



संदर्भ : भा.वि.प्रा./जाम/आर-3(स्नैक बार)/CPA /2025/ 112.

दिनांक : - 01.04.2025

To
The Director,
M/s. Tea Post Private Limited,
D-001 Elanaza Crest, Sindhu Bhavan
Road, Bodakdev, Ahmedabad- 380059

Sub: - Letter of Award (LOA) - "Snack Bar" at outside Terminal Building in Car Parking Area at Civil Enclave, Jamnagar

संदर्भ: ई-निविदा - 2024_AAI_219448_1 // E-Tender - 2024_AAI_219448_1

प्रिय महोदय / Dear Sir (S),

Reference is invited to your tender bid submitted/opened on 03.01.2025 dated for **"Snack Bar" at outside Terminal Building in Car Parking Area at Civil Enclave, Jamnagar** (Tender Id: 2024_AAI_219448_1) at Jamnagar Airport.

We are pleased to inform you that the Competent authority has accepted and approved your submitted bid for award of license for **"Snack Bar" at outside Terminal Building in Car Parking Area at Civil Enclave, Jamnagar** (Tender Id: 2024_AAI_219448_1) for a **period of 07 years** for an area admeasuring **40.00 sqm. (10.00m * 04.00m)** (approx.) at quoted License fees **Rs.55,000/ per month** + all applicable taxes subject to compliance of all the terms conditions stipulated in NIT.

Name and Type of Concession:

Name Concession	Term of Concession	Assigned area for Snack Bar in/near Car Parking area	License Fees
"Snack Bar" at outside Terminal Building in Car Parking Area at Civil Enclave, Jamnagar	Seven (07) Years	40.00 sqm. (10.00m * 04.00m) (approx.) - Near Car Parking area. Note: Any increase in the allotted area shall be charged on the basis of Clause 14(8) of NIT.	License fees shall be the quoted fixed license fees of Rs.55000/-p.m.+all applicable taxes. License fee is subject to annual escalation as detailed in NIT.

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विमानपत्तन निदेशक का कार्यालय, नागर अंतः क्षेत्र, जामनगर, गुजरात - 361 006
Office of the Airport Director, Civil Enclave, Jamnagar, Gujarat - 361 006

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CONTINUATION SHEET

1. The licensee shall be liable to be debarred for further participation in AAI's tender(s)/e-tender(s) for a period of one(1) year, on account on non-completion of the following:-
 - a. Acceptance of the offer within seven(07) days from the date of issuance of the award letter.
 - b. Payment of advance license fee for one month within 15 days from the date of issuance of the award letter.
 - c. Payment of Security deposit within 15 days from the date of issuance of the award letter.
 - d. Execution of the agreement within 15 days from the date of issuance of the award letter (on stamp paper of appropriate value, related costs to be borne by the licensee).

2. The licensee shall pay one-month advance licence fee including utility – facilitation charges and GST amounting to **Rs.68,062/- (Rupees Sixty-Eight Thousand Sixty-Two only)** within 07 (Seven) days from the date of issuance of this LOA. The amount has been arrived at as follows :-

a. Monthly Licence fee	- Rs. 55,000/-
b. Add GST@18% on a above	- Rs. 9,900/-
c. Utility - Facilitation Charges	- Rs. 2,680/- (670/- X 40 sqmtr x 10%)
d. Add GST @18% on c above	- Rs. 482/-
Gross Concession fee (a+b+c+d)	- Rs. 68,062/-

The payment in the form of cash through NEFT/RTGS mode can be made by using bank particulars of AAI, RHQ, Mumbai as mentioned below: -

Bank Account No. (Current account) - **33964986659**

Bank Name and Branch Address:

STATE BANK OF INDIA, 58, NEHRU ROAD, VILEPARLE (EAST), MUMBAI-400099

IFSC CODE - **SBIN0001174**

3. The Licensee shall pay Security deposit amounting to **Rs. 5,45,000/- (Rupees Five Lac Forty-Five Thousand only)** equivalent to 08 (Eight) months gross concession fee to AAI within 07 days from the date of issuance of this LOIA. The SD amount equivalent to 08 (Eight) months gross concession fee to be submitted through NEFT/RTGS (Bank particular details depicted under point 02 above) / or Bank Guarantee from any scheduled commercial bank (Bank Guarantee from co-operative bank, even scheduled, will not be accepted).
4. The Security Deposit amounting to **Rs. 33,000/-(Rupees Thirty-Three Thousand Only)** for electricity/water/telephone etc shall be deposited by you to AAI in addition to the above security deposit in absolute favour of Airports Authority of India, GOA within 07 days from the date of this LOIA in the form of Demand Draft/Pay Order/Bank Guarantee. (Bank Guarantee from Co-operative banks, even scheduled, will not be accepted)

