



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA
DIU AIRPORT, DIU-362520

Ref No: AAI/Commercial/Snack Bar/2024-25/6502

Date: 04/02/2025

To:
M/S VIP Services,
Shop No.1, House No. 50, Loau Khedi,
Airport Road, Bhopal
Bhopal (MP) - 462 036

Subject: Award letter for License to Operate Snack Bar outside Terminal building at Diu Airport.

Sir,

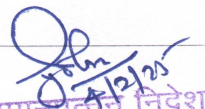
- Reference may please be made to the E-bid No. 2024_AAI_208061_1 dated 13/09/2024 for License to Operate Snack Bar outside Terminal building at Diu Airport.
- The Competent Authority is pleased to award the license to operate Snack Bar outside Terminal Building; under the following terms and conditions:

1	License	To operate Snack Bar outside Terminal Building at Diu Airport. (Area: 9 Sqm, Non- A/C area)
2	Period of License	SEVEN YEAR from the date of taking over of site.
3	License Fee	Rs. 10666/- (Rupees Ten Thousand six hundred sixty six only) per month + Utility charges & GST and other Govt. levies as applicable. The agency has to pay Utility/facilitation charges @ 10% of space license fee in addition to the License fee. Advance License fee of Rs. 13300 /- (Rupees Thirteen thousand three hundred only) including Utility Charges & GST @18% is to be paid in advance within 10 days from the date of receipt of this letter. License Fee: Rs.10666 /- Utility Charges (670*9*0.1): Rs.603 /- GST (18%): 2028.4 Total License Fee: Rs. 13300/-
4	GST	Payable as applicable from time to time. The present rate of GST is @ 18%.
5	Security Deposit	An amount of Rs. 106400 /- (Rupees One Lakh Six thousand four hundred only) towards Security Deposit for License Fee i.e. an amount equivalent to 08 months license fee, in the

कार्यालय: निदेशक विमानपत्तन, दीव हवाई अड्डा, दीव - 362 520, (यु.टी.) दूरभाष : 02875 275311 फैक्स : 02875 252365

O/o: The Airport Director, DIU AIRPORT, DIU - 362 520 (U.T.) Phone : 02875 275311

Fax : 02875 252365


विमानपत्तन निदेशक
AIRPORT DIRECTOR
दीव विमानपत्तन, दीव.
DIU AIRPORT, DIU.

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		form of Bank Guarantee from nationalized/scheduled banks. In case of Bank Guarantee, it should be valid for the entire period of License Plus 06 months. In addition to the above, an amount of Rs. 10000/- (Rupees Ten thousand only) shall be paid in the form of in form of RTGS/NEFT to AAI Account: Account Number:33964986659 Bank: State Bank of India, IFSC Code: SBIN0001174, Branch: Mumbai The security deposit towards Electricity & water charges shall not bear any interest.
6	Electricity Charges	As per actual consumption, this is subject to revision from time to time, as per discretion of Authority.
7	Agreement	An agreement in Original (02 copies) 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/- in notarized format within 15 days of receipt of Award letter along with photograph of the authorized signatory and submit to Airport Director, Diu Office.
8	Utility Charges	The agency has to pay Utility/facilitation charges @ 10% of space license fee in addition to the License fee.

3. Terms and Conditions:

- I. The License fee shall be payable **in advance on or before 10th of each 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.
- II. **The Charges for issuance of Airport Entry Permits (AEPs), etc.** shall be borne by the licensee. **Security Clearance shall be obtained from BCAS by the agency as per the BCAS norms.**
- III. License Fees shall be subject to annual escalation of 10%. 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



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original date of commencement of contract (i.e. commencement date had there been no extension in gestation period.)

If the terms of contract is extended beyond the regular period specified in NIT/ RFP, the applicable rate of annual escalation on monthly license fee during extended period shall be the higher of:

- a) Additional 10% escalation on normal escalation rate on last billed license fee for a particular facility OR,
- b) Escalation of 20% on the last billed license fee.

