

Ref. No. AAI/SIL/COMML-34/RESTAURANT/

Date 14.10.2022

To,
M/s. Shri Krishna Manikanta Hotel,
4-8-323, Sri Tulja Nivas, Gowliguda,
Hyderabad-500012

Sub: - **AWARD LETTER FOR LICENCE FOR RESTAURANT AT CITY SIDE OF
SILCHAR AIRPORT.**

Dear Sir,

Reference is made to the proposal submitted by M/s. Shri Krishna Manikanta Hotel in response of this office Tender vide ID No. 2022_AAI_109964_1 for Licence for Restaurant at City Side of Silchar Airport, for which the Technical Bid was opened on 20.04.2022 and Financial Bid was opened on 06.05.2022.

The Competent Authority is pleased to grant you the referred Concession on the following AAI's Terms & Conditions: -

1. **Description of Facility**: Licence for Restaurant at City Side of Silchar Airport.
2. **Location**: Room No. 6, Cargo Complex, Near Vehicle Parking Area at Silchar Airport.
3. **Space/Area (in Sqm)**: 41.4 Sq mtr (approx.) (Non - A/C space).
4. **Period of Concession**: The period of concession shall be for 07 (Seven) Years.
5. **Monthly Concession fee**:

- a. Monthly Concession fee shall be **Rs.31,369/-** Per Month.
- b. Utility/ Facilitation Charges at 10% of normal space rent (or as may be notified by AAI from time to time for the allotted space for Kitchen & Storage Area. Presently normal notified Non-A/C space rent is Rs.720/- Per Sqmtr. Per Month. The space rent is subject to annual escalation @7.5% on 1st April (to the nearest multiple of Rs.10/-) of every year or as decided by AAI from time to time.
- c. All Government Taxes including GST at applicable rates notified by Government of India/State Government/UT from time to time.

6. **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.

7. **Advance Concession Fee**:

One-month advance Concession fee of **Rs.38,715/-** (Concession Fee @ Rs.31,369/- +Utility facilitation charges @Rs.1440/-(considering 20 Sqm as Kitchen/Utility Area) + GST @ Rs.5906/-) (**Rupees Thirty-Eight Thousand Seven Hundred and Fifteen only**) is payable in the form of NEFT/ RTGS in favor of



Airports Authority of India at Silchar Airport **within 15 days** from the date of issue of this award letter

8. Interest on delayed payment:

The concessionaire has to make the payment of the Concession Fees etc. by 25th of same month, failing which interest on delayed payment shall 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.

9. Business Incubation Period:

It shall mean a period of **15 days** from the date of issuance of this award letter. The selected bidder will be under obligation to complete all the formalities conditions of award as specified in this award letter.

10. 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.

11. Gestation Period:

The Gestation Period of Ninety **(90) days** is a Concession Fee Holiday Period. However, it is expected that the Concessionaire within this period completely installs outlets as per approved Concessionaire Managed Locations Layout Plan.

12. Security Deposit:

- a. Payment of Security Deposit equal 06 (Six) months of concession fee (based on 1st year Concession fee) i.e., **Rs.3,09,720/- (Rupees Three Lakh Nine Thousand Seven Hundred Twenty only)** in the form of NEFT/RTGS or BG from a Nationalized / Scheduled bank, Bank guarantee from Co-operative Bank shall not be accepted. Bank Guarantee shall **valid entire period of concession plus 06 (six) months** after the expiry of License period, in favour of Airports Authority of India at Silchar Airport **within 15 days** from the date of issue of award letter.

(While submitting the documents to BG issuing bank, the concessionaire will also submit letter to the issuing bank as per the format attached)

- b. Payment of Security Deposit equivalent to 5% of annual concession fee, i.e. **Rs.23,229/- (Rupees Twenty-Three Thousand Two Hundred Twenty-Nine 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 Silchar Airport **within 15 days** from the date of the issue of award letter.
- c. The bank details for NEFT/RTGS are as given below:



- i. Account Name : Airports Authority of India
- ii. Account Type : Current
- iii. IFSC Code : SBIN0007217
- iv. A/C No : 35722037714
- v. Bank : State Bank of India
- vi. Branch : AFS, KUMBHIRGRAM

d. No interest is payable on security deposit.

e. Name of Contact person along with contact number and Email Id, where the bills and other official correspondence are to be forwarded, may please be provided to this office.

13. Concession Agreement is to be executed on a Non-Judicial Stamp Paper (denomination of Rs.100/-) within 15 days from the date of issuance of this award letter.

14. BCAS Clearance:

Concessioner 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 07 (Seven) days from the date of award letter. Once you received the documents for security clearance the same shall be submitted to this Office immediately. No extension of Gestation Period, on account of non-receipt of BCAS clearance will be given.

15. 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 Concessioner.

16. Layout Plan:

Concessioner 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.

17. Electric Load:

Agency 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.

18. Single Point of Contact (SPOC):

The Commercial Department will act as the SPOC for obtaining all internal permits, remittance of SD/Concession Fee and execution of Concession Agreement.



19. Special Terms & Conditions:

- i. The Licensee shall submit to the Authority the F&B Items offered for sale & their Rates. The Licensee shall take prior approval of the same before commencement of the operations. The approved Rate list should be displayed in prominent places within the premises. Packaged items are not to be sold above the printed Maximum Retail Price i.e. No extra charges shall be levied over & above such price list/MRP.
- ii. The Licensee shall obtain the relevant permissions, No Objection Certificates (NOC) and shall, if required, also satisfy such other conditions/clearances required for operating the Restaurant and shall submit copies of the same to the Authority prior to commencement of operations.
- iii. The Licensee shall ensure that the range of F&B Items are offered at the outlet are driven by current / emerging passenger mix and other relevant factors.
- iv. The Licensee shall accept major credit cards/debit cards, BHIM app/ UPI and e-wallets as a means of payment and not add any surcharge to the price nor impose a minimum spending requirement when credit cards are offered as a means of payment. The BHIM QR code must be displayed at conspicuous location. All sales transactions shall be accompanied by issue of electronic sales receipts to customers.

20. Acceptance of LOIA:

You are required to submit a duplicate copy of this LOIA, duly signed by the Bidder/Authorized Signatory within 07 (Seven) days towards acceptance of this Award and also complete other formalities as per para 7, 12 & 13 above.

21. In addition, all terms and conditions enumerated in the Tender Documents (Tender ID No. **2022_AAI_109964_1**) and this award letter (LOIA), its acceptance, the NIT documents and its corrigendum (as applicable) will for part and parcel of the License Agreement.

This issues with the approval of the competent authority.

Encl: - BG Verification Letter.

(Arnab Kumar Das)
Sr. Manager (Com-Elex)/ Comml
for Airport Director