



भारतीय विमानपत्तन प्राधिकरण

AIRPORTS AUTHORITY OF INDIA
SRINAGAR AIRPORT SRINAGAR
TEL: 0194-2303000 - 03 (FAX) 2303313

AAI/SXR/Comml/Smoking Lounge/394

Date: 03.07.2024

M/s PARITRAN FASTTRADEMART PVT LTD, (By Email: officeparitran@gmail.com)
Address: 402 Supar Market MauryaLok,
Patna (BIHAR)- 800001.

Subject: License to build/renovate, operate and maintain smoking lounge(s) and sales kiosk(s) inside Domestic Security Hold Area and Arrival Hall at Srinagar International Airport, Srinagar.

Dear Sir,

Please refer to your participation in the e-tender no. 2024_AAI_195486_1 for the subject facility for which Technical bids were opened on 06.06.2024 and the financial bids were opened on 21.06.2024. The competent authority is pleased to award you the License to build/renovate, operate and maintain smoking lounge(s) and sales kiosk(s) inside Domestic Security Hold Area and Arrival Hall at Srinagar International Airport, Srinagar on the following terms and conditions:

Terms and Conditions:

1. Description of Facility:

License to build/renovate, operate and maintain smoking lounge(s) and sales kiosk(s) inside Domestic Security Hold Area and Arrival Hall at Srinagar International Airport, Srinagar..

2. Location and Space/Area (in Sqm/Sqft):

1	Area Allotted	a. 12 SQM (approx.) for smoking lounge and 02 SQM for sales kiosk b. 12 SQM (approx.) for smoking lounge and 02 SQM for sales kiosk c. 06 SQM (approx.) for smoking lounge and 02 SQM for sales kiosk
2	Location	a. International Security Hold Area Ground Floor b. Domestic SHA First floor –Sector-5 c. Domestic Arrival hall – ground floor near hotel reservation counter or as decided by AAI

3. Period of License: Five (05) Years.

4. License Fee: During the license period, the licensee shall pay to the Authority every month in advance, by way of license fee and applicable charges and taxes as under: -

Period	Monthly License Fee (INR) excluding CAM/utility/GST
1 st year	Rs 3,10,000 (Rupees Three Lakh Ten thousand only)/- plus applicable charges and taxes

The license fee is subject to escalation as per the provisions given in the tender.

5. Business Incubation Period: shall mean a period of thirty (30) days from the date of issuance of Letter of Intent to Award (LOIA) to the selected bidder. The selected bidder will be under obligation during this period to complete all formalities of award (Submission of Acceptance, Security Deposit/BG, Advance License Fee, Execution of Agreement and handing /taking over the site, submission of security clearance documents to BCAS etc.) And meet other obligations as will be specified in the LOIA.

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6. **Gestation Period:**

- a. Gestation period of **Sixty (60) days**, reckoned from the date of Handing over of site shall be permissible.
- b. No gestation period is to be permitted in case of renewal/award of the concession/ license in favor of the existing licensee in the same place (i.e. same area as well as location). However,
 - i. Where there is change in location or due to suspension of the business to carry-out modification at the existing area etc. in the concession/ license premises, normal gestation period, as defined above, may be permitted.
 - ii. If there is increase in the area in the new license at the same location awarded to existing licensee, the Gestation period would be applicable for the incremental area only (if he continues with the business from the existing area and needs development period for the incremental area). In this scenario, licensee shall continue to be billed on the basis of quoted license fee on pro-rata basis for existing area. Billing for the newly developed/incremental area shall be started after expiry of gestation period.

You are required to procure all Applicable Permits/Licenses under applicable Laws including BCAS security clearance, which are required to perform the License and submit copies thereof to Authority, within this period. No extension of gestation period on any reason whatsoever will be granted.

7. **Other Charges:**

- a. Space Rentals (As applicable): As per the tender provisions.
- b. CAM (Common Area Maintenance) charges: As per the tender provisions.
- c. Utility /Facilitation charges: As per the tender provisions.
- d. Electricity and Water: As per the tender provisions.
- e. GST or any other tax levied by State / Central Govt. as applicable from time to time will be extra.

