



भारतीय विमानपत्तन प्राधिकरण/ Airports Authority of India
एन.एस.सी.बी.आई एयरपोर्ट, कोलकाता/ NSCBI Airport Kolkata

SPEED-POST/By E-MAIL

Ref No. AAC/COM/Meet&Greet / 243

Date: 22/10/2024

To,
M/s. Travel Food Services Pvt. Ltd.
Block A, South Wing, First Floor,
Shiv Sagar Estate, Dr. Annie Besant Road,
Worli, Mumbai- 400018

Sub: LOIA for License for operating "Meet and Greet Facility" at NSCBI Airport, Kolkata.

Sir,

On the above cited subject reference is made to **E-bid No: 2024_AAI_201649_1** of which the E-Financial Bid opened on 01/10/2024. The Competent Authority has accepted your offer and decided to award the subject License as under the following Terms & Conditions: -

1	License	License for operating "Meet and Greet Facility" at NSCBI Airport, Kolkata
2	License period	For the period up to 15/04/2027 or coterminous with current Food and Beverage Master Concessionaire, whichever is earlier. The same shall be reckoned from the date of commencement of business operations or completion of gestation period, whichever is earlier.
3	Business Incubation Period	Thirty (30) days from the date of issuance of this Award Letter. You will be under obligation to complete all the formalities/ conditions of award as specified in this LOIA and NIT. i. Submission of acceptance letter within 07 days; ii. Payment of Security Deposit iii. Payment of Advance License iv. Execution of Agreement. Note : Site will be handed over to the selected bidder upon fulfilment of conditions of award within the stipulated time of business incubation period.
4	Gestation Period	Gestation period of 90 Days or actual commencement of commercial operation whichever is earlier.

Page 1 of 4



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		Please note that if the selected bidder fails to complete the conditions of award which are pre-requisite for handing over of site, then the gestation period will be deemed to have commenced on 31st day of issuance of this LOIA i.e. immediately after expiry of business incubation period. However, actual handing over of sites shall only be done after completion of all conditions of award.
5	License fee	Rs. 10,28,786 (Rupees Ten Lakhs Twenty-Eight Thousand Seven Hundred and Eighty-Six Only) + GST as applicable Per month.
6	Utility Charges	The Licensee shall pay the Utility/facilitation charges @ 10 % of space rentals. The space rent applicable at Kolkata Airport w.e.f. 01/04/2024 is Rs. 3,730/- Per SQM for A.C. area and Rs. 2,480/- Per SQM for Non-AC Area. Annual rate of escalation on space license fee shall be @ 7.5% per annum compounding every financial year i.e. w.e.f. 1st April. The rates derived after annual escalation shall be rounded off to the nearest multiple of Rs.10. The space rent is subject to revision at the discretion of AAI from time to time and the same is binding on you.
7	GST/Other taxes	GST and other taxes shall be payable extra to the License Fee and other charges. GST shall be at the rate of 18% or as applicable from time to time.
8	Location and Area	As indicated in the NIET document
9	Advance license Fee	The Licensee shall pay One month's advance license fee + Utility charges [i.e. equivalent to 10% of notional Space rent] of Rs. 12,19,830/- (Rupees Twelve Lacs Nineteen Thousand Eight Hundred and Thirty Only) [Including GST].
10	Security Deposit	i. Towards Licence Fee: Rs. 48,55,870/- (Rupees Forty-Eight Lacs Fifty-Five Thousand Eight Hundred and Seventy only) ii. Towards all types of utilities such as Electricity, Water, Data Port, Telephone etc.: Rs. 7,46,899 /- (Rupees Seven Lacs Forty-Six Thousand Eight Hundred and Ninety-Nine Only) iii. Security Deposit (SD) shall be submitted in the form of Bank Guarantee/ or in Cash form though NEFT/RTGS. iv. No interest fee shall be payable on the SD by AAI.



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	v. In case of SD is submitted in the form of Bank Guarantee (BG), it should be from an Indian Scheduled Bank with validity up to entire license period and additional claim period of 180 days from the date of expiry of the contract. However, Bank Guarantee from co-operative bank (even scheduled) or in the form of FDR is not acceptable. vi. A letter of understanding in the format as per Annexure-L also to be submitted along with the Bank guarantee. vii. No SD shall be accepted in the form of Bank Guarantee from Co-operative banks (even scheduled/societies/payment bank) or by means FDR. Bank charges shall be borne by the selected bidder. viii. AAI has made arrangements for verifications of Bank Guarantee received by AAI from Successful bidder through Structural Financial Messaging System (SFMS) of ICICI Bank, detail of which is as under: <table><tr><td>Corporate Name</td><td>AIRPORTS AUTHORITY OF INDIA</td></tr><tr><td>Bank Name</td><td>ICICI Bank</td></tr><tr><td>IFSC Code</td><td>ICIC0000007</td></tr><tr><td>BG Advising message</td><td>IFN 760COV (BG ISSUE) IFN 767COV (BG AMENDMENT)</td></tr><tr><td>Unique Identifier Code</td><td>AAI KOLKATA (<i>to be mentioned in field 7037 of the BG advising message code</i>)</td></tr></table> ➤ 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 NIT. ➤ 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.	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	AAI KOLKATA (<i>to be mentioned in field 7037 of the BG advising message code</i>)
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11	It is to be noted that the Earnest Money Deposit of the successful bidder may be forfeited and it may be debarred for further participation in AAI's tender (s) for a period of 01 (One) year, on account of non-completion of the following: a) Acceptance of the offer within 07 (Seven) days from the date of this LOIA; b) Payment of Security Deposit within 15 (fifteen) days from the date of issuance of this LOIA (Sl no. 10);										

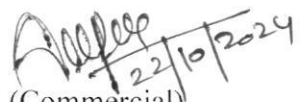


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	c) Payment of one-month advance license fee + Utility charges [i.e. equivalent to 10% of notional Space rent] of Rs. 12,19,830/- (Rupees Twelve Lacs Nineteen Thousand Eight Hundred and Thirty Only) [Including GST] within 15 (fifteen) days from the date of this LOIA for the license. (Sl. no. 9) d) Execution of the Agreement within 15 days from the date of issuance of Award letter (on stamp paper of Rs.100/-, related costs to be borne by the licensee). e) Commencement of the facility within Gestation period. f) Any other condition as stipulated under NIT.
12	Electricity /Water charges shall be payable as per actual consumption at the rates fixed by AAI from time to time.
13	Agreement: An agreement in the prescribed format as per the NIT is to be executed on a non-judicial stamp paper of WB State as per following: i. To be signed by Authorised Signatory in the office of Airport Director, Kolkata along with • Copy of Authorisation/Board Resolution; • One passport size photo of Authorised Signatory; • Copy of ID proof of the Authorised signatory.
13	The successful tender shall be required to submit Security Programme (as per Format A & A I available on BCAS website www.bcasindia.nic.in and/or www.bcasindia.gov.in) to the RDCOS office through AAI Kolkata for issuance of Security Clearance / approval, for operating the facility in Security Hold Area, within 05 (Five) days from receipt of the award letter. The successful bidder also has to submit Security Programme online through e-sahaj portal (https://esahaj.gov.in) and a copy of the online receipt of the application has to be forwarded to office of RDCOS through AAI along with the aforesaid documents in hardcopy.
14	This award letter shall form the part and parcel of the License agreement.
15	All other terms and conditions as per NIT E-bid No: 2024_AAI_201649_1.

Kindly acknowledge receipt of this letter.

Yours Sincerely,


JGM (Commercial)
For APD
NSCBI Airport, Kolkata.