

भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

No. AAI/UDR/Comml/DPL/2022-23/

Dated: 09.09.2022

MAIL/SPEED POST

To,

M/s. Liquor World Venture Pvt. Ltd.
14 First Floor, Maharani Jhansi Road,
Opp. Khalsa College for Women,
Ludhiana, Punjab-141001

Sub: Award of License for Duty Paid Liquor Shop in Arrival Hall at Maharana Pratap Airport, Udaipur.

Ref: (Tender ID: 2022 AAI 116255 1)

Sir,

In response to your offer to the E-tender (Tender ID: 2022_AAI_116255_1) on the subject, the Competent Authority is pleased to award the license for **Duty Paid Liquor Shop in Arrival Hall at Maharana Pratap Airport, Udaipur** to you (M/s. Liquor World Venture Pvt. Ltd.) for a period of **05 (FIVE) YEARS** subject to completion of following terms and conditions:

1. **Periodicity** - The period of License will be **05 (FIVE) YEARS**.
2. **Location** - Arrival Hall (Area – 40 (Forty) SQM) at Maharana Pratap Airport, Udaipur. (Refer Appendix – 3 and 4 of tender document.)
3. Acceptance of the offer within Seven (07) days from the date of issuance of this award letter.

[Signature]
09/09/22

महाराणा प्रताप हवाई अड्डा, उदयपुर - 313022
Maharana Pratap Airport, Udaipur - 313022

दुरभाष : 0294-2655950
फैक्स : 0294-2655953

4. **Advance License Fee** - Payment of one month's advance license fee i.e. ₹ 10,64,624/- (Rupees Ten Lakh Sixty Four Thousand Six Hundred Twenty Four only) within 15 (fifteen) days from the date of issuance of the award letter / LOIA in the form of NEFT / RTGS.

Note: Advance license fee is calculated tentatively on the basis of average of last 12 months domestic arriving passengers i.e. 47,028 Nos. (From Sept-21 to Aug-22). However, this concession fee shall be increased / decreased based on the actual domestic arriving passengers.

5. **Security Deposit:** Payment of Security Deposit (interest free) equal to 6 (Six) Months license fee (inclusive of CAM charges, GST etc.) for the 5th year, i.e. ₹ 64,04,400/- (Rupees Sixty Four Lakh Four Thousand Four Hundred only) within 15 (fifteen) days from the date of issuance of this LOIA / Award letter in the form of NEFT / RTGS or Bank Guarantee (BG) issued by a Nationalized/Scheduled Bank (Bank Guarantee form Co-Operative Banks, even scheduled co-operative banks, shall not be accepted) in favour of AIRPORTS AUTHORITY OF INDIA payable at UDAIPUR.

Payment of Security Deposit (interest free) in respect of electricity charges equivalent to 5% of annual license / concession value (inclusive of CAM charges, GST etc.) for the last year, i.e. ₹ 6,40,440/- (Rupees Six Lakh Forty Thousand Four Hundred Forty only) within 15 (fifteen) days from the date of issuance of this LOIA / Award letter in the form of NEFT / RTGS or Bank Guarantee (BG) issued by a Nationalized/Scheduled Bank (Bank Guarantee form Co-Operative Banks, even scheduled co-operative banks, shall not be accepted) in favour of AIRPORTS AUTHORITY OF INDIA payable at UDAIPUR. The said security deposit will cover SD towards all types of utilities such as Electricity, Water, Data Port, Telephone etc.

Note:

- i. Bank Guarantee shall be in the format as per Annexure-K of tender document having a validity period of 180 (one hundred eighty) days from the date of expiry of contract. Bank Charges shall be borne by the licensee.
- ii. A Letter of Understanding is also to be submitted along with Bank Guarantee(s) in the format as per Annexure-L of tender document.

