



Ref No. : AAI/TP/CML/Staff Canteen/2024/ 260

By Speed Post/E-mail
dt.08.05.2024

To,

M/s SRI ANNAPOORNESWARI SWEETS
277, POONGA NAGAR,
CIVIL AERODROME.
PO- COIMBATORE SOUTH
COIMBATORE, TAMIL NADU-641014.
(e-mail- sriannapoorneswarisweets2011@gmail.com)

Sub- Award of license for operating "Staff Canteen" at Tirupati Airport-reg.

Dear Sir,

Reference is made to the proposal submitted by M/s Sri Annapoorneswari Sweets vide E-bid no-697509 in response to NIT called vide Tender ID- 2024_AAI_192875_1 "Staff Canteen" at Tirupati Airport, Tirupati. The Competent Authority is hereby pleased to award license for operating "Staff Canteen" at Tirupati Airport, Tirupati on the following Terms and Conditions:

1. This allotment will be for a period of **05 (five) years** effective from commencement of business or expiry of gestation period whichever is earlier.(gestation period ends on 21.06.2024)
2. The Licensee shall be provided with a business Incubation Period of 15 days from date of issuance of Award letter, licensee will be under obligation to complete all formalities/condition such as return duplicate copy of the award letter as acknowledgment of award, submission of Security Deposit, Execution of agreement, submission of details of designs/drawings, layout plan and related materials. A gestation period of 30 days from expiry of Incubation Period is provided for completion of the design and interior works. Billing will be started form next date of expiry of gestation period or commencement of business whichever is earlier.
3. The details of payable licence fee, area, space rent, etc. will be as follows:

Sl. No.	Space & Area Details	Quoted Monthly Licensee Fee	Utility charge	GST @ 18%
01	Staff Canteen at Tirupati Airport Area- 100 Sqm (approx.) Near Technical Block, Project Office	Rs.6,399/-	NA	1,151.82/-
Total payable monthly Space Rentals for (FY 2024-25) = Rs. 7,551/- (Seven Thousand Five Hundred Fifty One Only) Excluding Electricity Charges and any other applicable charges				

4



4. License fees shall be payable in advance by the licensee on or before 10th day of each month for all office spaces.
5. In the event of outstanding dues exceeds one month, the Authority may without prejudice to other rights and remedies be entitled to charge penal interest @12% per annum on delayed payment for the first month and thereafter @18% per annum for maximum of two months thereafter. During this period, the licensee shall be issued notice for clearance of outstanding dues. If the licensee fails to clear the dues within the said period of two (2) months, the contract shall be terminated and the dues along with penal interest shall be adjusted from the Security Deposit, without grant of any extension whatsoever.
6. License Fees shall be subject to annual escalation of 10% with first annual escalation to be effective on completion of 18 months license which is to be reckoned from the original date of commencement of contract.
7. The Licensee shall deposit a sum of **Rs. 38,394/- (Rupees Thirty Eight Thousand Three Hundred Ninety Four Only)** for the above allotment i.e. an amount equal to six months license fee as Security Deposit against License Fee in the form of RTGS/NEFT/ Demand Draft / Bank Guarantee from a Nationalised/Scheduled Bank in favour of Airport Director, AAI, Tirupati Airport, Tirupati and the validity of this BG should be up to 06 months after the expiry of contract period. The Security Deposit available with AAI may be adjusted. No interest will be payable by AAI on SD amount.
8. The Licensee shall deposit a sum of **Rs. 10,000/- (Rupees Ten Thousand Only)** as Security Deposit against Electricity Consumption in the form of RTGS/NEFT/ Demand Draft / Bank Guarantee from a Nationalized/Scheduled Bank in favour of Airport Director, AAI Tirupati Airport, Tirupati and the validity of this BG should be up to 06 months after the expiry of contract period. The Security Deposit available with AAI may be adjusted. No interest will be payable by AAI on SD amount.
9. **All the security deposits along with one-month advance license fee to be submitted within Incubation period before Handing/ Taking over of site.**
10. In addition to License fee, the charges for electricity shall be charged as per actual consumption on every month.
11. The space rent (if applicable) is subject to annual escalation of 7.5% on 1st April every year (rounded-off to nearest 5 or its multiple) OR as per the decision taken by AAI CHQ from time to time. Annual escalation in the licensee fee will be as prescribed in the NIT.
12. Above rates are applicable as per AAI Commercial policy for FY 2024-25. However, it may vary as per the CHQ instructions and the same shall be applicable and binding on the Licensee.
13. The licensee has to convert their non-lit sign board to illuminative type signboards in bilingual scripts (Hindi & English).

