



File No: AAI/IMP/COMML/F&B/SHA/2022/

Date: 01.11.2022

By Speed Post/E mail

To

Aroon Food Services Pvt. Ltd.

A-113, Road No.2. Mahipalpur Extension,

New Delhi - 110037

Subject: Letter of Award (LOA) for the Short Term License for F&B Outlet in SHA at Imphal International Airport.

Sir,

Please refer to the E-tender submitted by you (for the E-bid No.2022_AAI_127646_I) through the NIC CPP portal for the subject facility at Imphal International Airport, the technical bid for which was opened on 11.10.2022, and the financial bid which was opened on 01.11.2022. The Competent Authority is pleased to grant you the referred License on the following Terms & Conditions:-

Terms and Conditions:

1. **Description of Facility:** Short Term License for F&B Outlet in SHA at Imphal International Airport
2. **Location:** SHA
3. **Space/Area (in Sqm/Sqft):** 10 sqm
4. **Period of License:** The period of licence shall be for 06 Months, further extendable for another 06 (six) months subject to satisfactory performance, timely payment of License Fee or till finalization of Master Concession F&B or, unless terminated earlier on account of following:
 - a. By giving 30 days' notice in writing from either side without assigning any reason.
 - b. Terminated by AAI on a short notice on account of un-satisfactory performance.
 - c. Termination of expiry of the specified time period allotted for unresolved internal dispute resolution.
 - d. Termination for regulatory / legislative or supervisory requirements.
5. **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.1,87,788/- plus applicable charges and taxes

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

6. **Business Incubation Period:** Business Incubation Period of 07 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.
7. **Gestation Period:** Gestation Period of 15 days is applicable from 08.11.2022. 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.

(Signature)
An(Comd)



8. **Space Rent (if applicable):** A/C area space rent is Rs.1080/- psqm p.m. and space rent for non-A/C area (if applicable) is Rs720/- psqm p.m. for the F.Y. 2022-23, which is subject to annual compound escalation @7.5% effective 1st April every year or as may be decided by AAI from time to time.
9. **Other Charges:**
- CAM (Common Area Maintenance) charges: As per the tender provisions.
 - Utility /Facilitation charges: As per the tender provisions.
 - Electricity and Water: As per the tender provisions.
 - GST or any other tax levied by State / Central Govt. as applicable from time to time will be extra.
10. **Advance License Fee:** You are required to pay one-month Licence Fee in advance (by RTGS/NEFT), of Rs. 2,22,864.24/-, as per the details below:

Particulars	Amount (Rs.)
License Fee	1,87,788
CAM/Utility/Facilitation Charges	1,080
Sub Total	1,88,868
GST @18% on above	33,996.24
Total	2,22,864.24

11. **Security Deposit:** The performance security deposit amounting to Rs.7,98,000/-(Rupees Seven Lakh Ninety Eight Thousand only) equivalent to 03 (three) months quoted licence fee plus provision for probable taxes shall be deposited in the form of Demand Draft /Bank Guarantee/RTGS/NEFT 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, Imphal International Airport. The Bank Guarantee should be valid for the entire period of license plus Six (06) months. No interest is payable on performance security deposit by AAI. The amount has been arrived at as follows:

Particulars	Amount (Rs.)
License Fee	5,63,364
Space Rent	0
CAM/Utility/Facilitation Charges	1,12,672.8
Sub Total	6,76,036.8
Add provision for probable taxes @18% on above	1,21,686.624
Total (rounded off to next thousand)	7,98,000

*In case of NEFT/RTGS, the amount can be transferred to the following bank account:
Airports Authority of India, Revenue Collection Account:

- Bank Name : State Bank of India
- Beneficiary Name : Airports Authority of India
- Account Number : 33897061092
- Branch Name : M.G. Avenue, Imphal West
- IFSC Code : SBIN0000092

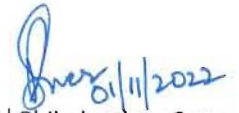


भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA
(मिनी रत्न श्रेणी - १ सार्वजनिक क्षेत्र का उद्यम)
(A Miniratna Category - 1 Public Sector Enterprise)
इम्फाल अंतरराष्ट्रीय हवाई अड्डा, इम्फाल - 795140
Imphal International Airport, Imphal - 795140



12. **License Agreement:** You shall have to enter into an Agreement on Non-judicial stamp paper (of appropriate value/ Rs.100) within 07 (seven) days from the date of issue of this award letter.
13. **BCAS Clearance:** You 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 05 (Five) days from the date of award letter. The required documents for security clearance are to be submitted to this Office within 07 (Seven) days from the date of award letter. No extension of Gestation Period, on account of non-receipt of BCAS clearance will be given.
14. **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.
15. **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.
16. **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.
17. **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.
18. **Acceptance of LoA:** You are required to submit a duplicate copy of this LoA, duly signed by the Bidder/Authorised Signatory within 05 (five) days towards acceptance of this Award.
19. 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.

भवदीय,



फिबाहुलंग सवेर | Phibahunlang Swer

सहायक प्रबन्धक (वाणिज्य) | Asst. Manager (Commercial)

कृते विमानपत्तन निदेशक | For Airport Director

इम्फाल अंतरराष्ट्रीय हवाई अड्डा | Imphal International Airport

Copy to:

Elect / Civil/ Security / Operations /Finance/Fire & Safety/P.A. to APD

विमानपत्तन निदेशक का कार्यालय,
इम्फाल अंतरराष्ट्रीय हवाई अड्डा,
डा: तुलिहल, इम्फाल, मणिपुर - 795140
दूरभाष : (0385) 2455069 (ऑ.), फेक्स : (0385) 2455076
ई-मेल: apdimphal@aai.aero

O/o The Airport Director,
Imphal International Airport,
PO: Tuliha, Imphal, Manipur - 795140
Phone: (0385) 2455069 (ऑ.), फेक्स : (0385) 2455076
e-mail : apdimphal@aai.aero

Signature Not Verified

Digitaly signed by PHIBAHUNLANG SWER
Date: 2023-01-20 10:54:13 IST
Location: eProcurement System for Central PSUs