



AAI/COMMERCIAL/RHQ-NR/CANTEEN/239

भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

30/04/2024

By Hand/Post/Email

at 3:30pm

सेवा में,

M/s Universal USA Inc.,
A-303, Kailash Tower-1, Saidulajab Extension,
New Delhi -110030
(Kind Attention: - Shri Suresh Sharma)

Subject:- Award of Short Term License for Staff Canteen facility at Regional Head Quarters of AAI – Northern Region (NATS Building and DATS Building) near T-2, IGI Airport, New Delhi

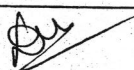
Sir,

Reference is made to the proposal submitted by your company in response to Tender ID: 2024_AAI_192680_1 floated by Airports Authority of India for award of Short Term License for Staff Canteen facility at Regional Head Quarters – Northern Region (NATS Building and DATS Building) near T-2, IGI Airport, New Delhi.

2. In this context, we are glad to inform that the competent authority has accepted your offer and decided to award the subject license on the following Terms and Conditions:-

Sr. No.	Point	Remarks															
1.	Facility	Short Term License for Staff Canteen facility at Regional Head Quarters – Northern Region (NATS Building and DATS Building) near T-2, IGI Airport, New Delhi															
2.	Location and Area	NATS Building and DATS Building, Near T-2 IGI Airport, Delhi <table> <tr> <th>S.no</th><th>Location</th><th>Area</th></tr> <tr> <td>1.</td><td>Canteen & Kitchen Area, NATS Complex, Ground Floor (Non-AC)</td><td>205 sq mtr</td></tr> <tr> <td>2.</td><td>Kitchen Area, Ground Floor, DATS Complex (Non-AC)</td><td>138 sq mtr</td></tr> <tr> <td>3.</td><td>Canteen Area, First Floor, ACC Building, DATS Complex (AC)</td><td>215 sq mtr</td></tr> <tr> <td>4.</td><td>Space for keeping Vending Machine (AC)</td><td>1 sq mtr</td></tr> </table>	S.no	Location	Area	1.	Canteen & Kitchen Area, NATS Complex, Ground Floor (Non-AC)	205 sq mtr	2.	Kitchen Area, Ground Floor, DATS Complex (Non-AC)	138 sq mtr	3.	Canteen Area, First Floor, ACC Building, DATS Complex (AC)	215 sq mtr	4.	Space for keeping Vending Machine (AC)	1 sq mtr
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3.	Periodicity	06 Months or finalization of regular tender, whichever is earlier.															
4.	Business Incubation period	03 days from the date of issuance of this award letter.															
5.	Gestation period	A license fee holiday period of 07 Days OR actual commencement of the license, whichever is earlier, to be reckoned from the date of handing over of site.															

		The licensee has to ensure all the compliances including requisite licenses for operation of the facility, security compliances and fabrication of counters etc. within the gestation period itself. Claim for additional gestation period or rebate on account of any non-compliance by the licensee within the gestation period shall not be entertained by AAI at any stage. Handing over of site and Gestation period will be governed by Para 8 and 9 of Tender document respectively.						
6.	License Fee payable for the first month	<table><tr><td>Quoted License Fee</td><td>Rs. 61,151/-</td></tr><tr><td>GST @ 18 %</td><td>Rs. 11,007.18/-</td></tr><tr><td>Gross License Fee</td><td>Rs. 72,159/-</td></tr></table>	Quoted License Fee	Rs. 61,151/-	GST @ 18 %	Rs. 11,007.18/-	Gross License Fee	Rs. 72,159/-
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7.	Escalation	Escalation in license fee shall apply as per <u>clause 4</u> of e-NIT.						
8.	Charges towards consumption of electricity and water	To be paid by the agency on actual consumption basis at the rate(s) notified by AAI from time to time.						
9.	Security Deposit	(i) Payment of Security Deposit amounting to 03 months equivalent Concession fee of the First (1ST) year i.e, Rs. 2,16,477/- to AAI as an interest free security Deposit. The SD to be furnished in the form of NEFT/RTGS/DD/Bank Guarantee only to be issued by Scheduled Bank having a validity period of 180 days from the date of expiry of contract. However, Bank Guarantee from co-operative bank (even scheduled) or in the form of FDR is not acceptable. (ii) Security deposit in respect of electricity charges equivalent to 5% of annual license / concession value for the first year i.e. Rs. 36,700/-. The said security deposit will cover SD towards all types of utilities such as Electricity, Water, Data Port, Telephone etc. This exercise of submission of SD is to be done within 03 days from the date of issuance of this Award Letter.						
10.	One month advance License fee of Rs. 72,159/- , inclusive of GST is payable in the form of RTGS/NEFT in favor of Airport Authority of India within 03 days from the date of issue of this Award letter.							
11.	Agreement has to be executed on <u>non-judicial stamp paper (of appropriate amount)</u> within 10 days from the date of issuance of award letter. The cost of Stamp Paper(s) and related costs shall be borne by the licensee.							
12.	Following are the details of Bank for e-payment to AAI:- - Bank : State Bank of India - Branch : AAI RANGPURI BRANCH (Branch code 10648) - IFSC Code: SBIN0010648 - Beneficiary Name: Airports Authority of India - A/C No. : 30284331773							