4



14. The licensee is requested to follow the instructions issued by AAI related to operational requirement and BCAS instruction / guidelines / regulations from time to time relating to airport security / safety norms & airport entry passes.
15. Electricity and water charges will be payable by the licensee as per actual consumption on the applicable rates of AAI.
16. Goods and Service Tax (GST) or any other tax levied by State / Central Govt. as applicable from time to time will be extra & payable by the Licensee.
17. Regarding License rate, escalation rate or rate of rebate, the decision of AAI shall be final and binding on Licensee.
18. The Licensee is required to execute a License Agreement on Rs. 100/- Non-judicial stamp-paper with AAI for the allotment of Staff Canteen within 15 days from the date of issue of this allotment letter. The cost of non-judicial stamp paper will be borne by the Licensee. The person executing the License Agreement must have proper authority to execute the License Agreement with Airports Authority of India.
19. The Licensee shall maintain at his own cost all the electrical installations, Civil works and other equipment's including Fire Alarm System as may be provided by the Authority in the said premises or as may hereafter be provided by the said Authority in the said premises. However, the source of power supply shall be provided from the nearby source.
20. The cost for any internal construction/ modification's works as required for operations shall be borne by the Licensee.
21. All applications for issue of Airport Entry Passes (AEP) shall be submitted to Commercial department positively.
22. The Licensee shall not use the premises for any purpose other than that for which the allotment of Space has been made.
23. The Licensee shall not erect, display or use any high-powered lights or any electrical sky signs or other lights or installations for purposes of advertisement or any other type of advertisement or signboards upon the said premises without prior permission in writing from the Authority.
24. The Licensee shall provide such person or persons for watch and ward duty in the premises as he may be directed by the Authority for the security and safety of the premises.
25. The Licensee shall also provide fire-fighting equipment and appliances and maintain the same continuously in a fit and proper condition. The authority is entitled to direct and specify the number, quality and specifications of the said fire-fighting equipment and appliances.

f



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

Page 4 of 4

26. The Licensee shall abide by all the rules and regulations of labour laws applicable from time to time.
27. The counter shall be equipped with Dual Mode of electronic Payment and BHIM App facility. Before commencement of construction the licensee have to obtained approvals from AAI Tirupati.
28. The licensee has to follow all other terms & conditions laid down in published NIT (2024_AAI_192875_1).
29. This Award Letter will form part & parcel of Agreement.
30. It is, therefore, requested that an acceptance letter as mentioned above, may please be submitted to this office. It is also requested that all the formalities related to submission of bank guarantee, advance payment of license fee as mentioned above, may please be completed within the stipulated time.

Yours faithfully,



(Srinivas Rao Manne)

Airport Director

Airports Authority of India

विमानपत्तन निदेशक / Airport Director
Tirupati Airport, Tirupati

भारतीय विमानपत्तन प्राधिकरण

AIRPORTS AUTHORITY OF INDIA

तिरुपति हवाई अड्डा / Tirupati Airport

रेनिगुन्टा / RENIGUNTA-517 500

Copy to:

- The Regional Executive Director, Southern Region [Kind attention:- J.G.M. (Commercial) S.R.)].

Internal:

- DGM(ATC)/DGM (CNS)/CSO/SM(E-E)/SM (E-C)/ Manager (F & A)/Manager(HR)/AM(Fire)/AM (OPS) / OSD to Airport Director
- Branch Secretary: AAEU/ Engg. Guild/ATC Guild/CNS Guild/ AAISCSTEWA
- DC (CISF), Tirupati Airport, Tirupati.