

सं : भा.वि.प्रा./जे.एस.जी./ वाणिज्य /VIP Services/2022-23/1062

दिनांक:10.05.2022

सेवा में,

वीआईपी सर्विसेस/ VIP Services.

HNo. 50, लोऊ खेदी/ HNo. 50, Loau Khedi,

नियर एयरपोर्ट कॉलोनी, / Near Airport Colony,

भोपाल / Bhopal-462036

विषय : वीर सुरेंद्र साई हवाईअड्डा, झारसुगुडा में सैक बार/खाद्य और पेय (एफ एंड बी)
आउटलेट के लिए लाइसेंस के संबंध में।

महोदय,

उपरोक्त विषय के संबंध में वाणिज्य विभाग द्वारा जारी किया गया संलग्न अवार्ड लेटर (Award Letter) आप के उचित कार्रवाई हेतु प्रेषित है ।

सधन्यवाद ,

भवदीय



(वीरेंद्र शुक्ला)

प्रबंधक (इंजीनियरिंग-विद्युत)

वाणिज्यिक प्रभारी

कृते विमानपत्तन निर्देशक

एएआई, वी.एस.एस एयरपोर्ट, झारसुगुडा



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA



No. AAI/JSO/Comml/VIP Services/2022-23/

Dt. 10.05.2022

To,

VIP Services.
HNo. 50, Loau Khedi,
Near Airport Colony,
Bhopal-462036.

Sub: - Award of License for Snack bar/Food & Beverages (F&B) Outlet at VSS Airport, Jharsuguda.

Sir,

Reference may please be made vide E-Tender ID: 2022_AAI_104546_1 dated 05.02.2022 on the above-mentioned subject which you are participated. In this context the Competent Authority is pleased to allot the space for Snack bar/Food & Beverages (F&B) Outlet as mentioned below in V.S.S. Airport, Jharsuguda on the following terms and conditions:

Sl. No.	Space allotted for	Area	Rate @	Location
1.	Snack bar/Food & Beverages (F&B) Outlet.	(22.03 + 13.82 + 5.75) = 41.6 Sq.mt.	Rs.2,41,999/- p.m. License Fee + Utility Charges & applicable GST	1. Departure Concourse. 2. SHA. 3. Parking Area.

- 1. Commencement of contract Period:** The contract shall have deemed to commence from the date of taking over the site or expiry of gestation period, whichever is earlier. Gestation Period 30 days + Incubation period 15 = 45 days. Gestation will start from the date of issue of award letter. Concession fee Commencement date will be 46th day from award letter or date of taking over the site, whichever is earlier.
- 2. Period of contract:** It shall be valid for Seven (07)-Years.
- 3. License fee:** The license fee will be Rs. 2,41,999/- (Rupees Two Lakh Forty-One Thousand Nine Hundred Ninety-Nine only) per month with 15% compound annual escalation for subsequent years. In addition to license fee other applicable taxes, levies (at the applicable rates from time to time) & electricity charges (actual consumption) at the prevailing rates shall also be payable by the licensee. Utility charges @ 10% of the prevailing space rent also be chargeable extra. The prevailing space rent for FY: 2022-23 is Rs. 1000/- per sq.mt per month for A.C space and Rs. 670/- per sq.mt per month for Non-A.C space. First annual space rent escalation of 7.5% will be applicable w.e.f. 01.04.2025.

License Fee at the above-mentioned rates per month will be as follows:



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License fee for the above space (41.6 sq.mt.)	Rs 2,41,999.00
Utility Charges @10% of Space Rent only (35.85sq.mt. x @Rs.1000 p.m. x 10%) p.m. + (5.75 sq.mt. x @Rs.670 p.m. x 10%) p.m.	Rs. 3,970.25
GST @ 18%	Rs 44,274.46
Grand T O T A L	Rs 2,90,244.00

(Rupees Two Lakh Ninety Thousand Two Hundred Forty-Four only)

