail is as under: -



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Corporate Name	AIRPORTS AUTHORITY OF INDIA
Bank Name	ICICI Bank
IFSC Code	ICIC0000007
BG Advising message	IFN 760COV (BG ISSUE)
	IFN 767COV (BG AMENDMENT)
*Unique Identifier Code	AAIAMRITSAR (to be mentioned in field 7037 of the BG advising message code)

- f) While submitting the documents to BG issuing Bank, you will also submit letter to the issuing bank as per the format mentioned in the **Annexure-L2** of tender document.
- g) While submitting the Original BG document, you shall also submit the copy of the SFMS BG confirmation message sent by the BG issuing Bank to ICICI Bank.
13. You are requested to make all the payments by way of online through NEFT / RTGS to AAI's Bank, whose particulars are as under:-
- a) Account Holder's Name - Airports Authority of India
 - b) Bank A/c No. (Current Account) - 30434604337
 - c) Bank Name / Branch Address - State Bank of India, Rajasansi, Amritsar
 - d) MICR Code - 143002019
 - e) IFSC Code - SBIN0002455
14. Airports Authority of India's Permanent Account Number and GST Number are as under:-
- a) Permanent Account Number (PAN) - AAACA6412D
 - b) Goods & Service Tax (GST) Registration Number - 03AAACA6412D1ZI
15. During the currency of the license, it shall be your sole responsibility to equip yourself with all necessary permits, licenses & clearances from all the concerned authorities / agencies which are required to operate the subject license. Further, you shall ensure and adhere to all the rules & regulations as issued by Central Govt. / State Govt. (Govt. of Punjab) from time to time for subject license.
16. Compliance of prevailing Security norms etc. from time to time shall be ensured by your company. For any information / clarification pertaining to prevailing Security norms and compliance thereof etc., you are requested to please contact Chief Security Officer (CSO), Security Directorate, AAI, Amritsar and Bureau of Civil Aviation Security (BCAS), Amritsar airport.
17. You have to ensure the Police verification / antecedents' verification of your employees (as per guidelines of BCAS) before applying for Airport Entry Passes (AEPs). The Charges applicable for issuance of Airport Entry Passes (AEPs) of your employees shall be borne by you.



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18. You shall intimate the names of the persons employed by you or going to employ, who are near relatives (wife, husband and dependent parents, grandparents, children, grandchildren, brothers, sisters, uncle, aunts, cousins and their corresponding in laws) of AAI employees or are ex-employees of AAI who have separated from AAI in the past 02 (two) years.
19. You shall submit the drawing / layout plan before any modification / construction at the site for approval of the Authority and you shall not erect or display any advertisements or signboards except after obtaining the prior approval in writing of the Authority.
20. Other terms and conditions shall be as per NIET / tender documents for the subject facility.
21. For efficient Management of subject licence, you shall be required to strictly follow the provisions of NIET / tender documents which includes License Agreement, General terms and conditions and Special terms & conditions etc.
22. This letter of intent / award (LOIA) shall form a part and parcel of the licence /concession agreement to be executed.

You are requested to go through the award letter and submit your acceptance for award of subject concession on your company's Letter Head along with duplicate copy of this award letter/LOIA duly signed & stamped by the authorized signatory of your company within **07 (seven) days** from the date of issuance of this letter of intent / award (LOIA).

Regards;

Handwritten signature and date: 02/12/2021

(Harmanjote Kaur)
Asst. Manager (Commercial)
For Airport Director