



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

Ref:AAI/MDU/C-52

Dt:06.12.2023

To

By Speed Post/Email

M/s. Brandmidas Hospitality and Aviation Services Pvt Ltd,
No.07, Noohu Terrace,
Kasturi Estate, 1st street,
Alwarpet,
Chennai-600018

Sub: Award of Licence for Two Smoking Lounges and sales Kiosk in
DSHA/ISHA areas at Madurai Airport - Reg.

Ref: Your E-Tender for the above License at Madurai Airport.

Sir,

Competent Authority is pleased to award License for the facility of 'Two Smoking Lounges and sales Kiosk in DSHA/ISHA areas at Madurai Airport' with the area of 13.08 sqm (11.08sqm for smoking room+2sqm sales kiosk) in ISHA ground floor and 9.81 sqm (7.81sqm for smoking room+2sqm sales kiosk) in DSHA ground floor w.e.f 07.12.2023 for a period of Five (05) Years, subject to the following terms and conditions:

1. The licensee shall pay licence fee @ Rs.1,00,010/- (Rupees One Lakh ten rupees only) per month
 - a. License Fees shall be subject to annual escalation of 10%.
 - b. The first annual escalation will be applicable after completion of one year of license period. Thereafter the same will be applicable after completion of subsequent one year period therefrom. In case extension in gestation period is given due to whatsoever reason, the date of first escalation period shall be reckoned from the original date of commencement of contract (i.e. commencement date had there been no extension in gestation period).
2. In addition to the above said license fee, Licensee has to pay Common Area Maintenance Charges @ 10% of normal space rent or as may be notified by AAI from time to time. W.e.f 01.04.2023 onwards normal notified A/C space rent is Rs.1440/- Per Sqm per month and is subject to 7.5% annual compound escalation, rounded off to nearest to Rs.10/- w.e.f. 1st April of every year or as decided by AAI from time to time.

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- a. 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.
 - b. 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.
 - c. In addition to above, Licensee has to pay parking fee & other fee, if any, to the Vehicle Parking Licensee, as per the terms & conditions of prevailing Vehicle Parking License at Madurai Airport.
 - d. Gestation period will be NIL, since M/s. Brandmidas Hospitality and aviation services Pvt Ltd is the existing Licensee.
 - e. The licensee has to ensure all the compliances including security compliances etc. within the business gestation period itself. The licensee has to apply for BCAS security clearance through online in the website <https://esahaj.gov.in> as concessionaire or business establishment intending to work and the licensee has to submit the required document as per BCAS requirement to get the clearance.
 - f. The licensee to ensure that the Police verification/antecedents verification of the employees as per guidelines of BCAS before applying for Airport Entry Passes in favour of their employees. Charges applicable for issue of Airport Entry Passes of their employees shall be borne by the licensee. Further the Licensee must have the security programme approved by RDCOS, Chennai. For this, the licensee has to submit the Security Programme immediately as per BCAS requirement and to get the approval of their security programme. This office will not be held responsible for any delay in getting the approval from BCAS. Licensee would be permitted to start the operation only after complying the security formalities. However, the quoted licence fee is payable from 07.12.2023.
3. The licensee shall pay the advance licence fee for first month works out to Rs.1,21,901/- (L/Fee Rs.1,00,010/- + 10 % Common Area Maintenance Charges Rs.3296/- + GST 18% Rs.18,595/-). EMD amount Rs. 50,000/- available with AAI will be refunded on completion of formalities as per the award letter. The Licensee shall make payment of license fee etc. either by cheque/demand drafts drawn on local banks or through RTGS/NEFT. No outstation cheque shall be accepted in payment of license fee etc. In addition to the above said L/Fee, Licensee shall pay all charges towards consumption of electricity and water as may be due as determined by the authority and at the rate (s) fixed by it from time to time.

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4. AAI shall raise bill on or before 10th of every month. The concessionaire has to make the payment of license fees 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, then interest at the rate of 18% per annum shall be charged from the due date, for entire delayed period.
5. The sketch showing the location of the Smoking lounge in NITB, Madurai Airport is enclosed for information. The area earmarked is Two Smoking Lounge and sales Kiosk in DSHA/ISHA areas at Madurai Airport' with the area of 13.08 sqm (11.08sqm for smoking room+2sqm sales kiosk) in ISHA ground floor and 9.81 sqm (7.81sqm for smoking room+2sqm sales kiosk) in DSHA ground floor. Necessary power supply shall be provided by AAI. However, other arrangements such as installation of electrical fittings, wiring, and provision of electric points etc has to be made by the licensee.
6. The licensee shall pay an amount of Rs.7,91,412/-towards security deposit as per the break up details given.
 - a. Rs.7,31,406/- i.e. an amount equal to Six (06) months of license (based on First year license fee) fee and common area maintenance charges and GST as Security Deposit.
 - b. Rs.60,006/- towards Security Deposit for electricity and water etc.
7. The name of the licensee and period of contract and time of operation shall be displayed in the counter.
8. 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 One (1) year, on account on non- completion of the following as per clause 5 of the General Information and Guidelines of the NIT:
 - a. Acceptance of the offer within Seven (07) days from the date of issuance of the award letter addressed to the party.
 - b. Payment of advance license fee for one month within 15 days from the date of issuance of the award letter.
 - c. Payment of Security Deposit within 15 days from the date of issuance of award letter, amounting to 04 months equivalent Licence fee/Concession fee & Space rent & Common Area Maintenance Charges & GST of the First (01st) year to AAI as an interest free security Deposit. 50% in the form of DD/PO/RTGS/NEFT and 50% in the form of DD/PO/RTGS/NEFT or Bank Guarantee. SD to be furnished in the form of Bank Guarantee only to be issued by Scheduled Bank

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Office of the Airport Director, Madurai Airport, Madurai-22.

