



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

AAI/VIDX/COMMERCIAL/Stalwart 2022/ 374

Date: 17.11.2022

To,

M/s Stalwart facilities Pvt. Ltd.,
Basement Floor, Shop no. B1,
Plot No. 15, Community Center,
Lawrence Road, New Delhi,
Delhi - 110035

**Subject: Letter of Award (LOA) for License for Tea /Snack Bar Counter in SHA
at Hindon Airport Ghaziabad.**

Sir,

Please refer to the E-tender submitted by you (for the E-bid No.2022_AAI_123933_1 through the NIC CPP portal for the subject facility at Hindon Airport, the technical bid for which was opened on 26.08.2022 and the financial bid which was opened on 21/10/2022. The Competent Authority is pleased to grant you the referred License on the following Terms & Conditions: -

Terms and Conditions:

Description of Facility: License for Tea /Snack bar Counter in SHA at Hindon Airport Ghaziabad.

Location: In SHA Area at Hindon Airport Ghaziabad

- Space/Area (in Sqm):** 9.44 sq. mtr. (approx.)
- Period of License:** The period of licence shall be for period of 1 year and extendable for another 01 year unless terminated earlier on account of following:
 - By giving 30 days prior notice in writing from either side without assigning any reason.
 - Terminated by AAI on a short notice on account of un-satisfactory performance.
 - Termination of expiry of the specified time period allotted for unresolved internal dispute resolution.
 - Termination for regulatory / legislative or supervisory requirements.
- License Fee:** During the license period, the licensee shall pay to the Authority every month in advance, by way of licence fee and applicable charges and taxes on or before 25th day of English calendar month as under: -

Period	Monthly License Fee (INR)
1 st year	Rs.22000/ plus other applicable utility charges and taxes

The license fee is subject to escalation as per the provisions given in the tender.

- Business Incubation Period:** Business Incubation Period of 15 days is applicable from the date of issue of the Award Letter. You are requested to complete all the formalities/

conditions of award including payment of Advance License Fee, remittance of Security Deposit and execution of License Agreement within this period.

5. **Gestation Period:** Gestation Period of 120 days is applicable from the date of issuance of this LOA You are required to procure all Applicable Permits/Licenses under applicable Laws including BCAS security clearance, which are required to perform the License and submit copies thereof to Authority, within this period. No extension of gestation period on any reason whatsoever will be granted.
6. **Space Rent (if applicable):** A/C area space rent is Rs 1000/- per sqm per month. and space rent for non-A/C area (if applicable) is Rs 670/- psqm p.m. which is subject to annual escalation @ 7.5% effective from 1st April 2025 or as may be decided by AAI from time to time.
7. **Other Charges:**
 - a. CAM (Common Area Maintenance) charges: As per the tender provisions.
 - b. Utility /Facilitation charges: As per the tender provisions.
 - c. Electricity and Water: As per the tender provisions.
 - d. GST or any other tax levied by State / Central Govt. as applicable from time to time will be extra.
8. **Advance License Fee:** You are required to pay one-month Licence Fee in advance (by RTGS/NEFT), of Rs. 27074 /-(In words – twenty seven thousand seventy four rupees only) as per the details below:

Particulars	Amount (Rs.)
Monthly License Fee	22000.00/-
CAM/Utility/Facilitation Charges(10% of space rent) for 9.44 sqm approx.	944.00/-
Sub Total	22,944/-
GST @18% on above	4130/-
Total license Fee	27,074/-

9. **Security Deposit:**

(a) The performance security deposit amounting to **Rs.77,880/-** in words-seventy seven thousand eight hundred eighty only) - three (3) months License fee including GST @18% shall be deposited in the form Demand Draft /Bank Guarantee from any Nationalized/Scheduled Bank (Bank Guarantee from Co-operative Banks, even scheduled co-operative banks, shall not be acceptable) in the absolute favour of Airports Authority of India. The Bank Guarantee should be valid for the entire period of license plus Six (06) months. No interest is payable on security deposit by AAI. The amount has been arrived at as follows:

(b) **Electricity Security Deposit:** The electricity security deposit amounting to Rs13,200 (5% of annual License fee) for electricity charges shall be deposited by you to AAI in addition to the this security deposit in absolute favour of Airports Authority of India in the form of Bank Guarantee/DD/Pay Order/NEFT/RTGS. No interest is payable on security deposit by AAI.

Particulars	Amount (Rs.)
License Fee(3 months)	66000/-
GST on license fee 18%	11880/-
Total license fee security deposit (a)	77880/-

Electricity Security Deposit (b)	13200/-
Total security deposit (a+b)	91080/-

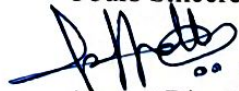
So the total security deposit **Rs. 91080/-** (in word- Ninety One Thousand Eighty Rupees only) shall be deposited in DD/PO/NEFT/RTGS to the Airport Director Hindon Airport as per the details mentioned below within 15 days from the date of issue of this award letter.

You are requested to make all the bills payment through demand draft / NEFT / RTGS only. The detail of AAI bank account is as under:-

Name of the Bank	State Bank of India
Name of the Beneficiary	Airports Authority of India
Account No.	30284331773
IFSC code	SBIN0010648

10. **License Agreement:** You shall have to enter into an Agreement on Non-judicial stamp paper (of appropriate value/ Rs.100) within 20 days (Twenty) days from the date of issuing this award letter cost of the same has to be borne by the licensee.
11. **BCAS Clearance:** You have to obtain all necessary Security Clearance from BCAS/any other regulatory agency as required (as applicable). You are required to login and apply in 'e-Sahaj' portal within 05 (Five) days from the date of award letter. The required documents for security clearance are to be submitted to this Office within 10 (Seven) days from the date of award letter.
12. **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 licensee.
13. **Layout Plan:** You 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.
14. **Electric Load:** You 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.
15. **Single Point of Contact (SPOC):** The Commercial Department will act as the SPOC for obtaining all internal permits, remittance of SD/License Fee and execution of License Agreement.
16. **Acceptance of LoA:** You are required to submit a duplicate copy of this LoA, duly signed by the Bidder/Authorised Signatory within 07 (Seven) days towards acceptance of this Award.
17. This Letter of Award (LoA)/revised LoA (if any), its acceptance, the NIT documents and its corrigenda (as applicable) will for part and parcel of the License Agreement. This is issued with the approval of the Competent Authority.

Yours Sincerely

 00.12.11/2022

Airport Director

C.E. Hindon Airport

Signature Not Verified

Digitally signed by MANISH GUPTA
Date: 2023.05.15 16:32:51 +05'30
Location: eProcurement System for
Central PSUs