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Azadi Ka
Anniversary
Mahotsav

भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

क्र.: भाविप्रा/खजु./वा./स्नेक बार/2025/ 18/945

दिनांक: 28.01.2025

प्रति,

मेसर्स ग्रीन पार्क हॉस्पिटैलिटी सर्विसेज प्राइवेट लिमिटेड,
कॉर्पोरेट कार्यालय, होटल मैरीगोल्ड कैम्पस, 7-1-25,
ग्रीनलैंड्स, बेगमपेट, हैदराबाद, 500016
Email:- corporateoffice@gphs.co.in

विषय:- खजुराहो एयरपोर्ट के प्रस्थान कक्ष एवं एस.एच.ए. में स्नेक बार सुविधा के लाइसेंस हेतु अवार्ड पत्र ।

Subject: Award of License For Snack Bar facility in Departure Hall & SHA at Khajuraho Airport, Khajuraho (M.P.).

महोदय/Sir,

In response to your offer in the e-tender (Tender ID: 2024_AAI_219222_1) for the above facility, we are pleased to inform that the Competent Authority has decided to award the subject licence to you on the following terms and conditions:-

1. You shall operate the subject licence at Khajuraho Airport, Khajuraho whose location/area is as follows:
 - a) Area – 10.35 Sq.m. approx. (Departure Hall – 05 Sqm. & SHA- 5.35 Sqm.)
 - b) Location – Snack Bar in Departure Hall & Ground Floor SHA
2. The period of Licence shall be **07 (Seven) years** unless terminated earlier on account of following:-
 - a) By giving **180 (One Hundred Eighty only) days'** notice in writing from either side without assigning any reason.
 - b) AAI can also terminate the licence on a short notice on account of unsatisfactory performance.
3. The licence period shall be valid from the date of expiry of **60 (Sixty) days** gestation period reckoned from the date of handing over of site (to be done within **15 days** business incubation period) or commencement of business, whichever is earlier.
4. You shall pay the quoted monthly licence fee of **Rs. 1,04,900/- (Rupees One Lakh Four Thousand Nine Hundred only)** plus other applicable charges and applicable Govt. taxes.
5. All Govt. Taxes including GST (presently @18%) shall be applicable at the rates declared by Govt. of India / State Govt. / Union territory from time to time.
6. The quoted monthly licence fee shall be subject to annual compound escalation of 10% (ten percent) and the first annual escalation shall be applicable after completion of 01 (one) year license period. Thereafter the same will be applicable after completion of subsequent 01 (one) year period there from. Accordingly, the licence fee payable during the contract period shall be as under:- **Cont--02--**

कार्यालय- निर्देशक विमानपत्तन, नागर विमानक्षेत्र, खजुराहो, छतरपुर (मध्य प्रदेश) - 471606

दूरभाष - (07686) 272805, 274767, 274041, फैक्स-272810, 274765

Office of the Airport Director, Civil Aerodrome, Khajuraho, Chhatarpur, (MP)-471606

Ph. (07686) 272805, 274767, 274041 Fax- 272810, 274765

“हिन्दी पत्रों का स्वागत है”
“पर्यावरण की रक्षा, धरती की सरक्षा”

Period	Amount of monthly Licence fee (in Rs.)
1 st Year	1,04,900/- plus other applicable charges and applicable GST.
2 nd Year	1,15,390/- plus other applicable charges and applicable GST.
3 rd Year	1,26,929/- plus other applicable charges and applicable GST.
4 th Year	1,39,622/- plus other applicable charges and applicable GST.
5 th Year	1,53,584/- plus other applicable charges and applicable GST.
6 th Year	1,68,942/- plus other applicable charges and applicable GST.
7 th Year	1,85,837/- plus other applicable charges and applicable GST.

7. Irrespective of the Authority raising an invoice, you shall be required to pay monthly licence fee including other applicable charges for that particular month in advance on or before **16th** day of English calendar month and all charges towards consumption of electricity / water within the date(s) specified in the bill(s).
8. The licensee has to make the payment of Licence Fee etc. by 16th of the same month, failing which Authority shall levy penal interest@12% per annum from the due date (i.e. date of invoice plus 15 days) till the actual date of payment received in Authority's account in the cases concessionaire / agencies settled the invoice after due date but within 90 days (date of invoice plus 90 days) and @18% per annum from the due date till the actual date of payment received in Authority's account in the case of concessionaire/ agencies settled the invoices after 90 days. In case of part payment made by any agency, same rate of interest on the balance amount of invoice as applicable shall be charged.
9. You shall pay one (01) month advance licence fee amounting to **Rs. 1,25,003/- (Rupees One Lakh Twenty Five Thousand Three only)** within **15 (fifteen)** days from the date of this letter of intent / award. The advance licence fee is inclusive of utility / facilitation charges @10% of AC space rent and amount of GST@18%. The detail of monthly licence fee is as under:-

Particulars	Amount in Rs.	GST 18%	Total in Rs.
Monthly Licence fee	1,04,900	18,882	1,23,782/-
Utility / facilitation charges (10.35 Sqm. X Rs.1000) X 10%	1035	186	1,221/-
Total Amount			1,25,003/-

