



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA



संदर्भ सं /Ref. No. AAI/Ry/08/CDR/24/681-688

दिनांक / Date: 28.03.2024

To

M/s. JEMI INC,
626-1, Airport Road,
Kolamuru, Rajahmundry,
East Godavari (Dist),
Andhra Pradesh-533102.

Sub: License for Operating Casual Dining Restaurant in cityside near Car Park area at Rajahmundry Airport-Award of Contract - Reg.

Ref: 1. E-NIT No. 2024_AAI_184142_1, dated 02.02.2024.
2. Your technical bid opened on 12.03.2024.
3. Your financial bid opened on 15.03.2024.

Sir,

1. Reference may please be made to your participation in the tender against the E-NIT (2024_AAI_184142_1) for License for Operating Casual Dining Restaurant in cityside near Car Park area at Rajahmundry Airport.

2. We are pleased to award **License for Operating Casual Dining Restaurant in cityside near Car Park area at Rajahmundry Airport** for a period of **Five (05) years** on the following terms & conditions:

a)	License for	Operating Casual Dining Restaurant in cityside in Car Park area
b)	Area and Location	143 Sqmtr in Car Park area
c)	Period of License	Five (05) years from the date of commencement of operations or completion of 60 days of gestation period from the date of handing over of the site whichever is earlier.
d)	License fee	Rs.37,500/- (Rupees Thirty-Seven Thousand and Five Hundred Only) per month plus 10% on space rent as Utility/CAM charges and applicable GST.
e)	GST	Payable as applicable from time to time. The present rate of GST is @ 18%.
f)	Utility charges	The agency has to pay Utility/CAM charges @ 10% on space rental charges in addition to the license fee.
g)	Electricity	Electricity charges are to be paid every month as per



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	charges	consumption and the tariff fixed by AAI from time to time. Presently the charges per unit is Rs.12/-
a)	Security Deposit	Security Deposit equivalent to 06 months of (license fee + conservancy charges @ 10% on space rental charges) is required to be deposited within 15 days from the date of issue of this letter in the form of NEFT/RTGS/Bank Guarantee from a Nationalised/Scheduled Bank (Bank Guarantee from co-operative banks, even scheduled co-operative banks shall not be acceptable). The amount is Rs. 2,82,486/- (Rupees Two Lakh Eighty-Two Thousand Four Hundred and Eighty-Six only) (Rs.37,500/-+Rs. 9,581/-) x6 =Rs.47,081/-X 6=Rs.2,82,486/-
b)	Security deposit - Electricity charges	An advance of Rs.32,945/- (5% on total license fee per annum) is required to be deposited towards electricity charges within 15 days from the date of issue of this letter in the form of NEFT/RTGS/Bank Guarantee from a Nationalised/Scheduled Bank (Bank Guarantee from co-operative banks, even scheduled co-operative banks shall not be acceptable).
c)	Advance license fee	One-month advance license fee of Rs.55,556/- (Rupees Fifty-Five Thousand Five Hundred and Fifty-Six Only) including Utility Charges @ 10% and GST @18% to be paid in advance within 15 days from the date of issue of this letter in the form of DD/NEFT/RTGS only.
d)	Gestation Period	Maximum 60 days from the date of handing over of the site. The billing will start from the date of commencement of operations or completion of 60 days of gestation period from the date of handing over of the site whichever is earlier

3. An Agreement is to be executed as per the format attached herewith on a non-judicial stamp paper of the value of Rs.100/- by the authorized signatory of M/s. JEMI INC. Passport size photographs of the authorized signatory should also be affixed on the agreement. The agreement should be **executed within 15 days from the date of issue of this award letter.**

4. A Security Deposit of **Rs.2,82,486/-**, One Month Advance License fee of **Rs.55,556/-** and Electricity Deposit of **Rs.32,945/-** should be paid to AAI. No interest shall be payable on the security deposit and electricity deposit.

5. License Fees shall be subject to annual compound escalation @ 10% for subsequent years. 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



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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.

5. The joint measurement of the area / facility is required to be conducted by AAI and the licensee within 15 days from the date of issue of award letter. This shall form part of the agreement. If the party fails to depute any authorized representative for the measurement within 15 days, then AAI representative will carry out the measurement and inform the party accordingly that the same shall be part of the agreement and binding.

