



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

No. AAI/UDR/COMML/2022-23/STSB/SHA-GF/1/

Dated: 19.04.2023

MAIL/SPEED POST

To,

M/s Saptagiri Restaurant Pvt Ltd.
L-322, Mahipalpur Extension,
New Delhi-110037

Sub: Award of the License for Short Term Snack Bar License in Security Hall Area (Ground Floor), at Maharana Pratap Airport, Udaipur (Tender ID: 2023 AAI 149395 1)

Sir,

In response to your offer to the E-tender (Tender ID: 2023_AAI_149395_1) on the above mentioned subject, the Competent Authority is pleased to award the license for **Short Term Snack Bar License in Security Hall Area (Ground Floor)** at Maharana Pratap Airport, Udaipur to you (M/s Saptagiri Restaurant Pvt Ltd) for a period of Three (03) Months or handing over of sites to Master Concessionaire for Concession to Design, fit-out, finance, develop, market, operate, maintain and manage the F&B outlets, whichever is earlier subject to completion of following terms and conditions:

1. **Periodicity** - The period of license will be Three (03) Months or handing over of sites to Master Concessionaire for Concession to Design, fit-out, finance, develop, market, operate, maintain and manage the F&B outlets, whichever is earlier.
2. **Location** – **SHA, Ground Floor** (Area – **5.25 SQM**) at Maharana Pratap Airport, Udaipur. (Refer APPENDIX: 2 of Annexure A of tender document)
3. Acceptance of the offer within Seven (07) working days from the date of issuance of this award letter.
4. **Advance License Fee** - Payment of one month's advance license fee i.e. **INR 2,79,107/- (Rupees Two Lakh Seventy Nine Thousand One Hundred Seven Only)** within 15 (fifteen) days from the date of issuance of this award letter / LOIA in the form of NEFT / RTGS.

महाराणा प्रताप हवाई अड्डा, उदयपुर - 313022
Maharana Pratap Airport, Udaipur - 313022

दुरभाष : 0294-2655950
फैक्स : 0294-2655953

5. **Security Deposit:**

- (a) Payment of Security Deposit **INR 8,37,321/- (Rupees Eight Lakh Thirty Seven Thousand Three Hundred Twenty One Only)** in the form of RTGS/NEFT/ Bank Guarantee within 15 days from the date of issuance of award letter, amounting to Three (03) months equivalent License Fee/Concession fee & Common Area maintenance charges (inclusive of Taxes/GST) of the 1 st year to AAI as an interest free security Deposit.

Bank Guarantee should be valid for the entire period of license plus six (06) months from a Nationalized/Scheduled Bank and in favour of Airport Director, AAI, Udaipur Airport. Bank Guarantee from Co-operative Banks, even scheduled co-operative banks, shall not be acceptable.

Bank Details

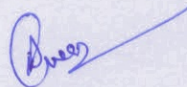
Bank Name : State Bank of India
Bank Address : Pratap Nagar, Udaipur
(Raj)
Account No. : 33783057199
RTGS Code/ IFSC Code : SBIN0031592

- (b) While submitting the documents to BG issuing bank, successful bidder to submit a letter to the issuing bank as per the format mentioned in the Appendix 2 of the annexure K of Notice Inviting E-tender along with details as per clause 5 of "GENERAL INFORMATION AND GUIDELINES" of section of NIT/tender document.
- (c) Payment of security deposit in respect of electricity charges amounting to **INR 1,67,500/- (Rupees One Lakh Sixty Seven Thousand Five Hundred Only)**. The said security deposit will cover SD towards all types of utilities such as Electricity, Water, Data Port, Telephone etc.

6. **Concession Agreement:** Execution of the Agreement within 15 (fifteen) days from the date of issuance of award letter (on Stamp Paper of appropriate value, related costs to be borne by the licensee).

7. **Monthly license Fee -**

- i. Quoted Monthly License Fee of **INR 2,35,775/- (Rupees Two Lakh Thirty Five Thousand Seven Hundred Seventy Five Only)** plus applicable charges and taxes.