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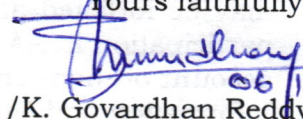


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- having a validity period of 180 days from the date of expiry of contract. However, BG from Cooperative Bank (even scheduled) or in the form of FDR is not acceptable.
- d. Execution of the Agreement within 15 days from the date of issuance of award letter (Stamp Duty and Agreement Registration Fees to be borne by the licensee).
 - e. Commencement of the facility w.e.f. 07.12.2023.
9. The acceptance of the offer should be conveyed by signing and returning the duplicate copy of the award letter.
10. The licensee is liable to obtain proper insurance coverage for their properties/goods stored or used in the licensed premises.
11. The licensee shall obey the Central and State Govt. Labour laws in force from time to time and ensure their registration etc. as per rules. The licensee shall abide by the rules and regulation and legislation of Central and State Government on Environmental protection.
12. The licensee is liable to implement the AAI commitments and practices on ISO 9001-2015 (Quality Management System and ISO 14001-2015 (Environmental Management System).
13. This award letter and E-Tender is made as a part of Agreement.

Encl: Location Map

Yours faithfully,


06/12/2023

के.गोवर्धन रेड्डी / K. Govardhan Reddy

वरिष्ठ प्रबंधक (वाणिज्यिक) / Senior Manager (Commercial)

कृते विमानपत्तन निदेशक / For Airport Director

Copy to: RED, AAI, SR- Kind Attn: JGM (Comm), AAI, SR.

Internal: In-Charge, Finance/Electrical/Civil/OPS/CNS/ATM/Security

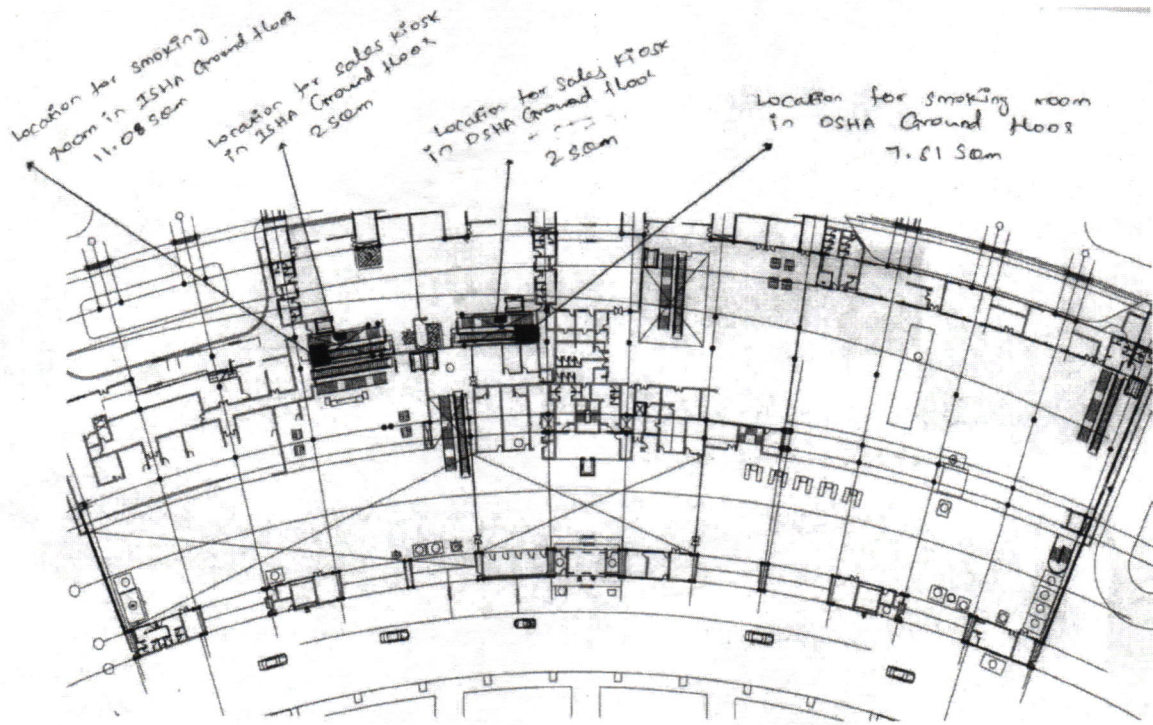
के. गोवर्धन रेड्डी / K. GOVARDHAN REDDY
वरिष्ठ प्रबंधक (वाणिज्यिक) / Senior Manager (Commercial)
आ.वि.प्रा. मदुरै हवाई अड्डा / AAI, Madurai Airport

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CONCESSION AREA LAYOUT



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