8. **Advance License Fee:** You are required to pay one-month License Fee in advance (by RTGS/NEFT), of Rs. 3,72,384/-, as per the details below:

Particulars	Amount (Rs.)
Monthly License Fee	Rs 3,10,000/-
CAM/Utility/Facilitation Charges @ 10%	Rs.5580/- (36 SQM x Rs 1550)
Sub Total	Rs.3,15,580/-
GST @18% on above	Rs.56,804/-
Total	Rs.3,72,384/-

9. **Security Deposit:** The performance security deposit amounting to **Rs 22,35,000/- (Rupees Twenty Two Lakhs Thirty Fivethousand only)** equivalent to 06 (Six) months quoted license fee shall be deposited in the form Demand Draft /Bank Guarantee from any Nationalized/Scheduled Bank (Bank Guarantee from Co-operative Banks, even scheduled co-operative banks, shall not be acceptable) in the absolute favour of Airports Authority of India, Srinagar Airport. The Bank Guarantee should be valid for the entire period of license plus Six (06) months. No interest is payable on performance security deposit by AAI. **The BG shall be submitted through SFMS.**


02/07/24

AAI has made arrangements for verifications of Bank Guarantee received by AAI from Successful bidder through Structural Financial Messaging System (SFMS) of ICICI Bank whose detail is as under:-

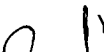
Corporate Name	AIRPORTS AUTHORITY OF INDIA
Bank Name	ICICI Bank
IFSC Code	ICIC0000007
BG Advising message	IFN 760COV (BG ISSUE) IFN 767COV (BG AMENDMENT)
*Unique Identifier Code	AAISRINAGAR (to be mentioned in field 7037 of the BG advising message code)

While submitting the documents to BG issuing Bank, the successful bidder will also submit letter to the issuing bank as per the format mentioned in the **Annexure-L2**.

While submitting the Original BG document, the successful bidder shall also submit the copy of the SFMS BG confirmation message sent by the BG issuing Bank to ICICI Bank.

10. **Security Deposit towards utility/electricity Charges:** The utility/electricity security deposit amounting to **Rs.2,24,000/- (Rupees Two lakhs twenty four thousand only)** for electricity charges shall be deposited by you to AAI in addition to the above security deposit in absolute favour of Srinagar Intl. Airport, Srinagar in the form of Bank Guarantee/DD/Pay Order/NEFT/RTGS. No interest is payable on security deposit by AAI. The said security deposit will cover SD towards all types of utilities such as Electricity, Water, Data Port, Telephone etc.
11. **License Agreement:** You shall have to enter into an Agreement on Non-judicial stamp paper (of appropriate value/ Rs.100) within 30 (Thirty) days from the date of issue of this award letter.
12. **BCAS Clearance:** You have to obtain all necessary Security Clearance from BCAS/any other regulatory agency as required (as applicable), within the Gestation Period. You are required to login and apply in 'e-Sahaj' portal within 10 (Ten) days from the date of award letter. The required documents for security clearance are to be submitted to this Office within 10 (Seven) days from the date of award letter. No extension of Gestation Period, on account of non-receipt of BCAS clearance will be given.
13. **Airport Entry Pass:** Work Permits will be issued to your legitimate workers for construction/fabrication of counters/kiosks etc., on submission request along-with valid documents as per BCAS requirement, subject to verification. Airport Entry Pass (AEP) will be issued to your legitimate staff on submission of request along-with valid documents, subject to verification. Mere submission of request will not entail you for the issue of AEP/Worker Permits. The fees for issuance of Airport Entry Permits/Passes payable to BCAS/appropriate authorities shall be borne by the licensee.
14. **Layout Plan:** You have to submit the layout plan of the outlets with detailed drawings and get them approved by the concerned Departments of AAI, before execution of work.
15. **Electric Load:** You have to submit the electrical load requirements and electrical fittings layout of the counters/kiosks and get them approved by the concerned Departments of AAI, before execution of the works.
16. **Single Point of Contact (SPOC):** The Commercial Department will act as the SPOC for obtaining all internal permits, remittance of SD/License Fee and execution of License Agreement.

