

Letter No.: AAI/HBX/Comr1/23-24/Boomerang/QSR-Canteen/2127-2134 Date:30.08.2023

सेवा मे. To,
M/s Boomerang Restaurants and Bar
17-1-383/1P/3,
Indraprastha Colony, Saidabad,
Hyderabad – 500 059.

**विषय/Sub: Award of license to operate Quick Service Restaurant & Staff Canteen at
Hubballi Airport - Reg.**

महोदय/महोदया Sir/Madam,

1. Kind reference is invited to our tender no. 2023_AAI_157158_1 (June 2023) Technical Bid opened on 25th June 2023 and Financial Bid opened on 18th August 2023 on the subject cited above.

2. In this regard, Competent Authority is pleased to convey the award of license to operate Quick Service Restaurant & Staff Canteen at Hubballi Airport by M/s Boomerang Restaurants and Bar, having its corporate office 17-1-383/1P/3, Indraprastha Colony, Saidabad, Hyderabad – 500 059, at the quoted License fee of Rs. 54,222/- p.m. (Rupees Fifty-Four Thousand Two Hundred and Twenty - two only per month) excluding GST, subject to following terms & conditions –

i.	License For	License to operate Quick Service Restaurant & Staff Canteen at Hubballi Airport
ii.	Area	66.65 sq. m.
iii.	Location	In the city side near Vehicle Park Area of Hubballi Airport
iv.	Period of Award	03 (Three) years

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हुबबल्ली एयरपोर्ट, गोकुल रोड, हुबली-580 030 / Hubballi Airport, Gokul Road Hubballi-580 030

दूरभाषा / Phone: (0836) 2237921 फैक्स / Fax: (0836) 2237920 ई मेल /Email Id:apchubli@aai.aero

v.	License Fee	Rs. 54,222/-Per Month (Excluding GST) <u>Note:</u> a) GST payable at applicable rates as notified by GoI/GoK. (Currently @ 18%) b) Licensee shall pay monthly license fee to Airports Authority of India - every month on or before 25th day of English calendar by way of demand draft in favour of Airports Authority of India, payable at Hubballi or by NEFT/RTGS (Details enclosed). c) License Fees shall be subject to annual escalation of 10% - With first annual escalation applicable after completion of 1 Year + 6 Months license period.
vi.	Common Area Maintenance Charges (CAM)	10% on Non - AC Space rent shall be payable. <u>Note:</u> a) The current notified Non- AC space rental is Rs. 720.25/- per square meter per month. b) The space rental is subject to 7.5% compounded annual escalation on 1st April of every year or as may be decided by AAI from time to time.
vii.	Electricity Charges	Rs. 9.25/- per unit <u>Note:</u> Licensee shall fix their own energy meter(s) for calculating the power consumption duly certified by OEM, failing which licensee shall be billed on theoretical consumption.
viii.	Water Charges	Rates applicable as prescribes by Karnataka Urban Water Supply and Drainage Board.

ix.	Interests on Delayed Payment	Interest at the rate of 9% per annum from the due date up to 30 days & 18% per annum from due date to entire delay period shall be payable by the licensee on all delayed payments.
x.	Security Deposit	a) Rs. 2,78,586/- (Equivalent to 04 Months of Monthly LF + CAM Charges +GST); (SD to be furnished in the form of Bank Guarantee only to be issued by Scheduled Bank having validity period of 180 days from the date of expiry of contract.) b) Rs. 32,533/- (5% of Annual License/Concession value or minimum deposit of Rs. 10,000/- and a maximum deposit of Rs. 10 Lakhs which includes such as Electricity, Water, Data Port, Telephone etc.)
xi.	Advance License Fee	Rs.69,647 /-Per Month (Including GST & CAM)
xii.	Business Incubation Period	Maximum of 30 days from the date of issuance of LOIA.
xiii.	Gestation Period	Gestation Period of 60 days from the date of handing over of site shall be permissible If the agency fails to complete the conditions of award within the business incubation period, gestation period will be deemed to commence from 31st day of issuance of LOIA.
xiv.	Security Norms	Licensee must obtain the security clearance and approval of security program from BCAS before the commencement of facility.
xv.	Obligation of Govt. Laws/Rules	Licensee, his agents & staffs shall observe, perform & comply with all rules & regulations of Shop & Establishment Act, Factories Act, Industrial Disputes Act, Minimum Wages Act and any rules and regulations made by State/Central Govt. of India/Airports Authority of India.

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भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA
हुबबल्ली हवाई अड्डा
HUBBALLI AIRPORT

2. Contract management shall be done at Hubballi Airport and licensee shall pay the applicable License Fee, CAM & Electricity Charges at Hubballi Airport (including security deposit).

You are requested to sign and complete the documentation cum financial formalities and execute the licensee agreement as per the format. The licensee shall execute the concession agreement on non – judicial stamp paper of Rs. 100/- in the prescribed format within 15 days of date of issue of this award letter. The contact details of Airport Director, Hubballi is 0836-2237921 (Direct Number), 9449827652 (Mobile Number) & e-mail id apchubli@aai.aero

3. The licensee shall depute an authorized representative (with authorization letter) for measurement and taking over of the site.

4. Any other regulatory(or)statuary clearance/permission shall be obtained by the licensee from state/central govt. etc. for running the facility before its commissioning.

5. Copy of this award letter shall be returned to this office within 15 days from issue of this letter, duly signed along with the acceptance letter as a token of having accepted the terms & conditions of the award.

