



पत्र संख्या: AAI/HBX/Comrl/22-23/Award Letter/ Boomerang/ 2964 - दिनांक: 31/10/2022
2971

सेवा मे. To,

M/s Boomerang Restaurants and Bar
17-1-383/1P/3,
Indraprastha Colony, Saidabad,
Hyderabad - 500 059.

विषय/Sub: Award of license for Snack Bar in SHA at Hubballi Airport - Reg.

महोदय/महोदया Sir/Madam,

1. Kind reference is invited to our tender no. 2021_AAI_120461_1 (July 2022) Technical Bid opened on 16th July 2022 and Financial Bid opened on 11th October 2022 on the subject cited above.

2. In this regard, Competent Authority is pleased to convey the award of license for Snack Bar in SHA at Hubballi Airport by M/s Boomerang Restaurants and Bar, having its corporate office 17-1-383/1P/3, Indraprastha Colony, Saidabad, Hyderabad - 500 059, at the quoted License fee of Rs.2,01,111/- p.m. excluding GST (Rupees Two Lakh One Thousand One Hundred and eleven only per month) excluding GST, subject to following terms & conditions -

i.	License For	License for Snack Bar at SHA of Hubballi Airport
ii.	Area	10.42 sq.m.
iii.	Location	Departure Hall of Terminal Building (SHA) - Hubballi Airport
iv.	Period of Award	7 years
v.	License Fee	Rs.2,01,111/-Per Month (Excluding GST) <u>Note:</u> a) GST payable at applicable rates as notified by GoI/GoK. (Currently @ 18%) b) Licensee shall pay monthly license fee to Airports Authority of India - every month on or before 25th day of English calendar by way of demand draft in favour of Airports Authority of India, payable at Hubballi or by NEFT/RTGS (Details enclosed).



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		c) License Fees shall be subject to annual escalation of 10% - With first annual escalation applicable after completion of 1 Year + 6 Months license period.
vi.	Common Area Maintenance Charges (CAM)	10% on AC Space rent shall be payable. <u>Note:</u> a) The current notified AC space rental is Rs. 1,075/- per square meter per month. b) The space rental is subject to 7.5% compounded annual escalation on 1st April of every year or as may be decided by AAI from time to time.
vii.	Electricity Charges	Rs. 9.05/- per unit <u>Note:</u> a) Rates are subject to revision. b) Licensee shall fix their own energy meter(s) for calculating the power consumption duly certified by OEM, failing which licensee shall be billed on theoretical consumption.
viii.	Interests on Delayed Payment	Interest at the rate of 9% per annum from the due date up to 30 days & 18% per annum from due date to entire delay period shall be payable by the licensee on all delayed payments.
ix.	Security Deposit	a) Rs. 19,09,064/- $[(2,01,111 + 10.42 * 1075/- * 10\%) + \text{GST } 18\% * 8]$ (Equivalent to 8 Months of Monthly LF + CAM Charges + GST); (SD to be furnished in the form of Bank Guarantee only to be issued by Scheduled Bank having validity period of 180 days from the date of expiry of contract.) b) Rs. 1,20,667/- (5% of Annual License/Concession value or minimum deposit of Rs. 10,000/- and a maximum deposit of Rs. 10 Lakhs which includes such as Electricity, Water, Data Port, Telephone etc.)
x.	Advance License Fee	Rs. 2,38,633/- Per Month (Including GST & CAM)
xi.	Business Incubation Period	Maximum of 30 days from the date of issuance of LOIA.
xii.	Gestation Period	Gestation Period of 60 days from the date of handing over of site shall be permissible If the agency fails to complete the conditions of award within the business incubation period, gestation period will be

Hubballi Airport, Hubballi-580 030 Phone: (0836) 2237921

Fax: (0836) 2237920

Email Id: apchubli@aai.aero, comrlhubli@aai.aero



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		deemed to commence from 31 st day of issuance of LOIA.
xiii.	Security Norms*	Licensee must obtain the security clearance and approval of security program from BCAS before the commencement of facility.
xiii.	Obligation of Govt. Laws/Rules	Licensee, his agents & staffs shall observe, perform & comply with all rules & regulations of Shop & Establishment Act, Factories Act, Industrial Disputes Act, Minimum Wages Act and any rules and regulations made by State/Central Govt. of India/Airports Authority of India.

2. Contract management shall be done at Hubballi Airport and licensee shall pay the applicable License Fee, CAM & Electricity Charges at Hubballi Airport (including security deposit).