- a) Acceptance of the offer within **seven (7) days** from the date of issuance of the award letter / LOIA addressed to the party.
- b) Submission of required documents to BCAS for security clearance with ten (10) days from the date of issuance of the award letter / LOIA.
- c) Payment of **one (1) month's** advance license fee for within **Thirty (30) days** from the date of issuance of the award letter / LOIA.
- d) Payment of Security Deposit within Thirty (30) days from the date of issuance of award letter
- e) Commencement of the facility within gestation period.

Yours truly,

 03/07/24
 (Anurag Sharma)
 Sr. Manager (Comml.)
 For Airport Director
 International Airport
 Srinagar International Airport
 27/SRINAGAR-190 004

All concerned.

Annexure-I: Schedule of Premises

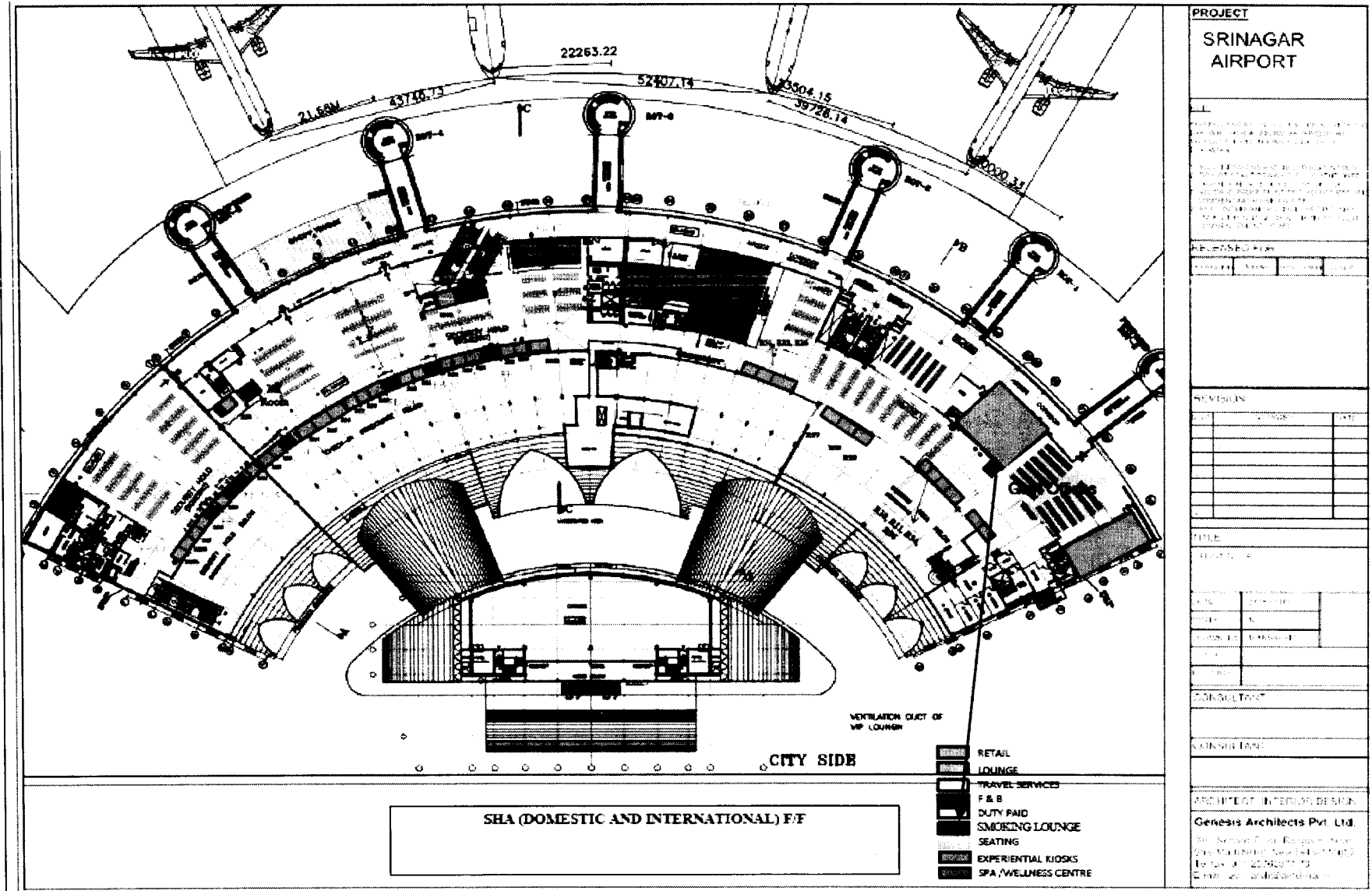
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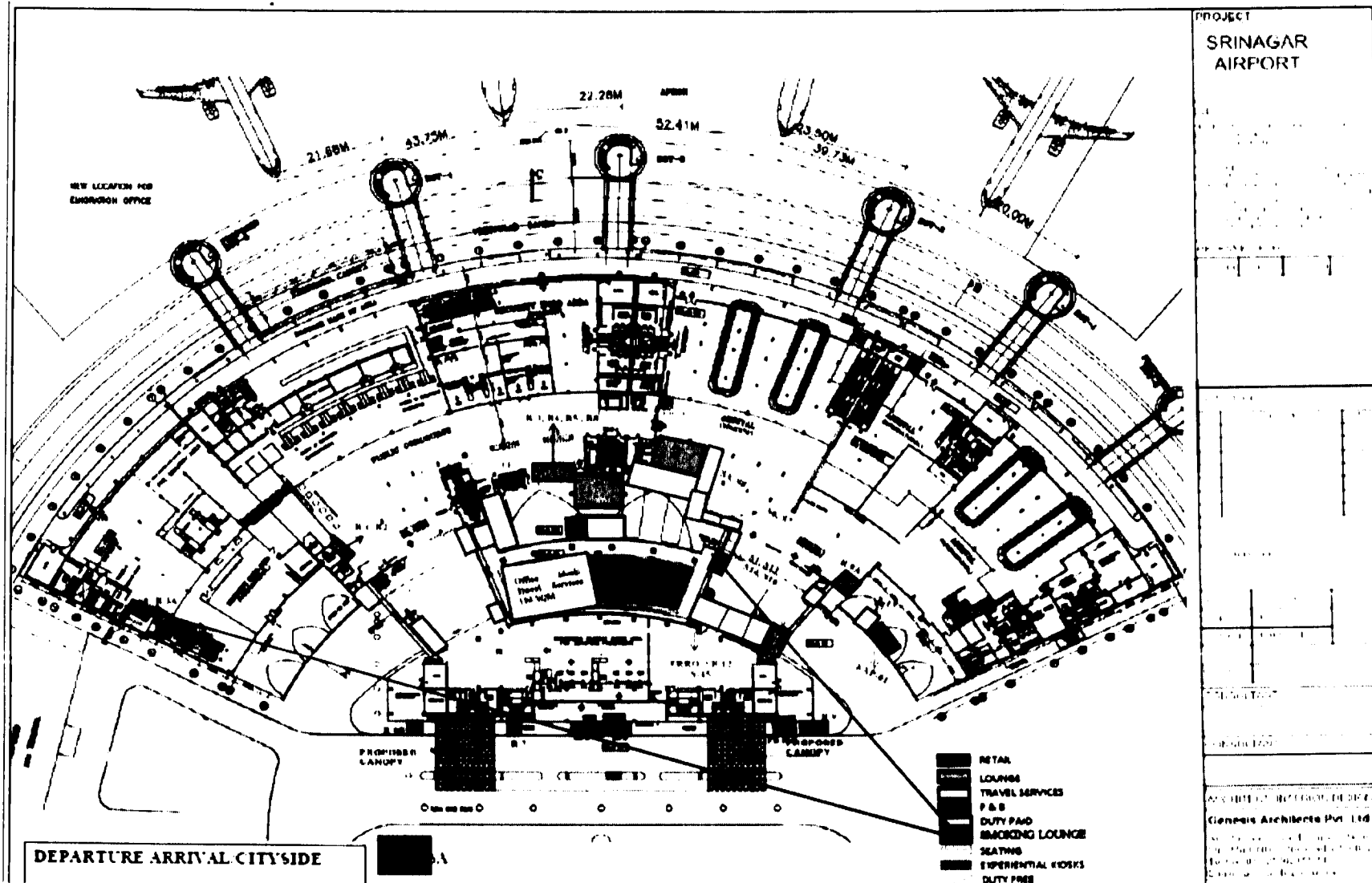
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Location Map



03/07/24



Handwritten signature and date:
 03/07/20