



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

Refer: - AAI/JBP/COMML/SNACK BAR/WO/2023-24 / 1149/0111 Date: 30-01-2024

मेसर्स टी बाला जी रिटेल
129, गुमाश्ता नगर, फ्रंट ऑफ
बालाजी टेम्पल, इंदौर
मध्य प्रदेश 452009

M/s T BALA JI RETAILS
129 Gumashta Nagar, Front of
Balaji Temple, Indore
Madhya Pradesh 452009

विषय :- जबलपुर हवाई अड्डे पर टर्मिनल भवन के अन्दर एस.एच.ए. एरिया शॉप न. 15 में स्नैक बार काउंटर लाइसेंस के लिए अर्वाइ पत्र ।

Subject: - Award letter for "License for Retails snack bar counter in side terminal building **SHA SHOP NO 15** at Jabalpur Airport.

महोदय/Sir,

Reference is invited to your tender bid submitted on date **28-04-2023**. For 'License for **Snack Bar Counter in side terminal building SHA Shop No 15** at Jabalpur Airport Tender I'd - **2023_AAI_152432_1** Western Region (WR).

We are pleased to inform you that the Competent Authority has accepted and approved your submitted bid for award of license for 'License for Snack Bar Counter in side terminal building at Jabalpur Airport (**Tender ID 2023_AAI_152432_1**) at Jabalpur Airport for a period of **07 years** for an area and measuring **12.50 Sq.mtr** at quoted license fee of **Rs. 3,27,827.00 /- per months (Plus all applicable taxes)** subject to compliance of all the terms & condition same as NIT.

Name and Types of Concession:

Name of Concession	Terms of Concession	Assigned area for F&B Counter	Maximum Reserve license fee per months
License for Snack bar counter in side terminal building SHA Shop No. 15 at Jabalpur Airport, Jabalpur	07 years (25/01/2024 to 24/01/2031)	12.50 sq.mtr	3,27,827.00/- (Three Lakh Twenty-Seven Thousand Eight Hundred Twenty-Seven Only)

Concessioner Area, License fee Payable, Rate of Escalation, Minimum Lock-in – period and Notice of Termination period shall be as under: -



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Period of Concession: - Seven (07) Years shall be reckoned from the Concession fee commencement Date as already defined NIT Clause.....

Concessioner Area: 12.50 Sq.mtr Location No. **SHA SHOP NO 15** at the in side terminal building area as per the NIT clause No 01

Any increase in the allotted area shall be charged on pro-rata license fees quoted by the licensee.

Rate of Annual Escalation: -

License fees shall be subject, to annual escalation of 10% as per clause No. e (i)

The first annual escalation will be applicable after completion of one-year 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 12 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.

Business incubation period: - 15 days from the date of issuance of LOIA.

Gestation Period: -

Maximum of 60 days Gestation Period or actual commencement of commercial operation, whichever is earlier will be allowed.

Financial Terms: -

Concession fee license fee for the first concession year shall be quote offered by the successful bidder for the area allotted (**i.e. Quoted rate per months + other charges + taxes.**) For subsequent concession years, the concession fee shall always be as per NIT.

The Concessionaire shall, in consideration of the concession granted by Authority, pay to Authority the concession fee as defined in the NIT, Concession fee shall be payable on a monthly basis at respective airports. The concessionaire shall pay with respect to the concession fee, the taxes including GST which shall be over and above the concession Fee.

Concessionaire Fees and Utility Charges:

In addition to the concession fees of **Rs. - 3,27,827.00/-** per months (Plus all applicable Taxes,) the licensee shall be liable to pay:

1. Utility /Facilitation charges at 10% of normal space rent (or as may be notified by AAI from time to time, presently normal notified space rent is Rs.770/- per sqm per months (Non-AC) and Rs. – 1160/- (AC) per sq.mtr per months subject to annual escalation of 7.5 %) for allotted space.
2. 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.
3. 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.

Delay of Payment: -

Airports Authority of India (AAI) shall raise bill by 10th of every month. The concessionaire has to pay the bill by the 25th of the same months failing which interest on delayed payments at the rate of 09 % 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, then the interest at the rate of 18% per annum shall be charged from the due date.