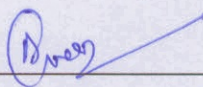
महाराणा प्रताप हवाई अड्डा, उदयपुर - 313022
Maharana Pratap Airport, Udaipur - 313022

दुरभाष : 0294-2655950
फैक्स : 0294-2655953

- ii. Utility/Facilitation/Common area maintenance Charges at 10% of normal space rent (or as may be notified by AAI from time to time, presently normal notified space rent is INR 1440/- Per SQM per month (for A/C) subject to annual escalation of 7.5% p.a. or as fixed by AAI from time to time) for allotted space.
 - iii. All applicable Government Taxes including GST (presently at the rate of 18%) or at the rates declared by Government of India or State Government from time to time.
 - iv. Charges for the consumption of the electricity and water consumed for the purpose of use of the said license as becomes due and payable and in accordance with the directions of the Authority and at the rates as fixed by AAI from time to time.
- (d) Airports Authority of India shall raise bill on or before 10th of every month. The concessionaire has to make the payment of license fee 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, the interest at the rate of 18 % per annum shall be charged from the due date, for entire delay period.
- (e) The Business Incubation Period, Handing over of sites, Gestation Period, Commencement of Business and Date of Commencement of License Fee / Concession Fee etc. shall be as per NIET / tender document.
- (f) Details of Bank Account of Airports Authority of India for online payments (NEFT / RTGS) are given below:

Account Name	Airports Authority of India
Account Type	Current
Account No.	33783057199
Bank Name	State Bank of India
Branch	Pratap Nagar, Udaipur, Rajasthan
IFSC Code	SBIN0031592

- (g) It shall be licensee's responsibility to obtain all necessary security clearance from BCAS/any other regulatory agency as required within prescribed time period. Compliance of prevailing security norms etc. from time to time shall be ensured by you.
- (h) The necessary Airport Entry Permits to the employees of the concessionaire shall be issued as per the rules/regulations of BCAS. It shall be licensee's responsibility to ensure and obtain police



महाराणा प्रताप हवाई अड्डा, उदयपुर - 313022
Maharana Pratap Airport, Udaipur - 313022

दुरभाष : 0294-2655950
 फैक्स : 0294-2655953

verification and relevant documents for this purpose. The charges applicable for issuance of Airport Entry Passes shall be borne by you.

- (i) All the terms and conditions/provisions of NIT/Tender documents and corrigendums shall be applicable.
- (j) This award letter / LOIA, NIT and corrigendums shall form part and parcel of the license/concession agreement.

You are requested to submit the acceptance of subject award on your Company's Letter Head along with the duplicate copy of this award letter, duly signed and stamped by the authorized signatory of your Company within **seven (07) working days** from the date of issuance of this Letter of intent / award (LOIA).

Encl: As above.

Regards,


19/04/2023

Abhishek Verma

Assistant Manager (Comml.)

For Airport Director

Maharana Pratap Airport, Udaipur

Copy to :

1. The Executive Director (Commercial), CHQ, AAI, New Delhi
2. The Regional Executive Director, RHQ-NR, AAI, New Delhi-37. (Kind Attn: - Commercial Section).
3. The Airport Director, AAI, MPA Udaipur
4. In Charge (Operations) - AAI, MPA Udaipur
5. In Charge (Engg-Elect) - AAI, MPA, Udaipur.
6. In Charge (Engg-Civil) - AAI, MPA Udaipur
7. In Charge (Finance) - AAI, MPA Udaipur
8. In Charge (Security/PIC) - AAI, MPA Udaipur.

Regards,

Assistant Manager (Comml.)

For Airport Director

Maharana Pratap Airport, Udaipur

महाराणा प्रताप हवाई अड्डा, उदयपुर - 313022

Maharana Pratap Airport, Udaipur - 313022

दुरभाष : 0294-2655950

फैक्स : 0294-2655953