You are requested to sign and complete the documentation cum financial formalities and execute the licensee agreement as per the format. The licensee shall execute the concession agreement on non – judicial stamp paper of Rs. 100/- in the prescribed format within 15 days of date of issue of this award letter. The contact details of Airport Director, Hubballi is 0836-2237921 (Direct Number), 9449827652 (Mobile Number) & e-mail id apchubli@aai.aero

3. The licensee shall depute an authorized representative (with authorization letter) for measurement and taking over of the site.

4. Any other regulatory(or)statuary clearance/permission shall be obtained by the licensee from state/central govt. etc. for running the facility before its commissioning.

5. Copy of this award letter shall be returned to this office within 15 days from issue of this letter, duly signed along with the acceptance letter as a token of having accepted the terms & conditions of the award.

6. No advertising/branding shall be permitted. Only signboard indicating the logo & name of the agency shall be permitted to be displayed. The licensee is liable to obtain proper insurance coverage for the properties/goods to be stored or used in the premises.

7. Only electrical power source shall be provided by AAI from its nearest location. Further distribution & wiring shall be carried out by the agency. List of equipment's with its electrical load, shall be intimated to Electrical Department, AAI – before its installation.

8. Allotted space shall be subject to vacation after giving 2 months' notice by the O/o Airport Director, AAI – Hubballi Airport.

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9. The licensee shall indemnify Airport Authority of India from/against any claims made or damages suffered by Airport Authority of India by reason of any default on the part of the licensee in the due observance and performance of the provisions of any law which may be related to the area in which premises are located.

10. Licensee shall have no right to object as and when the authority decides to grant additional license for similar facility at the airport premises where the licensee is rendering such services.

11. Acceptance of award letter and NIT conditions shall form part and parcel of the license agreement.

12. License must mandatorily obtain the security clearance and security program approval within the gestation period from BCAS. AAI will not be responsible for the delay in getting the necessary clearance from BCAS.

Thanking You,

Yours Faithfully,

प्रमोद कुमार ठाकरे/Pramod Kumar Thakre
विमानपत्तन निदेशक/ Airport Director
हुबबल्लि हवाई अड्डा /Hubballi Airport

Enclosed:

- a) Schedule of Premises - Annex A
- b) AAI HBX Bank Details - Annex B

Copy To: (NOO)

- 1. GM(Fin), RHQ-SR, - AAI Chennai.
- 2. Jt. GM (Commercial) - RHQ, SR - AAI Chennai.
- 3. Jt. GM (Vigilance) - RHQ, SR - AAI Chennai.

Internal

HOD (Civil/Electrical/Commercial/Terminal/Security)

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Annexure – A

SCHEDULE OF PREMISES

Sl. No	Purpose	Area in Sqm	License Fee Per Month (Excl. GST)
1.	Snack Bar at Security Hold Area (SHA) – Hubballi Airport	10.42 sq. m.	Rs.2,01,111/-Per Month

Note: Annual escalation of 10% shall be applicable on License Fee on completion of 1 year + 6-month license period.

सादर/With Regards,

प्रमोद कुमार ठाकरे/Pramod Kumar Thakre
विमानपत्तन निदेशक/ Airport Director
हुबबल्लि हवाई अड्डा /Hubballi Airport



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Annexure - B

Vendor Registration Form -

Name	Airports Authority of India
Address	Gokul Road, Hubballi Airport, Hubballi, Karnataka - 580030
City	Hubballi
Pin code	580030
Telephone	0836-2237921
e-mail id	apchubli@aai.aero
Fax No.	0836-2237920
Bank Name	State Bank of India
Bank Address	Hubli Airport, Gokul Road, Hubli-Dharwad, Karnataka - 580030
Branch Code	40606
IFSC Code	SBIN0040606
MICR CODE	580002034
Current Account No.	00000031005683435
Account Holder Name	THE AIRPORT CONTROLLER, AIRPORTS AUTHORITY OF INDIA (AAI)
Account Holder PAN	AAACA6412D
Account Type	Current
GST No.	29AAACA6412D2Z3

भवदीय/Yours faithfully,



विमान पत्तन निदेशक/ Airport Director,

भारतीय विमानपत्तन प्राधिकरण / Airports Authority of India,

हुबबल्लि हवाई अड्डा/ Hubballi Airport

विमानपत्तन निदेशक

AIRPORT DIRECTOR

भा.वि.प्रा. हुबबल्लि हवाई अड्डा

A.A.I., HUBBALLI AIRPORT.

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