In case, default persists on the 31st day counted from due date, AAI will issue a notice of dissatisfaction. After expiry of notice of dissatisfaction, if the default still persists. AAI to terminate the concession forthwith, in any case not exceeding 120th day from notice to termination. With the termination of the contract, the agency will be debarred for a minimum period of 03 years for participating in any tenders floated for AAI Airports. Irrespective of the receipt of the bills from AAI, the Concessionaire is bound to remit the Licensee fee on 25th of day of the current months as per the concession agreement.

Security Deposit: -

The concessionaire would be permitted a Business incubation period of fifteen (15) days from the date of issue of the letter of Intent to Award (LoIA). The concessionaire shall fulfil all the conditions specified in the Letter of Intent of Award to the Satisfaction of Authority (unless any of the conditions are waived in writing by Authority) in this business Incubation period of fifteen 15 days including following.

On or before the date of execution of the concession agreement, the concessionaire shall submit performance security deposit within 15 days from the date of issuance of award letter, equivalent to Eight (08) months license fee of the first year i.e. **Rs. 327827 X 8= 2622616.00/-** in the form of Bank Guarantee (BG) with validity up to 06 months from the date of completion of contract and 01 months advance license fee of the first year amounting to **Rs. 3,27,827.00/-** with AAI (The security deposit in the form of bank guarantee from nationalized/scheduled banks (Bank guarantee from Co-operative banks, even scheduled co-operative banks, shall not be acceptable) and demand draft shall be submitted by the concessionaire at the respective Airports.)

Electricity Security Deposit of Rs. – 1,96,696.00/ concessionaire shall be also deposit an interest free security deposit towards electricity charges, amounting to 5% of annual licensee /concession value to maintain deposit of Rs. 10,000.00 and a maximum deposit of Rs. 10 lakhs.

The concession is proposed to be granted for 07 (Seven) years. The concessionaire will have to operate the concession which would not be less than 50 % of the awarded concession term.

Designing, setting up and installation of the display boards shall be arranged by the licensee at his own cost to offer a pleasing ambience international standard to Airport. Perfect-able slim boards to match the existing aesthetics of the airport. After obtaining prior approval of AAI in the allotted space.

The licensee shall equip himself with all necessary permits, licenses and such other permissions as may be required under the law in force at any time with regard to the operation of the subject license.

The licensee shall not erect or display any advertisement or signboards without prior and written approval of Airport Director, AAI.



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AAI shall handover bare space to the licensee and the licensee is required to renovate/interior decorate the store with fire retardant material which shall also give aesthetic look and should match with the surroundings. The plan of the shop shall be submitted to the authority in advance for prior approval.

No structural additions, alterations or modifications whatsoever to the said premises is permissible. Without prior written approval of the Airport Director.

The Licensee shall use the said premises only for the purpose mentioned in the agreement and for no other purposes whatsoever, unless permitted by Airport Director, AAI.

This letter of Intent/Award letter along with NIET and NIET corrigendum(s) will form part of the license agreement.

The selected bidder shall, within 07 seven working days of the receipt of this award letter sign and return the duplicate copy of the same in acknowledgement thereof.

This issues with the approval of competent Authority.

Monthly Bill will be generated day of operation.

Thanking you.

भवदीय
30/1/24
एअरपोर्ट डायरेक्टर

30/1/24

जबलपुर एअरपोर्ट, जबलपुर

विमानपत्तन निदेशक

Airport Director

भारतीय विमानपत्तन प्राधिकरण

Airport Authority of India

इमना विमानक्षेत्र, जबलपुर-5

Imna Airport, Jabalpur

Copy to:-

1. The RED (W.R.), A.A.I. C.S.I, Airport Mumbai-99
2. Jt. G.M (Fin/I/c Commercial).
3. The Executive Director (Comml.), CHQ, Rajeev Gandhi Bhavan, AAI, New Delhi for information please.
4. The Joint General Manager (Vig.), AAI, WR, Mumbai.
5. The General Manager (Finance), AAI, WR, ATS Complex, Mumbai-99

Internal Distribution:-

01. The Asst. General Manager (Engg-Civil),
02. The Asst. General Manager (Engg.-Electrical),
03. The Airport Security In-Charge, M.P. Police, Jabalpur Airport for information.
04. Manager (E-E)/Incharge Commercial,
05. Airport Terminal Officer