6. No advertising/branding shall be permitted. Only signboard indicating the logo & name of the agency shall be permitted to be displayed. The licensee is liable to obtain proper insurance coverage for the properties/goods to be stored or used in the premises.

7. Only electrical power source shall be provided by AAI from its nearest location. Further distribution & wiring shall be carried out by the agency. List of equipment's with its electrical load, shall be intimated to Electrical Department, AAI – before its installation.

8. Allotted space shall be subject to vacation after giving 2 months' notice by the O/o Airport Director, AAI – Hubballi Airport.

9. The licensee shall indemnify Airport Authority of India from/against any claims made or damages suffered by Airport Authority of India by reason of any default on the part of the licensee in the due observance and performance of the provisions of any law which may be related to the area in which premises are located.

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हुबबल्ली एयरपोर्ट, गोकुल रोड, हुबली-580 030 / Hubballi Airport, Gokul Road Hubballi-580 030

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10. Licensee shall have no right to object as and when the authority decides to grant additional license for similar facility at the airport premises where the licensee is rendering such services.
11. Acceptance of award letter and NIT conditions shall form part and parcel of the license agreement.
12. Licensee must mandatorily obtain the security clearance and security program approval within the gestation period from BCAS. AAI will not be responsible for the delay in getting the necessary clearance from BCAS. If the same is available, may provide copy of the documents

Thanking You,

Yours Faithfully,

मनोज सेखरन / Manoj Sekharan

कार्यवाहक विमानपत्तन निदेशक/ Officiating Airport Director

हुबबल्लि हवाई अड्डा /Hubballi Airport

Enclosed:

- a) Schedule of Premises - Annexure A
- b) AAI HBX Bank Details – Annexure B
- c) INDICATIVE PRICE/RATE LIST – Annexure C

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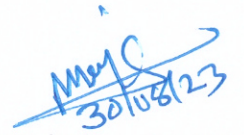
ANNEXURE - A

SCHEDULE OF PREMISES

Sl. No	Purpose	Area in Sqm	License Fee Per Month (Excl. GST & CAM)
1.	Quick Service Restaurant & Staff Canteen	66.65 Sq. m. [25.4 Sq. m (Build Space) + 41.25 Sq. m (Paved Area)]	Rs. 54,222/- Per Month

Note: Annual escalation of 10% shall be applicable on License Fee on completion of 1 year + 6-month license period.

सादर/With Regards,



मनोज सेखरन / Manoj Sekharan
कार्यवाहक विमानपत्तन निदेशक/ Officiating Airport Director
हुबबल्लि हवाई अड्डा /Hubballi Airport

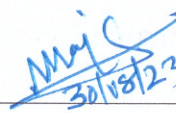
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ANNEXURE - B

AIRPORTS AUTHORITY OF INDIA,
HUBALI AIRPORT,
HUBBALLI, KARNATAKA, INDIA

BANK DETAILS FOR MAKING PAYMENT VIDE RTGS / NEFT TO
OUR ACCOUNT

NAME OF BANK	STATE BANK OF INDIA
BRANCH ADDRESS	HUBBALLI AIRPORT, GOKUL ROAD, HUBLI, DHARWAD KARNATAKA IN - 580030.
BRANCH CODE	40606
IFSC CODE	SBIN0040606
MICR CODE	580002034
CURRENT ACCOUNT No	00000031005683435
ACCOUNT HOLDERS NAME	THE AIRPORT CONTROLER, AIRPORTS AUTHORITY OF INDIA (AAI)
ACCOUNT HOLDERS PAN No:	AAACA6412D
EMAIL ADDRESS	apchubli@aai.aero & finhubli@aai.aero


OFFICIATING AIRPORT DIRECTOR
HUBBALLI AIRPORT

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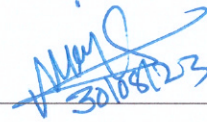
ANNEXURE - C

INDICATIVE PRICE/RATE LIST				
Sl. No	Item	Quantity	Staff of AAI/APSU (Security)	Staff of Agencies Working at Airport
1	Tea	100 ml	8	10
2	Coffee	100 ml	10	12
3	Upma	150gms	20	30
4	Poha	75 gms	20	25
5	Idli (2 pcs) with Sambar/Chutney	75/125/80 gms	20	30
6	Vada (2 pcs)	50 gms	30	40
7	Pulav		30	40
8	Puri Bhaji (4 Nos)		30	40
9	Single Puri Bhaji (2 Nos)		20	30
10	Veg meals: 250 gm Rice with Dal, Sambar, 2 vegetables, Curd, Pappad, Pickle + 2 chapati	250 gms	45	50
11	Sambar Rice	350 gms	40	45
12	Chapati 2 pcs		10	12
13	Chapati and Bhaji (2 Nos)		30	40
14	Veg Fried Rice		60	70
15	Veg Noodles		60	70
16	Egg Fried Rice		90	100
17	Egg Noodles		90	100
18	Parota and Kurma (2 pcs)		50	60
19	Curd	100 gms	10	15
20	Lassi	100 ml	30	35

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21	B. Milk	100 ml	20	25
22	All Bhaji	50 gms	20	25
23	Mirchi Bhaji (2pcs)	50 gms	15	20
24	Bread Pakoda		20	25
25	Aloo Bonda	50 gms	10	15
26	Egg Bonda	50 gms	10	15
27	Chicken Meals including 2 Nos of Chapati		75	80
28	Chicken curry and Parota 2 pcs		60	65
29	Chicken Curry		40	45
30	Egg Meals including 2 Chapati		50	55

NOTE: - Airport Director can review/fix the rate of food. This list is indicative and not exhaustive



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