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CONTINUATION SHEET

5. The total amount payable by the agency is depicted as below:-

- | | |
|---|-------------------------|
| (a) Advance concession Fee (refer point. 1 above) | = Rs. 68,062/- |
| (b) Security deposit (08 months concession fee)
(refer point. 2 above) | = Rs. 5,45,000/- |
| (c) Security Deposit (electricity/water/telephone etc) | = Rs. 33,000/- |
| (d) Total a+b+c above | = Rs. 6,46,062/- |

The total amount payable by the licensee is **Rs. 6,46,062/- (Rs. Six Lacs Forty-Six Thousand Sixty-Two only)**, before start of contract.

No Interest is payable on Security Deposit by AAI

Other Terms & Conditions :

- (a) **Period of Concession:** - Seven (07) Years shall be reckoned from the Concession Fee Commencement Date as already defined in the RFP / NIT Clause 3.
- (b) **Concessioner Area:** - 40sqm(approx.)
Any increase in the allotted area shall be in charged on the basis of Clause 14(8) of NIT..
- (c) **Rate of Annual Escalation to be calculated as under: - from 2nd year to 07th year**
i. License Fees shall be subject to annual escalation of @ 10%.
ii. The first annual escalation will be applicable after completion of one-year license period.
- (d) **Business Incubation Period:** - 15 days from the date of issuance of Letter of Award (LOA).
- (e) **Gestation Period:** - Gestation Period of 60 Days, reckoned from the date of handing over of sites shall be permissible.
- (f) **Delay of Payment:-**

Airport Authority of India (AAI) shall raise bill by 10th of every month. The concessionaire has to pay the bill by the 25th of the same month failing which interest on delayed payments at the rate of 9% per annum shall be charged from the due date for delay period of up to 30 days and if delay is for more the 30 days, then the interest at the rate of 18% per annum shall be charged from the due date. In case, default persists on the 31st day counted from Due Date, AAI will issue a notice of dissatisfaction. After expiry of notice of dissatisfaction, if the default still persists. AAI to terminate the concession forthwith, in any case not exceeding 120th day from notice of termination. With the termination of the contract, the agency will be debarred for a minimum period of 03 years for participating in any tenders floated for AAI airports. Irrespective of the receipt of the bills from AAI, the Concessionaire is bound to remit the License fee on the 25th of day of the current month as per the concession agreement.



CONTINUATION SHEET

(g) Others:-

- (i) The licensee shall equip himself with all necessary permits, licenses and such other permissions as may be required under the law in force at any time with regard to the operation of the subject license.
- (ii) The licensee shall not erect or display advertising or signboards without prior and written approval of Airport Director, Jamnagar. Designing, setting up and installation of the Display Boards shall be arranged by the licensee at his own cost to offer a pleasing ambience international standard to Airport. Perfect-able slim boards to match the existing aesthetics of the Airport, after obtaining prior approval of Airport Director in the allotted space.
- (iii) AAI shall handover bare space to the licensee and the licensee is required to renovate/interior decorate the store with fire retardant material which shall also give aesthetic look and should match with the surroundings. The plan of the shop shall be submitted to the Airport Director in advance for prior approval.
- (iv) No structural additions, alternations of modifications whatsoever to the said premises is permissible without prior written approval of the Airport Director.
- (v) The licensee shall use the said premises only for the purpose mentioned in the agreement and for no other purpose whatsoever, unless permitted by Airport Director, AAI, Jamnagar.
- (vi) The licensee shall be required to pay all statutory taxes/levies payable to the Central/State/Local bodies, if any, as prescribed failing which AAI may exercise its option to settle the same, on licensee's behalf and recover the amount thus disbursed from the Licensee.
- (vii) As the site of work is in the restricted area, you are required to obtain Photo Identity Card (PIC) for your staff, to be issued by BCAS, through AAI at your own expenses. Police Verification Certificates are to be obtained for all the staff to be deployed by you at this Airport. The licensee shall obtain BCAS clearance before commencement of the commercial operations of the license.
- (viii) The licensee will make arrangements to obtain appropriate insurance cover in respect of all properties/goods, if any, proposed to be stored or used by you at airport premises. No claim, in any respect, regarding the licensee's property/goods shall be entertained by AAI under any circumstances.
- (ix) The licensee and his employees shall deal with all passengers with extreme courtesy and caution and any complaints from the Public about misbehavior of the licensee or his employees shall be construed as grounds for non-performance.
- (x) The licensee will be solely responsible to observe and comply with all the Labour laws and other Regulations as may be applicable to the persons engaged by you. Airports Authority of India will not be responsible in this regard in any manner. No compensation or damages or financial liability of any kind will be borne by AAI towards such manpower.

