



भारतीय विमानपत्तन प्राधिकरण

AIRPORTS AUTHORITY OF INDIA
SRINAGAR AIRPORT SRINAGAR

TEL: 0194-2303000 - 03 (FAX) 2303313

File No: AAI/SXR/Comm1/F&B cityside/

Date: 21/02/2022

Ms. Sofiya Jan, Proprietor,
M/s Hi Speed Taste The Chocolate Room,
City Center Plaza, Karan Nagar,
Srinagar, J&K

Subject: Letter of Award (LOA) for the **License for Food n Beverages Outlets in Departure area at Srinagar Intl. Airport.**

Madam/Sir,

Please refer to the E-tender submitted by you (for the E-bid No. 2021_AAI_99121_1) through the NIC CPP portal for the subject facility at Srinagar International Airport. The Competent Authority is pleased to grant you the referred License on the following Terms & Conditions: -

Terms and Conditions:

- Description of Facility:**
License for Food n Beverages Outlets in Departure area at Srinagar Intl. Airport.
- Location:** Departure side (as per schedule of premises)

One Snack bar of 6.5 SQM;
One Sweets, Bakery and Freshly Brewed Coffee shop of 10 SQM
- Space/Area (in Sqm/Sqft):** 16.5 SQM
- Period of License:** The period of licence shall be **06 (six) months extendable by 03 months** or award of master concessionaire to operate F&B outlets at Srinagar Airport, whichever is earlier unless terminated earlier on account of following:
 - By giving 30 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.
- 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)
1 st year	Rs. 3,42,786 + utility facilitation charges + GST.

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21/2/2022



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

6. **Business Incubation Period:** Business Incubation Period of **07 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.
7. **Gestation Period:** 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).
8. **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. for the F.Y. 2021-22, which is subject to annual compound escalation effective 1st April every year or as may be decided by AAI from time to time.
9. **Other Charges:**
 - a. CAM (Common Area Maintenance) charges: As per the tender provisions.
 - b. Utility /Facilitation charges: As per the tender provisions.
 - c. Electricity and Water: As per the tender provisions.
 - d. GST or any other tax levied by State / Central Govt. as applicable from time to time will be extra.
10. **Advance License Fee:** You are required to pay one-month Licence Fee in advance (by RTGS/NEFT), of Rs. 4,06,921/- as per the details below:

Particulars	Amount (Rs.)
Monthly License Fee	Rs. 3,42,786/-
CAM/Utility/Facilitation Charges (16.5 SQM)	Rs. 2063/-
Sub Total	Rs. 3,44,849/-
GST @18% on above	Rs. 62,073/-
Total	Rs. 4,06,922/-

11. **Security Deposit:** The performance security deposit amounting to **Rs. 12,21,000/-** equivalent to 03 (Three) months quoted licence fee plus provision for probable taxes shall be deposited. The SD amount equivalent to **01 month** 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 **02 months** equivalent concession fee by way of NEFT/RTGS or DD/PO. Bank Guarantee must be issued 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.

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Please refer ANNEXURE M of NIT pertaining to BG Verification through SFMS also and proceed accordingly while getting the BG issued from the bank.

Electricity Deposit: The electricity security deposit amounting to Rs. 2,45,000 for electricity charges shall be deposited by you to AAI in addition to the above security deposit in absolute favour of Airports Authority of India, Srinagar Airport, Srinagar in the form of Bank Guarantee/DD/Pay Order/NEFT/RTGS. No interest is payable on security deposit by AAI.

Payment of advance license fee and security deposits shall be done within 07 days from the date of issuance of the award letter.

12. **License Agreement:** You shall have to enter into an Agreement on Non-judicial stamp paper (of appropriate value/ Rs.100) purchased from Srinagar 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. **Acceptance of LoA:** You are required to submit a duplicate copy of this LoA, duly signed by the Bidder/Authorised Signatory within 07 (Seven) days towards acceptance of this Award.

