



Ref. no.: E-7/JJ/KS/ 76

Date: 01.11.2022

To,
✓ M/s. Gupta Provision Stores,
Plot No.65. Gate no. 7,
Malwani, Malad (West),
Mumbai - 400095.

Sub: Letter of intent to Award (LOIA) - The licence for running the kirana shop/provisional stores at Juhu Airport.

Sir,

Reference may please be made to your participation in the tender for running the Kirana Shop/Provisional stores at Juhu Airport on 25.05.2022.

The Competent Authority is pleased to award the Kirana Shop/ Provisional stores at Juhu Airport Colony, Juhu to M/s. Gupta Provision Stores on the following terms and conditions:

1. The Licence is for a period of 03 years from the date of taking over of site for operation or completion of gestation period, whichever is earlier.
2. An area of 83 SQM is allotted at the Juhu Airport residential colony for running the Kirana Shop/Provisional stores.
3. The License Fees shall be as under which is payable to Airports Authority of India in advance before 25th of each calendar month of the respective month irrespective of receiving of bill or not: -

Year	Rate of Licence Fees per month for Juhu Kirana Shop
1st Year	Rs.27000/- + GST applicable on time
2nd Year	Rs.29700/- + GST applicable on time
3rd Year	Rs.32670/- + GST applicable on time

4. The Licensee shall also pay the Utility / Facilitation Charges @ 10% on the Space Rental Charges (License Fee), in case the same is availed from Airports Authority of India. In addition to the above, the Licensee is liable to pay 5% of annual license fee of last year as Security Deposit towards Electricity charges /water charges, if avails from Airports Authority of India.
5. The Licensee shall pay all charges towards consumption of electricity and water as may be due as determined by the Authority and the rate (s) fixed by it from time to time. Such charges shall be paid within the date specified in the bill.
6. The Licensee shall pay all rates, assessment, outgoing, other Statutory taxes like Property Tax, NA Tax, etc. as leviable on the Licensee as per the

applicable laws in respect of the said Premises. All payments made in pursuance to the said agreement will be subject to tax deduction at source, if any, as per tax laws currently applicable or as may become applicable in the future, The Licensee shall provide a self-attested copy of its valid Permanent Account Number (PAN) allotted under the Tax Act, 1961. The Licensee shall issue Tax Deduction at Source certificates within the stipulated time as per the provision of the applicable laws in force and proof of such payments of taxes maybe made directly to agencies shall be provided to AAI without fail.

7. The Licensee shall submit the security deposit of Rs.108000/- (One Lakh Eight Thousand only) equivalent to four months licence fee of first year in the form of Demand Draft / Bank Guarantee of a Nationalised (Bank Guarantee from Co-operative Banks, even Schedule Co-operative Banks, shall not be acceptable) in favour of Airports Authority of India within 15 days from the date of award Letter. Bank Guarantee shall be valid for a period of six months from the expiry of the license.
8. The AAI shall raise bill on or before 10th of every month. The concessionaire has to make the payment of Licence 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. **Set-Off Clause:**
In the event of a default or breach in payment of license fee or interest amount or any other amount due with the licensee of whatever nature as per the provision of this contract, AAI is hereby authorized to adjust such amount from time to time the fullest extent, with prior notice of 07 (Seven) days to the licensee, by set off and apply any or all amount at any time held with AAI as security deposit or bank guarantee or any other amount as part of this contract or from any other expired/closed/terminated contracts of licensee with AAI. This is without prejudice to any rights and remedies available with AAI to recover the dues from licensee as prescribed by Law.
10. The Licensee must necessarily operate the contract for minimum 50 % of the total period of contract failing which, the Licensee shall liable to be debarred for a period of one year.
11. Electricity/water and other outgoing charges shall be levied as per actual consumption for which bills shall be raised by the AAI wherever applicable and payment shall be made accordingly by the licensee.

12. An agreement shall be executed in the prescribed form on non-judicial Stamp Paper of Rs.100/- within 15 days of this letter. The cost of the stamp paper shall be borne by the licensee.
13. All terms and conditions of the NIT as well as the agreement executed shall be binding on the licensee. The terms & conditions of the contract shall be issued separately.
14. Gestation period will be 30 days from the date of issuance of this letter.
15. Sale of cooked food items/ milk products / drinking water/ Stationery items/ mobile Recharge / Xerox etc. is also permitted along with Grocery items.

You are requested to convey your acceptance within 10 days from the receipt of this award letter by returning the signed duplicate copy to this office.

This documents shall from part of the agreement.

Thanking you,

Yours sincerely,



(Shailendra Chaudhary)
Sr. Manager (E-E / Comm)
For Airport Director
Juhu Airport