10. You shall deposit a sum of **Rs. 10,00,024/- (Rupees Ten Lakh Twenty Four only)** as Security Deposit (SD) equal to **Eight (08)** months licence fee of the **1st** year of licence plus utility / facilitation charges and applicable Govt. taxes in the form of RTGS / NEFT / Bank Guarantee from a Nationalized/Scheduled Bank (Bank Guarantee from Co-operative Banks, even scheduled co-operative banks, shall not be acceptable) in favor of Airport Director, AAI, Khajuraho Airport, payable at Khajuraho within 15 days from the date of this award letter. Bank Guarantee should be valid for the entire period of license plus **12 (Twelve)** months, The calculation of Security Deposit (SD) is as under:-

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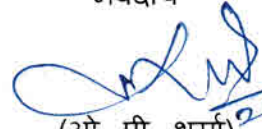
Particulars	Amount in Rs.	GST @18%	Total in Rs.
Licence fee in the 1 st year of licence	1,04,900	18,882	1,23,782/-
Utility / facilitation charges in the 1 st year of licence (10.35 Sqm. X Rs.1000) X 10%	1035	186	1,221/-
SD equivalent to 08 months (i.e. Rs. 1,25,003X 08 months)			10,00,024/-

11. In addition to above, the Security Deposit (SD) towards electricity charges equivalent to 5% of annual quoted licence value of 1st year i.e. amounting to Rs. 62,940/- (Rupees Sixty Two thousand Nine Hundred Forty only) but minimum SD required Rs. 10,000/-. So, you shall pay Rs. 62,940/- towards SD for electricity charges in absolute favour of Airports Authority of India, Khajuraho through NEFT / RTGS or Bank Guarantee within 15 (fifteen) days from the date of this award letter.
12. It may be noted that:-
 - a) Bank Guarantee(s) should be valid for the entire period of licence plus **Twelve (12)** months.
 - b) Bank Guarantee(s) from Co-operative banks even scheduled, shall not be accepted.
 - c) No interest shall be payable on security deposit by AAI.
 - d) The format of Bank guarantee and Letter of Understanding from the Depositor to Bank are available in the tender document at page Nos. **51 to 52 & 55**.
 - e) Bank Guarantee should be confirmed through SFMS of ICICI Bank (Details available in the tender document at page Nos. **53 to 54**).
13. You are requested to make all the payments by VAN payment or way of online through NEFT / RTGS to AAI Bank Khajuraho.
14. During the currency of the license, it shall be your sole responsibility to equip yourself with all necessary permits, licences & clearances from all the concerned authorities / agencies which are required to operate the subject license. Further, you must ensure and adhere to all the rules & regulations as issued by Central Govt. / State Govt. (Govt. of MP) from time to time for subject licence.
15. You shall not erect or display any advertisements or signboards except after obtaining the prior approval in writing of the Authority.
16. That the Authority reserves to itself the right to change the location of the premises at any time and may at its discretion, call upon the Licensee to vacate the site and may give an alternative premise for the purpose of this license. In such a case, the Licensee shall be bound to vacate the premises immediately and accept the said alternate premises. The entire expenditure on such shifting shall be borne by the licensee and the licensee shall not be entitled to claim any compensation or revision in the license fee on that score.
17. The licensee has to obtain prior permission from BCAS for operating the facility in Airport by acquiring Security clearance from BCAS before commencement of operations/ within gestation period. The bidder has to apply through e-SHAJ (Security clearance online portal). AAI, Khajuraho will not responsible for delay in getting security clearance from BCAS.

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18. You have to ensure the Police verification / antecedents' verification of your employees (as per guidelines of BCAS) before applying for Airport Entry Passes (AEPs). The Charges applicable for issuance of Airport Entry Passes (AEPs) of your employees shall be borne by you.
19. You shall have to enter into an Agreement on Non-Judicial stamp paper of Rs. 500/- within 15 (fifteen) days from the date of issuance of award letter / LOA. The cost of Non-Judicial stamp paper & other papers shall be borne by you.
20. You must necessarily operate the contract minimum for 20% of the contract period, failing which you may be debarred from participating in any tenders of AAI, for a minimum period of one year and demurrage charges will also be payable as per terms of the agreement.
21. You shall intimate the names of the persons employed by you or going to employ, who are near relatives (wife, husband and dependent parents, grandparents, children, grandchildren, brothers, sisters, uncle, aunts, cousins and their corresponding in laws) of AAI employees or are ex-employees of AAI who have separated from AAI in the past 02 (two) years.
22. You shall be required to strictly follow the special terms and conditions (Appendix-2 of Annexure-A of tender document) for efficient Management of subject licence.
23. Other terms and conditions shall be as per the E-Tender documents for the subject facility.
24. This letter of award shall form a part and parcel of the licence agreement to be executed.
25. You are required to convey the acceptance of award within 07 (Seven) days from the date of this award letter along with the duly signed duplicate copy of this award letter.

भवदीय



(ओ. पी. शर्मा)

प्रभारी (वार्किंग)

In Charge (Commercial)

कृते निदेशक विमानपत्तन

For Airport Director

नागर विमानक्षेत्र खजुराहो (म.प्र.)

Civil Aerodrome Khajuraho (M.P.)

Signature Not Verified

Digitally signed by RAVI SINGH
Date: 2025.02.21 12:45:10 IST
Location: eProcurement System for
Central PSUs