



भारतीय विमानपत्तन प्राधिकरण

AIRPORTS AUTHORITY OF INDIA
SRINAGAR AIRPORT SRINAGAR
TEL: 0194-2303000 - 03 (FAX) 2303313

No. AAI/SXR/Comm/Executive Lounge/

Date: 14/11/2021

To,

M/s RBA Hospitality and hotels Pvt. Ltd.,
C19- Jay yogiraj Society , Nr. Police station
Sardarnagar Ahmedabad 382475.

By Speed Post/E mail

Subject: Letter of Award (LOA) for the License for Executive Lounge facility in SHA First Floor at Srinagar International Airport, Srinagar.

Sir,

Please refer to the E-tender submitted by you (for the E-bid No. 2021_AAI_89675_1) through the NIC CPP portal for the subject facility at Srinagar International Airport and your kind participation in it. Since, you have emerged as the successful and H-1 bidder, the Competent Authority is pleased to grant you the referred License on the following Terms & Conditions: -

Terms and Conditions:

1. Description of Facility:

License for Executive Lounge facility in SHA First Floor at Srinagar International Airport, Srinagar.

2. Location and Space/Area (in Sqm/Sqft):

AREA ALLOTTED: 110 Sqm in SHA First Floor or as decided by AAI.

LOCATION: SHA First Floor at Srinagar International Airport, or at the discretion of AAI.

3. Period of License:

Five (05) Years

Exclusivity will be for 50% of contract period. Post 50% time period AAI reserves the right to award 2nd concession.

The period of licence shall be for 05 years, unless terminated earlier on account of following:

- By giving 120 days' notice in writing from either side without assigning any reason.
- Terminated by AAI on a short notice on account of un-satisfactory performance.
- Termination of expiry of the specified time period allotted for unresolved internal dispute resolution.
- Termination for regulatory / legislative or supervisory requirements.

- 4. License Fee:** During the license period, the licensee shall pay to the Authority every month in advance, by way of licence fee and applicable charges and taxes on or before 25th day of English calendar month as under: -

Period	Monthly License Fee (INR) excluding CAM/utility/GST
1 st year	Rs 9,57,786.00 (Rupees Nine lakh Fifty seven thousand seven hundred and eighty six only)/- plus applicable charges and taxes

The license fee is subject to escalation as per the provisions given in the tender.

Signature
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5. **Business Incubation Period:** Business Incubation Period of 15 days is applicable from the date of issue of the Award Letter. You are requested to complete all the formalities/ conditions of award including payment of Advance License Fee, remittance of Security Deposit and execution of License Agreement within this period.

6. **Gestation Period:**

a. Gestation period of 120 Days, reckoned from the date of handing over of sites shall be permissible.

b. No gestation period is to be permitted in case of renewal/award of the concession/ license in favor 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.

You are required to procure all Applicable Permits/Licenses under applicable Laws including BCAS security clearance, which are required to perform the License and submit copies thereof to Authority, within this period. No extension of gestation period on any reason whatsoever will be granted.

7. **Space Rent (if applicable):** A/C area space rent is Rs. 1250/- psqm p m. and space rent for non-A/C area (if applicable) is Rs 830 /- psqm p.m., which is subject to annual compound escalation as mentioned in NIT.

8. **Other Charges:**

- CAM (Common Area Maintenance) charges: As per the tender provisions.
- Utility /Facilitation charges: As per the tender provisions.
- Electricity and Water: As per the tender provisions.
- GST or any other tax levied by State / Central Govt. as applicable from time to time will be extra.

9. **Advance License Fee:** You are required to pay one-month Licence Fee in advance (by RTGS/NEFT), of Rs. 2,01,721/-, as per the details below:

Particulars	Amount (Rs.)
Monthly License Fee	Rs 9,57,786/-
CAM/Utility/Facilitation Charges (@ 10% of 110 SQM @ Rs. 1250 per SQM per month	Rs. 13,750/-
Sub Total	Rs. 9,71,536
GST @18% on above	Rs. 1,74,876
Total	Rs. 11,46,412

10. **Security Deposit:** The performance security deposit amounting to Rs 68,79,000/- (Rupees Sixty Eight Lakh Seventy nine thousand only) (rounded off to nearest thousand) equivalent to 06 (Six) months quoted licence fee shall be deposited in the form Demand Draft /Bank

14/10/2024

Guarantee from any Nationalized/Scheduled Bank (Bank Guarantee from Co-operative Banks, even scheduled co-operative banks, shall not be acceptable) in the absolute favour of Airports Authority of India, Srinagar Airport. The Bank Guarantee should be valid for the entire period of license plus Six (06) months. No interest is payable on performance security deposit by AAI. The amount has been arrived at as follows:

The SD amount equivalent to 03 months concession fee to be submitted in the form of BG from any scheduled commercial bank (Bank Guarantee from co-operative bank, even scheduled, will not be accepted) and balance 03 months equivalent concession fee by way of NEFT/RTGS or DD/PO.

