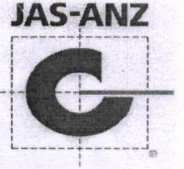




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AIRPORTS AUTHORITY OF INDIA



IMS ISO 9001:2015, ISO 14001:2015 & ISO 45001:2018

By SPEED POST & E-mail

Ref.No. AAI/CBE/STAFF CANTEEN/2024/1

Date: 29.08.2024

To

M/s Nirmann Projects
13/8-4, Tathaiah Gunta
Revenue Ward No-13
Tirupathi-517 501.
Andhra Pradesh

Sub: License to Operate Staff Canteen at Coimbatore International Airport (E-NIT No: 2024_AAI_200711_1)

Sir/Madam,

The approval of Competent Authority is hereby conveyed for award of License to operate Staff Canteen facility at Coimbatore International Airport to M/s Nirmann Projects, 13/8-4, Tathaiah Gunta, Revenue Ward No-13, Tirupathi-517 501, Andhra Pradesh as per the following terms and conditions: -

1	Licence for	Staff Canteen facility at Coimbatore International Airport
2	Tentative Location	Area: 201.37 sqm(approx.) (Cityside) The area is subject to actual measurement.
3	Period of the Licence	03 (Three) years
4	Licence Fee	Rs. 44,406.00/- (Rupees Forty-Four Thousand Four Hundred and Six Only) plus applicable taxes per month. License fee should be paid to the Authority on or before 25th of 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 upto 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 delay period.
	Annual Escalation	License Fees shall be subject to annual compound escalation of 10%. The first annual escalation will be applicable after completion of one year license period.
5	Charges for electricity & Water	As per Bills issued at applicable rates.
6	Security Deposit	Rs 2,10,000/- (Rupees Two Lakhs Ten Thousand only) amounting to 04 (four) months equivalent Concession fee of the first year to AAI as an interest free Security Deposit shall be paid in the form of DD/Pay order/Bank Guarantee in favour of Airports Authority of India, Coimbatore Airport within 15 days from the date of issue of award letter.

Contd.

कोयंबतूर अन्तरराष्ट्रीय हवाई अड्डा/COIMBATORE INTERNATIONAL AIRPORT
कोयंबतूर/COIMBATORE-641014

Tel: 0422- 2571941/ 2571956/2573603/2573602/2573561/ Fax 0422 - 2592384/2573223

Email: apdcoimbatore@aai.aero

[Handwritten signature]
29/8/24
S. S. S. S.



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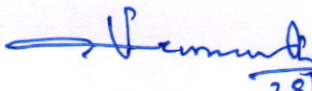
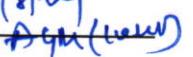
		The SD amount equivalent to four months concession fee to be submitted in the form of BG from any scheduled commercial bank (Bank Guarantee from co-operative bank, even scheduled, will not be accepted) or by way of NEFT/RTGS or DD/PO. The BG should be valid for the complete period of license plus 6 months beyond the license period. No interest is payable on SD.
7	Interest on delayed payment	As per terms and conditions of NIT.
8	Security deposit for Electricity/water/telephone	Rs. 27,000/- (Rupees Twenty Seven Thousand only) by way of Demand Draft/Pay order/Bank Guarantee payable to Airports Authority of India at Coimbatore.
9	Advance license fee	Rs. 52,399/- (Rupees Fifty Two Thousand Three Hundred and Ninety-nine only) including GST @ 18%.
10	Obligation of Govt. laws/rules	The licensee, his agents and servants shall observe, perform and comply with all rules and regulations of Shop and Establishment Act, Factories Act, Industrial Disputes Act, Minimum wages Act and any rules and regulations made by Govt./Airports Authority of India.
11	Business Incubation period	15 days from the date of issuance of LOIA
12	Gestation Period	30 days reckoned from the date of handing over of site.

13. 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 (01) year, on account on non- completion of the following:

- Acceptance of the offer within 07 (seven) days from the date of issuance of the award letter addressed to the party.
- Payment of advance license fee for one month within 15 days from the date of issuance of the award letter.
- Payment of Performance Security Deposit within 15 days from the date of issuance of award letter.
- Execution of the Agreement within 15 days from the date of issuance of award letter (on stamp paper of appropriate value, related costs to be borne by the Licensee).
- Commencement of the facility within the stipulated period.