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- (xi) The licensee shall not be entitled to any reduction in the contracted licence fee in the event of any one or more airlines reducing/suspending/cancelling their flights or airport being temporarily closed or any other restriction imposed by the Airport Security or the licensee's business getting adversely affected for any other reason, whatsoever.
- (xii) The licensee will obtain approval of the price list of the items to be sold, in advance, and will display the same conspicuously at the Snack Bar. A complaint Register for recording the complaints and suggestions of the users will be kept at the Snack Bar which shall be produced to the Airport Director periodically for inspection. No packed and bottled items will be permitted to be sold at the Snack Bar above M.R.P.
- (xiii) The licensee shall make provision for accepting e-payments through PoS Swiping Machine / Paytm / Free Charge / BHIM App and other e-wallets.
- (xiv) The licensee will not store, display or sell any tobacco products at the Snack Bar, unless specially permitted by the Authority. Any violations may entail levy of suitable penalty and/or termination of the license.
- (xv) During the currency of the Licence, if need arises due to structural changes in the Terminal Building, the Authority reference the right to direct the Licensee to shift the Snack Bar to another suitable location and in the event of such relocation the licensee shall not have any objection and the shifting to the new location will be done by him at his own cost. No compensation/rebate shall be payable by AAI in this regard.
- (xvi) The Licence can be terminated by either party, by giving 180 days' notice, in writing. However, Airports Authority of India reserves the right to terminate the licence on a shorter notice in writing, on grounds of un-satisfactory performance or complaints from passengers/users. In such an event, you will vacate the premises and hand over the possession of the licensed premises to AAI without claiming any compensation or raising any dispute.
- (xvii) The licensee will execute an agreement in duplicate in the prescribed format, the original being on a non-judicial stamp paper of value **Rs.300/-** together with two copies of passport size photograph of the signatory within 15 days of issue of this letter (specimen agreement enclosed).
- (xviii) The period of licence shall remain **07 years (w.e.f. Commencement of the facility or completion of gestation period whichever is earlier or as per NIT condition.)** with the condition that in case of privatization / leasing out of this airport, the un expired period of licence agreement of allotment of Licence for **"Snack Bar" at outside Terminal Building in Car Parking Area at Civil Enclave, Jamnagar** shall be honoured by the prospective lessee / operators of such Airport instead of termination by a short notice.
- (xix) The licensee is required to obtain Auxiliary Service Provider Security Clearance from BCAS by applying online on www.esahaj.gov.in. A print out of online application is to be submitted with O/O Airport Director, Civil Enclave, Jamnagar. You are also required to submit the Auxiliary Service Provider Security Programme before commencement of the facility. You may contact to the O/O Airport Director, C.E., Jamnagar for further details, if required.

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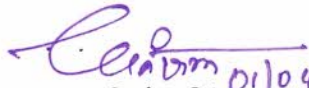
CONTINUATION SHEET

- (xx) This letter of Intent/Award letter along with NIT will form part and parcel of the license agreement.
- (xxi) The Selected Bidder shall, within 07 (seven) working days of the receipt of this Award Letter Sign and return the duplicate copy of the same in acknowledgement thereof.

Receipt of this letter may please be acknowledged.

Thanking you,

भवदीय,


(डी. के. सिंह)

विमानपत्तन निदेशक

नागर अंतः क्षेत्र, जामनगर