- Security Deposit:** The licensee shall deposit Security Deposit i.e. **Rs.34,29,728/- (Rupees Thirty-Four Lakh Twenty-Nine Thousand Seven Hundred Twenty-Eight only)** (equivalent to Eight Months License fee of 7th Year) excluding G.S.T. In addition to that the Licensee will have to pay Rs. 10,000/- Electricity Security Deposit. **The Security Deposit amount of Rs.17,14,864/- (04-months equivalent concession fee) to be submitted in the form of NEFT/RTGS/BG from any schedule commercial bank and balance amount of Rs.17,14,864/- (04-months equivalent concession fee) by way of NEFT/RTGS in favour of Airports Authority of India, Jharsuguda Airport, within 15 days of date of award. The Validity of Security Deposit will be 06 months beyond the contract period. There will be No interest will be payable by AAI on SD amount. This security deposit will be reimbursed after completion of this contract.**
- Total Amount payable:** A sum of **Rs.37,29,972/- (2,90,244 + 34,29,728 + 10,000) (Rupees Thirty-Seven Lakh Twenty-Nine Thousand Nine Hundred Seventy-Two only)** by way of Demand Draft/NEFT/RTGS in Nationalized/Scheduled bank in absolute favor of 'Airports Authority of India', payable at Jharsuguda within 10 (Ten) days from the date of award of this letter.
- Charges on Electricity/water:** In addition to Space rent, the Licensee shall have to pay the charges for electricity and water wherever provided by AAI. Moreover, the Licensee shall also pay conservancy and other local charges, if any, as decided by the AAI. After signing of agreement, you have to contact concerned engineers (elect/civil) for Electricity and water requirements.
- Acceptance of award:** The licensee should convey the acceptance within 10 days by signing and returning of the duplicate copy.
- Delayed Payment:** The Licensee shall pay the space rent and other charges by way of Demand Draft/NEFT/RTGS etc. from a Nationalized /scheduled Bank in absolute favour of Airports Authority of India, payable at Jharsuguda. In the event of failure to pay the space rent by due date, i.e., in the event of outstanding dues exceeds one month, the authority may without prejudice to other rights & remedies be entitled to charge penal interest @ 12% per annum on delayed payment for the 1st month & thereafter @18% per annum for maximum of two months thereafter. All payments shall be paid by 10th of every month as advance payment for that month, as per the rates applicable notwithstanding that no bill has been received by you.
- The Licensee should not utilize the allotted space other than purpose mentioned above.



10. Agreement:

- (a) The Licensee shall have to execute necessary agreement in prescribed form in respect of the above space on non-judicial stamp paper of value Rs.100.00 and submit to Airport Director, Jharsuguda office in duplicate within 15 days of issue of this letter. The contract will become void and may be terminated without any notice and the party cannot claim any damage, if the agreement not executed within 30 days of this letter.
 - (b) The licensee should submit the renewal application at least One month in advance before the expiry of the agreement for renewal of space/land.
 - (c) Failure on the part of licensee for non-submission of timely application for renewal shall be treated as unauthorized occupation for which the licensee is liable to pay damage charges @ 2 times of the normal license fee till their request for renewal is regularized by AAI.
 - (d) A joint measurement of the area should be conducted by AAI and the Licensee within 15 days from the date of the award letter. If the licensee fails to depute any authorized representative for the measurement within 15 days, then AAI representative may conduct the measurement and inform the party that the same will be forming part of agreement and will be binding.
 - (e) The contract will be deemed to have commenced from the date of the award letter or date of handing/taking over whichever is earlier. The licensee is bound to pay the contract value from this date even if the facility has not been taken over. The contract remains voidable in the hands of AAI if the allottee fails to complete the set of formalities within the prescribed time.
11. The Licensee shall not make any structural addition or alternation in allotted space without the approval in writing of AAI.
 12. The Licensee shall at all-time comply with all safety requirements for storage of inflammable materials.
 13. This award letter is part & parcel of the license Agreement.
 14. The Details for deposition of License fee etc. through NEFT/RTGS is as follows:
Name of Bank: State Bank of India
Branch: Jharsuguda
IFSC code: SBIN0000238
Beneficiary Name: Airports Authority of India
Account number: 11346746023
 15. The Licensee shall submit a lay-out plan of the shop for approval of the Competent Authority.
 16. The Licensee shall abide by all the rules and regulation of Labour Laws applicable from time to time
 17. Airport Entry Passes (maximum six numbers) will be issued as per guidelines of BCAS on payment of applicable charges by the licensee.
 18. The Licensee shall maintain at his own cost all the electric fittings, installations provided by AAI and such other electric equipment including Fire Alarm System as may be provided



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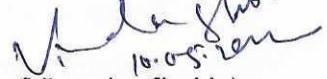


by the Authority in the said premises or as may hereafter be provided by the said Authority in the said premises.

19. The Licensee shall not use the premises for any purpose other than that for which the licensee has been granted. The Licensee shall not erect or display any other type of advertisement or signboards upon the said premises without prior permission in writing from the Authority.
20. The Licensee is also requested to intimate the names of the persons to be employed for the said licensee before commencement of the licensee.
21. The Licensee will receive the premises as is where is basis. The Extra wiring/illumination requirements, additional power points will be borne by the Licensee only with prior intimation to AAI & after obtaining approval in writing from AAI.
22. The licensee cannot carry out any other business from the allotted space except for the contract awarded, if found, license will be terminated & penalty will be charged.
23. The license can be terminated on account of following:
 - (a) By giving 180 days' notice in writing form the either side without assigning any reason.
 - (b) Terminated by AAI on short notice on account of unsatisfactory performance by the licensee.
 - (c) Termination on expiry of the specified time period allotted for unresolved internal dispute resolution.
24. Beside above, all other terms and conditions of AAI/Tender Document/NIT are also applicable/part award letter and agreement

If the above offer is acceptable to you, you are advised to communicate the acceptance of offer within 07 days from the date of issue of award letter.

Yours faithfully,


10.05.2020
(Virendra Shukla)

Manager (Engg-Elect)
Commercial In-Charge
For Airport Director
AAI, VSS Airport, Jharsuguda