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21/2/2022

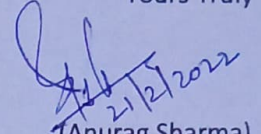


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19. This Letter of Award (LoA)/revised LoA (if any), its acceptance, the NIT documents and its corrigenda (as applicable) will for part and parcel of the License Agreement. This is issued with the approval of the Competent Authority.

Yours Truly


(Anurag Sharma)
Sr. Manager (Comml)
For Airport Director
Srinagar Intl. Airport

Copy to:

Internal

PS to APD, Jt. GM Elect, Jt. GM Civil/ DGM(F), SM(Security) / SM(Ops)



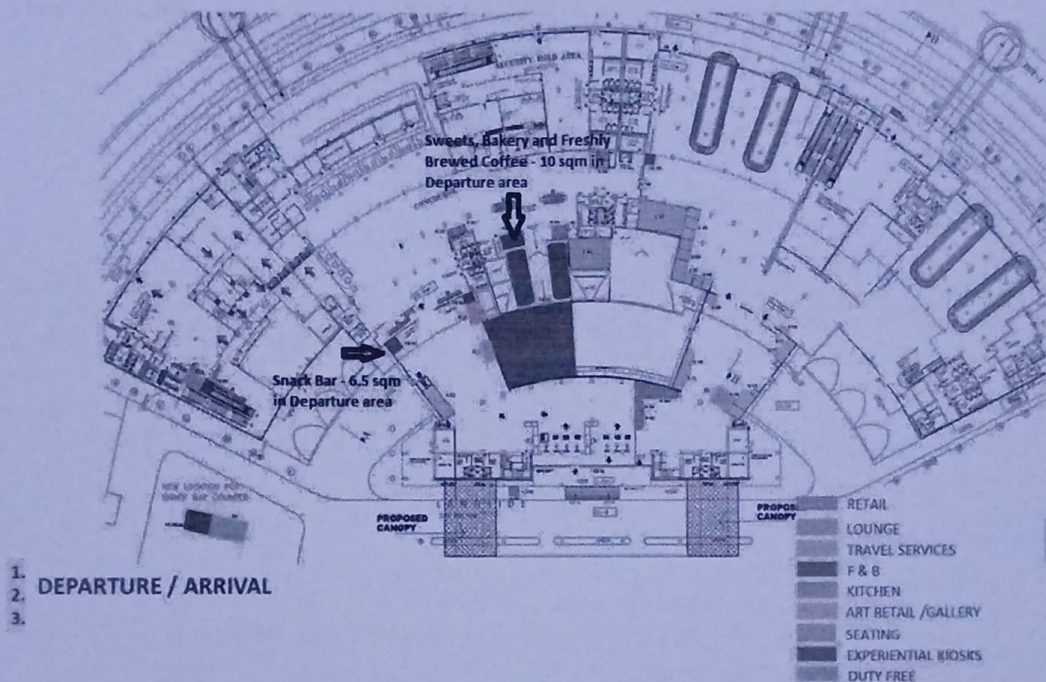
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CONCESSION AREA LAYOUT

PROPOSED LEVEL 00-DOMESTIC

AIRSIDE



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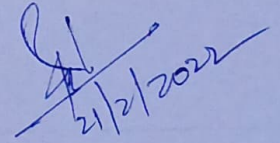
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SCHEDULE OF PREMISES

License for Food & Beverages Outlets in City side at Srinagar International Airport

1. AREA ALLOTTED: Approx. 16.5 SQM area or as decided by AAI.
 - a. One Snack bar of 6.5 SQM;
 - b. One Sweets, Bakery and Freshly Brewed Coffee shop of 10 SQM)
2. LOCATION: Departure area at Srinagar International Airport, or at the discretion of AAI.
3. PURPOSE: License for Food & Beverages Outlets in Departure Area at Srinagar Airport.

Note: The locations mentioned above are tentative and in case of non-availability of the same, alternate nearby location shall be offered which shall be binding on the licensee without any protest or demur.


21/2/2022