



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA
पुदुच्चेरी हवाईअड्डा/PUDUCHERRY AIRPORT

BY SPEED POST / E-MAIL

Ref: AAI/PC/COMML/SNACK BAR-SHA/113

Date: 02.06.2025

To,

M/s. GEES EPC SERVICES PVT LIMITED,
Office Space No. 95, 10th Cross Street,
Senthil Nagar, Kolathur,
Chennai – 600099

SUB:- AWARD OF LICENSE TO OPERATING SNACKS BAR AT SECURITY HOLD AREA (SHA),
TERMINAL BUILDING OF PUDUCHERRY AIRPORT - reg

Ref: E-BID/TENDER NO: 2025_AAI_227668_1

Dear Sir,

The Competent Authority is pleased to award the license for Snack Bar at Departure Hall in the terminal building of Puducherry Airport to **M/s. GEES EPC SERVICES PVT LIMITED** with the quoted Monthly License Fee of **Rs. 49,500/-** (Rupees Forty Nine Thousand Five Hundred only) per month, plus applicable GST and other charges as applicable from time to time, for a period of **03 (Three) years**, subject to NIT conditions and following terms & conditions.

1.	License	License To Operating Snacks Bar At Security Hold Area (SHA), Terminal Building of Puducherry Airport
2.	Period	03 (Three) years
3.	Area / Location	8 Sqm. at Departure Area in Terminal building
4.	License fee	Rs. 49,500/- pm + GST and other applicable charges. License fee should be paid on or before 16 th of every month in advance. The tax (GST) is applicable @ 18% subject to revision as per Govt. Directive.
5.	Annual Escalation	License Fees shall be subject to annual escalation of 10%. The first annual escalation will be applicable after completion of one year 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 commencement of contract (i.e. commencement date had there been no extension in gestation period).



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6.	Electricity & Water Charges	As per EB tariff on actual consumption of electricity and water charges at the rates fixed by AAI. The rates are subject to revision from time to time.
7.	Utility / Facilitation Charges	In addition to the license fee, utility/facilitation charges (@ 10% of normal notified space rent) is also payable per month; W.E.F 01st April 2025 , Non-AC space rent is Rs. 890/- per sqm pm and AC space rent is Rs. 1340/- per sqm pm – to be escalated every 1st April or as per AAI policy during the currency of the contract.
8.	Advance License fee	License fee - Rs. 49,500/- Utility charges - Rs. 1,072/- GST @ 18% - Rs. 9,103/- Totally Rs. 59,675/- (Rupees Fifty Nine Thousand Six Hundred and Seventy Five Only) shall be paid online to the bank account of AAI, Southern Region, Chennai.
9.	Security Deposit for License Fee	Rs. 2,38,700/- (Rupees Two Lakhs Thirty Eight Thousand Seven Hundred only) amounting to 04 (four) months equivalent Concession fee of the first year to AAI as an interest free Security Deposit shall be paid in the form of NEFT/RTGS/DD/PO/Bank Guarantee in favour of Airports Authority of India within 15 days from the date of issue of award letter. The SD amount equivalent to four months concession fee is to be submitted in the form of BG from any Nationalized bank except Co-operative bank. The BG should be valid for the complete period of licence plus 6 months beyond the licence period. No interest is payable on SD.
10.	Security Deposit for Electricity charges	An amount of Rs. 29,700/- (Rupees Twenty Nine Thousand Seven Hundred only) towards Electricity Deposit shall be paid online to the bank account of AAI, Southern Region, Chennai
11.	Agreement	An agreement in duplicate in the prescribed format as per NIT is to be executed on non-judicial stamp paper of value of Rs.100/-. Cost of Stamp Paper shall be borne by you. This award letter shall also form part of the Agreement.



