



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

स्पीड पोस्ट एवं ईमेल द्वारा प्रेषित

वारा/वाणिज्य-200/2023/2926-32

दिनांक : 01.05.2023

सेवा में,
मेसर्स अनुराग वराइटी स्टोर्स,
144 जेसर रोड, पी.ओ. राजबरी,
कोलकाता- 700081

विषय: वाराणसी एअरपोर्ट पर डोमेस्टिक सिक्योरिटी होल्ड एरिया के भूतल पर कनविनियंस रिटेल लाईसेंस आवंटन हेतु LOIA के सम्बन्ध में।

Subject: Letter of Intent to Award the License to Convenience Retail in Domestic SHA Ground Floor at Varanasi International Airport (E-NIT No: 2023 AAI 148366 1)

महोदय/महोदया,

The Competent Authority is pleased to convey the award for License to Operate **Convenience Retail** in Domestic SHA Ground Floor at Varanasi International Airport to M/s Anurag Variety Stores, 144 Jessore Road, P.O. Rajabari, Kolkata-700081 as per the terms and conditions of the Notice Inviting Tender and the following terms and conditions:

1	Licence for	Convenience Retail in Domestic SHA Ground Floor at Varanasi International Airport
2	Tentative Location	Domestic Security Hold Area Ground Floor (24 Sqm)
3	Period of the Licence	06 (Six) months + further extendable as per AAI rules.
4(i)	Licence Fee	Rs. 3,89,000/- per month + Rs. 6,120/- (CAM charges) + other applicable taxes & charges per month License fee should be paid on or before 25 th 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 upto 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.
(ii)	Annual Escalation	License Fees shall be subject to annual escalation of 10% compounded annually.

		The first annual escalation will be applicable after completion of one year + six months license period. Thereafter the same will be applicable after completion of subsequent one year period there from. Even if, on account of any delay whatsoever, licensee could not commence business operations on the expiry of gestation period stipulated in NIT, for the purpose of calculation of date on which 18 months of license are completed (date on which first escalation is applied) shall be deemed from next day of expiry of gestation period stipulated in NIT.
5	Charges for electricity & Water	As per Bills issued at applicable rates.
6	Security Deposit	Rs.11,85,360/- (Rupees Eleven Lakhs Eighty Five Thousand Three Hundred Sixty only) amounting to 03 (Three) months equivalent Concession fee of the first year to AAI as an interest free Security Deposit shall be paid in the form of DD/Pay order/Bank Guarantee in favour of Airports Authority of India, Varanasi Airport within 15 days from the date of issue of this award letter. The SD amount equivalent to three months concession fee if it is to be submitted in the form of Bank Guarantee then the same BG should be from any scheduled commercial bank (Bank Guarantee from co- operative bank, even scheduled, will not be accepted) or the Security Deposit may be submitted by way of NEFT/RTGS/DD/PO. The BG should be valid for the complete period of licence plus 6 months beyond the licence period. No interest is payable on SD.<u>It is to be ensured that BG verification through SFMS as per tender terms and conditions must be followed.</u>
7	Interest on delayed payment	As per terms and conditions of NIT.
8	Security deposit for utility charges	Rs. 2,37,100/- (Rupees Two Lakhs Thirty Seven Thousand One Hundred only) by way of Demand Draft/Pay order/Bank Guarantee/NEFT/RTGS payable to Airports Authority of India at Varanasi.
9	Advance license fee	Rs. 4,66,242/- (Rupees Four Lakhs Sixty Six Thousand Two Hundred Forty Two only) including GST @ 18% to be deposited within 15 days of issue of this letter.
10	Bank Details	Bank : State Bank of India Branch : Air Cargo Complex, Babatpur IFSC Code : SBIN0002512 Beneficiary Name : Airports Authority of India, Varanasi Airport A/C No. : 30141204943 E-mail : <u>comm1.vns@aai.aero</u>

21211ah
01/05/23

11	Obligation of Govt laws/rules	The licensee, his agents and servants shall observe, perform and comply with all rules and regulations of Shop and Establishment Act, Factories Act, Industrial Disputes Act, Minimum wages Act and any rules and regulations made by Govt./Airports Authority of India.
12	Business Incubation period	15 days from the date of issuance of LOIA. It is obligatory for the licensee to complete all the formalities/conditions of award as specified in the Notice Inviting Tender and this LOIA.
13	Gestation Period	30 days reckoned from the expiry of business incubation period or handing over of site whichever is earlier.