6. It may be noted; the party shall be debarred for a period of one year from participating in AAI tenders on account of non-completion of the following formalities:

- (i) **Acceptance of this award within 07 days from the date of issue of this award letter.**
- (ii) **Payment of Security Deposit towards License Fee, Deposit towards electricity charges and one-month Advance License Fee within 15 days from the date of issue of this letter as mentioned in para-4 above.**
- (iii) **Execution of Agreement within 15 days from the date of issue of this award letter.**

7. The license can be terminated by giving **120 days' notice in writing from either side** without assigning any reason. However, the license can be terminated by AAI on a short notice on account of unsatisfactory performance. In case the licensee serves the notice, then the licensee is liable to pay demurrage charges as per the Exit Clause in the NIT document. The licensee shall be debarred from participating in any tender in AAI for a minimum period of one year in case the licensee does not operate the contract for 50% of the total contract period.

8. AAI shall raise bill on 1st day of the current month in advance. A credit period of 15 days (Date of Invoice plus 15 days) shall be provided. AAI shall levy penal interest @ 12% per annum from the due date till the actual date of payment received in AAI account in cases Concessionaire/agencies settled invoice within 90 days and @ 18% per annum from the due date till the actual date of payment received in AAI account in cases Concessionaire/agencies settled invoice after 90 days.



8. Other Terms & Conditions:

- a) The licensee shall be required to obtain all clearances if required for operating the said facility from the concerned authorities. It would be the responsibility of the licensee to obtain all necessary security clearance from BCAS through <http://e-sahaj.gov.in/esahajmoca> if required or any other way or any other regulatory agency as required, before starting the business at AAI Airport
- b) The licensee shall not unless with the written consent as aforesaid assign or transfer the license or any part thereof.
- c) No soliciting or canvassing of the business shall be done by the licensee.
- d) It is responsibility of the Licensee to obtain proper insurance coverage for the properties and goods to be stored or used in the licensed premises.
- e) The licensee shall ensure compliance of labour laws such as registration with PF, ESI and payment of minimum wage and bonus etc. and should also ensure compliance of contract labour provisions.
- f) Issuance of Airport Entry Pass shall be as per BCAS guidelines and the charges, if any, shall be borne by the licensee.
- g) Any disputes arising out of this license, the decision of AAI in the matter shall be final and binding.
- h) The licensee shall also abide all the terms & conditions and rules/regulations of AAI, BCAS, AP-SPF and any other regulatory agencies as may be enforced from time to time with respect to Airport Security operation.
- i) The Licensee shall use the premises for the bonafide purpose, for which the license is awarded and for the use of all passengers and bonafide visitors to the Airport and Officers of the Authority and the staff of various Airlines using the Airport and for no other purpose.
- j) The Licensee shall not erect or display any advertisement or signboard except after obtaining the prior approval in writing of the Authority.
- k) The licensee shall display only the name of his firm as per the dimensions determined by AAI, on the premises allotted.
- l) The licensee shall make his own arrangements for installation of electricity meter and should pay the electricity as per consumption



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m) The licensee shall maintain the allotted premises clean and tidy.

9. All the conditions mentioned in the Notice Inviting Tender, General Terms & Conditions and Special Terms & Conditions are in toto part & parcel of this award letter.

10. If the above offer and terms & conditions are acceptable to you, please convey your acceptance within 07 **days** of issue of this award letter, by signing and returning the photocopy of the award letter as a token of acceptance and complete the formalities mentioned in **para-3 to para-7** in order to commence commercial operation of the said license.

Please acknowledge the receipt of this allotment letter.

Encl: As above.

Yours faithfully

(S. GNANESWARA RAO)
AIRPORT DIRECTOR
RAJAHMUNDY AIRPORT

Copy to:

1. The General Manager (Comml.), AAI, SR, Chennai-27.
2. The General Manager (Finance), AAI, SR, Chennai-27.

Internal

1. Deputy. General Manager (Engg. - Electrical), Rajahmundry Airport.
2. Deputy. General Manager (Engg. - Civil), Rajahmundry Airport.
3. In- Charge, Airport Operations, Rajahmundry Airport.
4. In- Charge (Finance), Rajahmundry Airport.
5. In - charge, AP-SPF, Rajahmundry Airport.