- iii. While submitting the documents to BG issuing Bank, you shall also submit letter to the issuing bank as per the format mentioned in the Annexure-L2 of tender document.
- iv. 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.
- v. The security deposit amount is subject to upward revision to be calculated on commencement of third year of the contract on the basis of average of domestic arriving passengers of preceding twelve (12) months.
6. **Concession Agreement** : Execution of the Agreement within 15 (fifteen) days from the date of issuance of award letter (on Stamp paper of appropriate value, related costs to be borne by the licensee).
7. **Monthly license Fee** -
- i. Minimum Monthly Guarantee (MMG) of ₹ 2,58,100/- (Rupees Two Lakh Fifty Eight Thousand One Hundred Only),
- OR
- Monthly license fee arrived at by multiplying quoted rate per hundred domestic arriving passenger (i.e. ₹ 1907.00 (Rupees One Thousand Nine Hundred Seven Only)) by total number of domestic arriving passenger per month divided by 100,
- whichever is higher.**
- ii. Utility/Facilitation Charges/CAM Charges at 10% of normal space rent (or as may be notified by AAI from time to time, presently normal notified Space rent of ₹ 1350/- Per Sqm Per Month for AC Space and ₹ 890/- Per Sqm Per Month for Non- AC space is applicable w.e.f. 01.04.2022, which are subject to annual escalation @7.5% then rounded off nearest to ₹ 10/- from 1st April of every year or as may be notified by AAI from time to time) for allotted space.

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- iii. The Minimum Monthly Guarantee (MMG) amount is subject to annual escalation as detailed in the NIT.
- iv. 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.
- v. 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.
8. Airports Authority of India shall raise bill on or before 10th of every month. The licensee has to make the payment of License Fees etc. by 25th of the same month, failing which interest on delayed payment at the rate of 9% per annum shall be charged from the due date for delay period of up to 30 days and if delay is for more than 30 days, then interest at the rate of 18% per annum shall be charged from the due date, for entire delay period.
9. The Business Incubation Period, Handing over of sites, Gestation Period, Commencement of Business and Date of Commencement of License Fee / Concession Fee etc. shall be as per NIET / tender document.
10. Details of Bank Account of Airports Authority of India for online payments (NEFT / RTGS) are given below:

Account Name	Airports Authority of India
Account Type	Current
Account No.	33783057199
Bank Name	State Bank of India
Branch	Pratap Nagar, Udaipur, Rajasthan
IFSC Code	SBIN0031592

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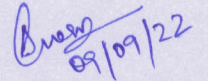
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11. It shall be licensee's responsibility to obtain all necessary security clearance from BCAS/any other regulatory agency as required within prescribed time period. Compliance of prevailing security norms etc. from time to time shall be ensured by you.
12. It shall be licensee's responsibility to obtain license from the state excise department as per the prevailing state excise policy and to ensure all compliances of state excise policy and any revision thereof.
13. The necessary Airport Entry Permits to the employees of the concessionaire shall be issued as per the rules/regulations of BCAS. It shall be licensee's responsibility to ensure and obtain police verification and relevant documents for this purpose. The charges applicable for issuance of Airport Entry Passes shall be borne by you.
14. All the terms and conditions/provisions of NIT/Tender documents shall be applicable.
15. This award letter / LOIA, NIT shall form part and parcel of the license/concession agreement.

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

Enclosure: As above.

Regards,


09/09/22

Abhishek Verma

Assistant Manager (Comml.)

For Airport Director

Maharana Pratap Airport, Udaipur

Copy to :

1. The Regional Executive Director, Northern Region, Airports Authority of India, Operational Office Complex, Rangpuri, Gurgaon Road, New Delhi-37.

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(Kind Attention - Commercial Section).

2. In Charge (Operations) - AAI, MPA Udaipur
3. In Charge (Engg-Elect) - AAI, MPA, Udaipur.
4. In Charge (Engg-Civil) - AAI, MPA Udaipur
5. In Charge (Finance) - AAI, MPA Udaipur
6. In Charge (Security/PIC) - AAI, MPA Udaipur.

Regards,

Abhishek Verma

Assistant Manager (Comml.)

For Airport Director

Maharana Pratap Airport, Udaipur

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Signature Not Verified

Digitally signed by SUSHIL KUMAR
CHOUDHARY

Date: 2022.09.15 16:50:45 IST

Location: eProcurement System for Central
PSUs