The SD amount shall be furnished as under :

- a. Through BG : Rs 34,39,236/-
- b. Through RTGS/NEFT : Rs 34,39,236/-

11. **Security Deposit towards utility/electricity Charges:** The utility/electricity security deposit amounting to Rs. 10 Lakhs for electricity charges shall be deposited by you to AAI in addition to the above security deposit in absolute favour of Srinagar Intl. Airport, Srinagar in the form of Bank Guarantee/DD/Pay Order/NEFT/RTGS. No interest is payable on security deposit by AAI. The said security deposit will cover SD towards all types of utilities such as Electricity, Water, Data Port, Telephone etc.

12. **License Agreement:** You shall have to enter into an Agreement on Non-judicial stamp paper (of appropriate value/ Rs.100) within 15 (Fifteen) days from the date of issue of this award letter.

13. **BCAS Clearance:** You have to obtain all necessary Security Clearance from BCAS/any other regulatory agency as required (as applicable), within the Gestation Period. You are required to login and apply in 'e-Sahaj' portal within 05 (Five) days from the date of award letter. The required documents for security clearance are to be submitted to this Office within 10 (Seven) days from the date of award letter. No extension of Gestation Period, on account of non-receipt of BCAS clearance will be given.

14. **Airport Entry Pass:** Work Permits will be issued to your legitimate workers for construction/fabrication of counters/kiosks etc., on submission request along-with valid documents as per BCAS requirement, subject to verification. Airport Entry Pass (AEP) will be issued to your legitimate staff on submission of request along-with valid documents, subject to verification. Mere submission of request will not entail you for the issue of AEP/Worker Permits. The fees for issuance of Airport Entry Permits/Passes payable to BCAS/appropriate authorities shall be borne by the licensee.

15. **Layout Plan:** You have to submit the layout plan of the outlets with detailed drawings and get them approved by the concerned Departments of AAI, before execution of work.

16. **Electric Load:** You have to submit the electrical load requirements and electrical fittings layout of the counters/kiosks and get them approved by the concerned Departments of AAI, before execution of the works.

17. **Single Point of Contact (SPOC):** The Commercial Department will act as the SPOC for obtaining all internal permits, remittance of SD/License Fee and execution of License Agreement.

18. It may be noted that the Earnest Money Deposit of the successful bidder may be forfeited and the bidder may be debarred for further participation in AAI's tender(s) / e tender(s) for a period of one (01) year, on account on non-completion of the following:

[Signature]
14/10/2021

a) Acceptance of the offer within **seven (07) days** by submitting a duplicate copy of this LoA, duly signed by the Bidder/Authorised Signatory 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.

d. Payment towards security deposit in respect of electricity charges within 15 days from the date of issuance of award letter.

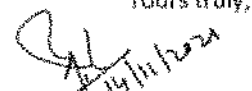
e) Execution of the Agreement within 15 days from the date of issuance of award letter (on Stamp Paper of appropriate value, related costs to be borne by the licensee).

f) Commencement of the facility within gestation period.

19. The licensee shall operate the license strictly as per the NIT and special terms and conditions mentioned in it.

20. This Letter of Award (LoA)/revised LoA (if any), its acceptance, the NIT documents and its corrigenda (as applicable) will form part and parcel of the License Agreement. This is issued with the approval of the Competent Authority.

Yours truly,


(Anurag Sharma)

Sr. Manager (Comml.)

For Airport Director
Srinagar International Airport

Encl: Annex-I: Schedule of Premises

Copy to: **The Executive Director (Comml), CHQ, AAI, New Delhi-** for kind information please.
 The Regional Executive Director -NR, New Delhi- for kind information please.

Internal: PS to APD Srinagar

All concerned.

Annexure-I: Schedule of Premises

License for Executive Lounge Facility at Srinagar International Airport

AREA ALLOTTED: 110 SQM in SHA First Floor or as decided by AAI.

LOCATION: SHA First Floor at Srinagar International Airport, or at the discretion of AAI.

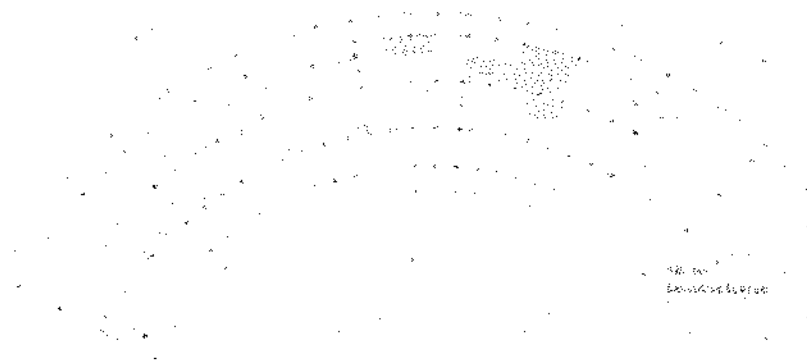
PURPOSE: License for Executive Lounge Facility in SHA F/F at Srinagar International Airport

Location Layout: As below:-

CONCESSION AREA LAYOUT

PROPOSED

SE LAYOUT



Location of the Proposed Lounge in SHA First Floor of Srinagar Airport

[Signature]
14/11/2021