- IV. No soliciting or canvassing of the business shall be done by the licensee.
- V. The penalty of **Rs. 500/- per occasion** shall be levied on account of unsatisfactory performance such as:
 - a. Non-observance / Non-display of approved rates.
 - b. Not maintaining the quality in service facility.
 - c. Not maintaining cleanliness in and around the retail outlet.
 - d. Any other breach in the terms of the agreement.
- VI. 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 personnel employed by him for running the said license.
- VII. It is the responsibility of the Licensee to obtain proper insurance coverage for the properties & goods to be stored or used in the licensed premises.
- VIII. Any disputes arising out of this License, the decision of the AAI, in the matter shall be **final and binding**.
- IX. At any stage, even after the award of License, if AAI found that the agency has submitted **false/incorrect documents** in the tender bid; AAI reserves the right to **terminate the license** by giving reasons thereto.
- X. 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 the next **ONE Years**.

4. Other Terms and Conditions:

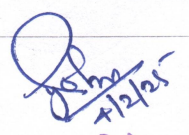
It may be noted that the **EMD of the successful bidder may be forfeited** and the bidder may be **debarred from further participation** in AAI's tenders for a period of **ONE YEARS** on account of the non-completion of the following time period for commencement of the license including gestation period and fulfilling of contractual formalities, will be as follows:

- I. **Acceptance of the offer** within 07 days of issuance of award letter.
- II. **Submission of Security Deposit and Payment** of advance License fee as described above; within 15 days of issuance of award letter.
- III. **Execution of License Agreement** within 15 days of issuance of the award letter (on Stamp paper of appropriate value, related cost to be borne by the Licensee). The license will become void and can

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AIRPORT DIRECTOR
विमानपत्तन, दीव.



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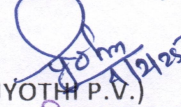
- be terminated without any notice and the party cannot claim any damage, if the agreement in the prescribed format is not executed within the time frame.
- IV. **Business Incubation Period** shall mean a period of 15 days from the date of issuance of LOIA to the selected bidder. The selected bidder will be under obligation to complete all the formalities/ conditions of award as will be specified in the LOIA.
- V. **Maximum Gestation period** will be **60 days** or actual date of commercial commencement, whichever is earlier. The agency is bound to pay the License fee from the 61st day, even if the facility has been taken over or not. The gestation period will be calculated from the date of issue of the award letter.
- VI. The Licensee shall make his own arrangements for installation of Electrical meter and wiring etc. as required.
- VII. 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.
- VIII. The Licensee shall not assign or transfer or sublet the license or any part thereof.
- IX. The joint measurement of the area of the facility shall be made within 15 days from the handing over of site. The joint measurement will form part of the agreement. In case of excess area in occupation as per 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.
- X. In case space allotted is required by AAI, the licensee has to vacate/shift his sales counter & other establishment to newly identified/allocated location at his own cost at short notice.
- XI. The name board and its dimension etc. should have the prior approval of AAI and should be within the space allotted.
- XII. The license can be terminated by either side by giving **180 days notice in writing**. However, **AAI reserves the right to terminate the contract on a short notice**, on grounds of unsatisfactory performance or passenger/user complaints. In such cases, the **Licensee shall vacate the premises without claiming any compensation or raising any dispute**.

All other terms and conditions as per **NIT shall remain unchanged** and shall form **part & parcel of this award letter**.

Kindly return a **sealed & signed copy** of this award letter within **10 days** 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.

Yours faithfully,


(JYOTI P.V.)

AIRPORT DIRECTOR, DIU
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दीव विमानपत्तन, दीव.
DIU AIRPORT, DIU.



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Copy to:

CC To:

1. RED, WR, Mumbai;
2. GM (F&A), WR, Mumbai;
3. GM (Ops), WR, Mumbai;
4. GM (Eng), WR, Mumbai;
5. Jt. GM (LM), WR, Mumbai;
6. Jt. GM (Commercial), WR, Mumbai;
7. RCSO,WR, Mumbai

Internal

All Section/APSU, Diu

(JYOTHI P.V.)

AIRPORT DIRECTOR, DIU

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AIRPORT DIRECTOR
दीव विमानपत्तन, दीव,
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O/o: The Airport Director, DIU AIRPORT, DIU - 362 520 (U.T.) Phone : 02875 275311

Signature Not Verified

Digitally signed by VARUN GUPTA
Date: 2025.02.05 12:36:24 IST
Location: eProcurement System for
Central PSUs