	PAN and GST of AAI: • PAN No - AAACA6412D • GST No - 07AAACA6412D3Z8
13.	Authority shall raise all bills (including MMG/MAG and any other bills except annual land lease bills) for the current month on 1st day of month in advance except true-up and reimbursement of expenditure bills like electricity, water etc. The invoices for reimbursement of expenditure like electricity, water charges etc. for the completed month shall be raised on 5th of succeeding month. A credit period of 15 days (date of invoice plus 15 days shall be provided, which is subject to reduction as when decided by Authority). Authority shall levy penal interest @12% per annum from due date (i.e. date of invoice plus 15 days till the actual date of payment received in Authority's account in the cases concessionaire/agencies settled the invoice after due date by within 90days (date of invoice plus 90 days) and 18% per annum from the due date till the actual date of payment received in Authority's account in the case of concessionaire/agencies settled uh invoices after 90 days. In case of part payment made any agency, same rate of interest on the balance amount of invoice as applicable shall be charged.
14.	Joint measurement of the area offered under license, to be conducted by AAI and the authorized representative(s) of the licensee at the time of handing over / taking over of possession of site, which shall in any case not exceed beyond the prescribed period of handing/taking over of site(s). This Joint measurement along-with report on handing over / taking over of site shall form part of the agreement to be executed.
15.	That the Authority reserves to itself the right to change the location of the premises at any time and may at its discretion to call upon the Licensee to vacate the site and may give him an alternative premise for the purpose of this Licence. In such a case, the Licensee shall be bound to vacate the premises immediately and accept the said alternate premises. The entire expenditure on such shifting shall be borne by the licensee and the licensee shall not be entitled to claim any compensation or revision in the license fee on that score.
16.	AAI does not take any responsibility of providing any type of light fittings except light point, fan point, AC point for which wiring with metering already existing.
17.	You will have to make your own arrangements for providing the office furniture and other electrical gadgetries etc. subject to approval of drawings by AAI before taking up of any construction or modifications at the site.
18.	You shall not erect or display any type of advertisements or signboards except the name and logo of your license after obtaining the prior approval in writing from AAI.
19.	The acceptance of the above terms and conditions along with copy of this Award Letter (duly signed by the Licensee) must be forwarded to this office within seven (03) days of receipt of this LOIA. Further, the formalities listed at per para 9, 10 & 11 must be completed within the time lines specified therein.



20.	All terms and conditions of tender document for Tender ID 2024_AAI_192680_1, this award letter and Handing/Taking Over Note will form part and parcel of Contract Agreement to be signed between Airports Authority of India and M/s Universal USA Inc, New Delhi. In case of any contradiction between the provisions of tender document for Tender ID 2024_AAI_192680_1 and this award letter, the provisions of tender document for Tender ID No. 2024_AAI_192680_1 shall prevail.
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Supra
30/04/2024

Joint General Manager (Commercial)
Airports Authority of India
RHQ – NR, Delhi

For Regional Executive Director

Copy To:-

1. Regional Executive Director, RHQ (NR), AAI Operational Offices, NATS Complex IGI Airport, New Delhi-110037.

Received today

[Signature] 30.04.24
(SURESH SHARMA)