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12.	Bank Details of AAI, Southern Region, Chennai	Beneficiary Name : Airports Authority of India Bank Name : State Bank of India Bank Address : Meenambakkam Branch, Chennai-600027 Account No. : 40533447477 RTGS Code/IFSC Code : SBIN0005789 Charges for Transfer : To be borne by the party.
13.	Business Incubation period	30 days from the date of issuance of LOIA.
14.	Gestation Period	60 days reckoned from the date of expiry of business incubation period.

Other terms and conditions:

01. After taking over the License, if the License fee and other applicable charges, as per bill, is not paid within the stipulated date, AAI 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 AAI 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 AAI 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 invoices as applicable shall be charged.

02. That the license for the above said facility shall be valid for the period of **03 (Three) years** w.e.f **THE DATE OF TAKING OVER OF LICENSE**, unless terminated earlier on account of following:

- (a) By giving **30 days'** notice in writing from either side without assigning any reason.
- (b) Terminated by AAI on a short notice on account of unsatisfactory performance.
- (c) Termination on expiry of the specified time period allotted for unresolved internal dispute resolution.

03. Penal action, as appropriate, would be initiated on account of unsatisfactory performance such as: (i) Delayed payment of License fee (ii) Non observance of approved rates of items (iii) Not maintaining the quality in providing service/facility (vi) Rate list (v) Any other breach in the terms and conditions of license agreement including notice period for terminating license etc.



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04. In case of failure to accept the terms and conditions of the award of license, you will be debarred from participating in any Commercial License/Tender at AAI, at any Airport, for a period of 01 year.
05. The EMD will be forfeited and the party may be debarred for further participation in AAI's tender(s) for a period of 01 year on account of non-compliance of the following:-
- (a) Acceptance of the offer within **07 days** from the date of award letter.
 - (b) Payment of advance L/Fee for one month within **07 days** from the date of award letter.
 - (c) Payment of Security Deposit within **07 days** from the date of award letter.
 - (d) Execution of Agreement within **07 days** from the date of award letter.
 - (e) Commencement of the facility with in the Gestation period of 60 days as per the NIT conditions.
06. The acceptance should be conveyed **within 07 days** by signing and returning the duplicate copy of the award letter.
07. The licensee is liable to obtain proper insurance coverage for their properties / goods stored or used in the licensed premises.
08. The licensee shall obey the various Central and State Govt. Labour Laws in force from time to time and ensure their registration etc. as per rules.
09. The licensee shall abide by the rules & regulations and legislation of Central and State Government on Environmental protection.
10. The licensee is liable to implement the AAI commitments and practices on ISO 14001 – 2004 (Environmental Management System).
11. Modification/renovation, if any required in the allotted area should have prior approval of the competent authority of AAI.
12. The licensee shall not unless with the written consent as aforesaid assign or transfer the present license or any party thereof.
13. The licensee shall abide by the terms and conditions, rules, and regulations of AAI as may be enforced from time to time.
14. In addition, all rates, assessments, outgoings and other taxes wherever applicable including the service in respect of the said premises will be payable by the licensee.

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15. The licensee shall use the area only for the purpose for which it is allotted and for no other purposes and confine their activities within the space allotted.
16. The allotment is subject to clearance of all outstanding dues, if any.
17. The award letter & e-tender NIT shall form part and parcel of the agreement.
18. The allotment of subject space can be canceled at short notice if the space required by AAI for expansion/modification of Airport and the licensee shall vacate the space without any protest or claims for compensation.
19. Necessary action is to be initiated for obtaining BCAS clearance to perform the business at the airport for the awarded period at the earliest.
20. You are requested to complete the above cited contractual formalities and take possession of the license within the applicable gestation period as per the NIT conditions.

Thanking you,

Yours sincerely,

(K Rajasekhar Reddy)
Airport Director
Puducherry Airport

Copy to: -

1. GM (Finance), AAI SR, Chennai – 600 027
2. JGM (Commercial), AAI SR, Chennai – 600 027

Internal – SM (E-C) / AM (E-E) / CSO/ TM