14. It may be noted that the Earnest Money Deposit of the successful bidder may be forfeited and the bidder shall be liable to be debarred for further participation in AAI's tender(s) /e-tender(s) for a period of 01(one) year, on account of non-completion of the following:
- Acceptance of the offer within 07 (seven) days from the date of issuance of the award letter addressed to the party.
 - Payment of advance license fee for one month within 15 days from the date of issuance of the award letter.
 - Payment of Performance Security Deposit within 15 days from the date of issuance of award letter.
 - Execution of the Agreement within 15 days from the date of issuance of award letter (on stamp paper of appropriate value, related costs to be borne by the Licensee).
 - Commencement of the facility within gestation period.
15. All security guidelines shall be applicable. Necessary security clearance shall be obtained by the Licensee for obtaining AEP for their staff. BCAS mandates like security clearance and security program must be completed as per BCAS norms and Govt. of India policy.
16. One copy of this award letter may be returned to this office duly signed along with the acceptance letter /token of having accepted the terms and conditions of the award.
17. In the event of the Licensee committing any breach of the terms and conditions of the license agreement, the Authority may without prejudice to other rights and remedies be entitled to forfeit the Security Deposit or any part thereof. On the expiration or earlier determination of the license the Authority shall return the Security Deposit or part thereof which has not been forfeited as aforesaid, to him, without interest.
18. In accordance with the directions of Government of India, cashless transaction system is being promoted by AAI and hence you are also instructed to use the Point of Sales (PoS)/Swipe Machines from the inception of the contract period. Apart from it, all the available modes of e-payment should be followed at your outlet. Licensee shall mandatorily employ at least two different e-payment modes at all times.

21211ch
01/05/23

19. Varanasi Airport is a plastic free zone. Hence, you will ensure that no single use plastic is used at your outlet.
20. All the above conditions along with those mentioned in the E-tender shall be binding on the licensee.
21. The licensee will not sell any items/commodities which fall within the scope of Concession to design, fit-out, finance, develop, market, operate, maintain and manage the Food & Beverage outlets (F&B Master Concession) awarded at Varanasi Airport. In case any items/commodities contradicting with the scope of F&B Master Concession is found being sold at the outlet, same shall be treated as violation of this License Agreement & suitable penal action shall be taken.
21. This award letter, Handing over/taking over Note (to be signed) and all terms and conditions as mentioned in the e-tender shall be part and parcel of the agreement to be executed between Airports Authority of India and M/s Anurag Variety Stores, 144 Jessore Road, P.O. Rajabari, Kolkata-700081.

Thanking you,

भवदीय,

शशांक
01/05/23

(शशांक शेखर सिंह)

सहायक प्रबंधक (वाणिज्य)

कृते निदेशक विमानपत्तन

प्रति: क्षेत्रीय कार्यपालक निदेशक, उत्तरी क्षेत्र, भा0वि0प्रा0, परिचालन कार्यालय परिसर, गुरुग्राम रोड, रंगपुरी, नई दिल्ली [ध्यानाचार्य: संयुक्त महाप्रबंधक (वाणिज्यिक)]

शशांक
01/05/23

(शशांक शेखर सिंह)

सहायक प्रबंधक (वाणिज्य)

कृते निदेशक विमानपत्तन

शशांक शेखर सिंह
Shashank Shekhar Singh
सहायक प्रबंधक (वाणिज्य)

Asst. Manager (Commercial)

भा0वि0प्रा0ला0च0शशांक अंतर्राष्ट्रीय हवाई अड्डा, वाराणसी
A.A.I., L.B.S. International Airport, Varanasi

आंतरिक: संयुक्त महाप्रबंधक (विद्युत), उपमहाप्रबंधक (वित्त), सहायक महाप्रबंधक (सुरक्षा), सहायक महाप्रबंधक (प्रचालन)