14. The licensee should submit attested copies of all the necessary licenses obtained for operating the catering services like FSSAI, etc.

Contd.


29/04/2018


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कोयंबतूर/COIMBATORE-641014

Tel: 0422- 2571941/ 2571956/2573603/2573602/2573561/ Fax 0422 - 2592384/2573223
Email: apdcoimbatore@aai.aero



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15. One copy of this award letter may be returned to this office duly signed along with the acceptance letter/ token of having accepted the terms and conditions of the award.
16. In the event of the Licensee committing any breach of the terms and conditions of the license agreement, the Authority may without prejudice to other rights and remedies be entitled to forfeit the Security Deposit or any part thereof. On the expiration or earlier determination of the license the Authority shall return the Security Deposit or part thereof which has not been forfeited as aforesaid, to him, without interest.
17. The agency should submit applicable undertakings ensuring that the agency abides by all the rules and regulations of Government of India Departments and AAI like EPFO, Taxes, Labour Laws, PF & ESI etc.
18. Coimbatore Airport is a plastic free zone. Hence, you will ensure that no single use plastic is used at your outlet.
19. All the above conditions along with those mentioned in the E-tender shall be binding on the licensee.
20. Bureau of Civil Aviation Security (BCAS), Chennai, has advised the following guidelines to be followed while applying for AEPs: -
- "The Temporary Aerodrome Entry Permit (TAEP) initially for a period of 30 days will be issued by Airport Director, Airports Authority of India (AAI)/ respective Airport Operators, with whom the entity entered into written Agreement, following the due procedures, to commence business inside the Airport.
 - Immediately, thereafter, formalities to comply with the instructions of BCAS i.e. obtaining Provisional Security Clearance / Security Clearance through E-Sahaj Portal and submission of Security Programme, are to be strictly adhered to. Necessary assistance / guidelines, if required may be obtained from the Airport Operator / BCAS in this regard. The above are mandatory requirements for continuing business in the Airport premises.
 - The entities who have already obtained Security Clearance for their operations in other region(s) should intimate RO, BCAS, Chennai, accordingly duly enclosing 1) Intimation Letter regarding establishing their business in Coimbatore Airport 2) Security Clearance issued by BCAS, HQ 3) Provisional Security Clearance(s) issued by the RO, BCAS, of other Region(s) 4) Written Contract Agreement by the Airport Director, Coimbatore 5) Authorised Signatory for Coimbatore Airport and 6) Security Programme for Coimbatore Airport.
 - Failure to comply with any of the above instructions will entail suspension or withdrawal of TAEP/AEP issued.
 - The above points are not exhaustive and the updation/addition/omission if any will be appraised from time to time".

Contd.

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-:4:-

21. This award letter, Handing over/ taking over Note (to be signed) and all terms and conditions as mentioned in the e-tender shall be a part and parcel of the agreement to be executed between Airports Authority of India and M/s Nirmann Projects, 13/8-4, Tathaiah Gunta, Revenue Ward No-13, Tirupathi-517 501, Andhra Pradesh.

You are requested to complete the above cited contractual formalities within the stipulated time (as mentioned in Sl.No.13) from the date of issuance of this letter.

Thanking you,

Yours truly,

(Battu Venkateswara Rao)
Asst. General Manager (Commercial)
For Airport Director

Copy to: -

1. Regional Executive Director, AAI SR, Chennai-600 027 (Kind Attn.: -Jt. GM (Commercial)) -for information.
2. Internal – JGM(ATC/Ops/Fin)/DGM(Civil/Elect/CNS)/ CSO/DTM

Signature Not Verified

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Tel: 0422- 2571941/ 2571956/2573603/2573602/2573561/ Fax: 0422- 2592741/2573222
Email: apdcoimbatore@aai.aero PSUS

Date: 2024.10.07 16:29:26 IST

Location: eProcurement System for Central