



भारतीय विमानपत्तन प्राधिकरण
Airports Authority of India

BY SPEED POST & E-mail

संदर्भसंख्या/No: AAI/BGM/COMML/Eye Wear/2024-25/853/54-57 दिनांक/Date: 21.10.2024

सेवा में/To,

M/s. Quiosco Retail India Pvt. Ltd.
Unit No.1-B, 1st Floor,
Steelmade Industrial Estate,
Marol-Maroshi Road,
Andheri (East) Mumbai – 59

विषय/Sub : Award letter for License for Retail Outlet for Branded Eye Wear shop at Security Hold Area (SHA) of Belagavi Airport.

महोदय/Sir,

Reference may please be made to the E-Bid No. 2024_AAI_203424_1 dated 01.08.2024 for License for Retail Outlet for Branded Eye Wear shop at SHA of Belagavi Airport.

In this connection, the approval of the Competent Authority is hereby conveyed for the award the License for Retail Outlet for Branded Eye Wear shop at SHA of Belagavi Airport, subject to the following terms and conditions: -

1.	License	License for Retail Outlet for Branded Eye Wear shop at SHA of Belagavi Airport. (Area: 9 sqM, AC)
2.	Space Rent	Rs.20,600/- (Rupees Twenty Thousand Six Hundred only) per month plus GST and other Govt. levies as applicable.
3.	Advance License Fee	The advance Space rental of Rs. 25,954/- (Rupees Twenty Five Thousand Nine Hundred and Fifty Four only) including 18% GST and 10% Conservancy charges on AC Space Rent is to be paid in advance within 15 days from the date of receipt of this letter.
4.	Period of License	05 (Five) years from the date of taking over of site (17.12.2024)
5.	GST	Payable as applicable from time to time. The present rate of GST is @18%.
6.	Utility Charges/Common Area Maintenance Charges (CAM)	Utility/Conservancy Charges @10% on AC Space Rent (1395/-) fee will be charged as per discretion of AAI. Note: a) The current notified AC Space Rental is Rs. 1550/ PMPM b) The Space Rental is subject to 7.5% compounded annual escalation on 1st April of every year or as may be decided by AAI from time to time.

बेलगावि हवाई अड्डा, सांब्रा, बेलगावि - 591124
Belagavi Airport, Sambra, Belagavi- 591124

दूरभाष -0831 2562020
Phone - 0831 2562020

फैक्स -0831 2562030
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Commercial Discharge



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7.	Security Deposit	An Amount of Rs. 1,55,724 /- (Rupees One Lakh Fifty Five Thousand Seven Hundred and Twenty Four only) towards Security Deposit for License Fee i.e. an amount equivalent to Six (06) months of first year license fee including Utility charges & GST in the form of NEFT/RTGS/Bank Guarantee from Nationalized/ Scheduled Banks. In case of Bank Guarantee, it should be valid for entire period of license plus 06 months. In Addition to above, an amount of Rs.20,000/- (Rupees Twenty Thousand only) shall be paid through NEFT/RTGS towards Security Deposit for Electricity & Water charges. The security deposits shall not bear any interest.
8.	Electricity Charges	As per actual consumption, this is subject to revision from time to time, as per discretion of AAI. Electrical wiring within your premises and provision of Energy Meter shall be your responsibility.
9.	Agreement	An agreement in Original is required to be submitted by the Licensee as per the format enclosed herewith along with all its enclosures as prescribed on a Non-Judicial Stamp paper of Rs.100/- within 15 days of receipt of Award Letter along with photograph of the authorized signatory.
10.	Gestation Period	No gestation period is to be permitted in case of renewal/award of the concession/license in favour of the existing license in the same place (i.e., same area as well as location). The commencement date of the contract is from 17.12.2024.
11.	Annual Escalation	The first annual escalation will be applicable after completion of one year of license period. Thereafter the same will be applicable after completion of subsequent one-year period there from. In case extension in gestation period is given due to whatsoever reason, the date of first escalation period shall be reckoned from the original date of commence of contract (i.e. commencement date had there been no extension in gestation period).

Terms and Conditions: -

- I The License fee shall be payable in advance on or before 10th of each English Calendar month, failing which simple interest @ 12% shall be payable on all delayed payments without prejudice to the other rights and remedies of the AAI. However, Electricity/ Water Charges based on actual consumption at the rates as fixed by AAI from time to time shall be paid extra. You are required to submit the payment details along with bill no. for reconciliation to the Airport Director, AAI, Belagavi.
- II The Charges of issuance of Airport Entry pass (AEP's) etc. shall be borne by the licensee.
- III No Soliciting or canvassing of the business shall be done by the licensee and the party cannot claim any damage, if the agreement in the prescribed format is not executed within time frame.

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- IV The following penalties will be imposed, against the irregularities, to the licensee or staff of licensee; However, the Airport Director has the power to decide the quantum of penalty or any change thereof;

Sl. No.	Description of irregularities	Maximum Penalty
1	Staff not in Uniform/without ID card	Rs.100/-per instance
2	Misbehavior by the Staff	Rs.500/-per instance
3	Violation of MRP	Rs.300/-per instance
4	Using AAI's properties like trolleys, Chairs etc.	Rs.200/-per instance
5	Closing the facility without intimation during Pax movement	Rs.500/-per instance
6	Selling items/services other than specified	Rs.100/-per instance
7	Overcharging	Rs.100/-per instance
8	For not maintaining Cleanliness of the premises & for spreading the garbage in surrounding areas	Rs.500/-per instance

- V The licensee shall comply with all the rules and regulations under the Contract Labour (Regulation & Abolition) Central Rules, 1971 and any other law prevailing from time to time in respect of the personal employed by him for running the said license.
- VI It is responsibility of Licensee to obtain proper insurance coverage for the properties and goods to be stored or used in the licensed premises.
- VII At any stage, even after the award of License, AAI found that the agency has submitted false/incorrect documents in the tender bid, AAI reserves the right to terminate the license by giving reason thereto.
- VIII Any disputes arising out of this License, the decision of the AAI, in the matter shall be final and binding.
- IX If the licensee does not operate the license up to 50% of the license period, then the agency is liable to be debarred from participation in any tenders of AAI for next one year.

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Other Terms & Conditions: -

- I. 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 of non-completion of the following:
 - a) Acceptance of the offer within **07 (seven) days** from the date of issuance of the award letter addressed to the party.
 - b) Payment of advance license fee for one month within **15 days** from the date of issuance of the award letter.
 - c) Payment of Performance Security Deposit within **15 days** from the date of issuance of award letter.
 - d) 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).
 - e) Commencement of the facility within the gestation period.
- II The Licensee shall make his own arrangements for installation of Electrical meter and wiring etc. as required.
- III The Licensee shall use the said premises only for the purpose mentioned in the agreement and award letter and for no other purpose whatsoever, unless permission from the Airport Director is obtained in writing.
- IV The Licensee shall not assign or translate or sublet the license or any part thereof.
- V The joint measurement of the area allotted shall be made within 30 days from the award letter. The Joint measurement will form part of the agreement. In case of excess area in occupation as per the actual measurement at site, any time after handing /taking over of the space, the licensee is liable to pay the proportionate license fee for the additional area occupied.
- VI In case space allotted (full or partly) is required by AAI, the licensee has to vacate/shift his establishment to newly identified / allocated location at his own cost at short notice.
- VII The name board and its dimension etc. should have the prior approval of AAI and should be within the space allotted.
- VIII The licensee can be terminated by either side by giving 180days' notice in writing. However, AAI reserves the right to terminate the contract on a short notice, on grounds of unsatisfactory performance or passenger /users complaints. In such cases the Licensee shall vacate the premises without claiming any compensation or raising any dispute.

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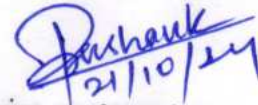
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- IX All other Terms and Conditions as per NIT shall remain unchanged and shall form part and Parcel of this award letter.

Kindly return a sealed and signed copy of this award letter within 07 days of from the date of issue of this award letter as a token of your acceptance.

The acceptance of award letter shall form part and parcel of the license agreement.

भवदीय/ Yours faithfully,


21/10/24

प्रशांक उपाध्याय/Prashank Upadhyay

कनिष्ठ कार्यपालक (तकनीकी) /Jr. Executive (Tech.)

तकनीकी/वाणिज्यिक प्रभारी / Technical/ Commercial In-charge

कृते विमानपत्तन निदेशक / For Airport Director

भा.वि.प्रा. बेलगावि, हवाई अड्डा/ AAI, Belagavi Airport

वाणिज्य प्रभारी/ Commercial In-charge/ Belagavi

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Belagavi Airport - 591124

Copy for Information: -

- 1) The Regional Executive Director, AAI, Chennai (Attn. JGM-COMML-SR) - 27
- 2) The General Manager (F&A), AAI, SR, Chennai (Attn. RAU-SR)- 27
- 3) The DGM (E-C)/DGM (E-E)/ AM(HR)/ Manager (Ops), AAI, Belagavi Airport.



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APPENDIX:3

CONCESSION AREA LAYOUT

The dimension of area is 9 sqM

