

भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

Ref: AAI/MDU/C116/BIS-PAS/ISHA

Date: 24.03.2026

To,

By Speed Post/Mail

M/s. RBA Hospitality and Hotels Pvt Ltd

109, Venus Avan Business Centre

Nr Radhe Fortune, Agora Circle, Bhat

Gandhi Nagar, Gujarat-382428

Sub: Award of short term license for Biscuit/Pastry or bake House (Hangout) in International security hold area, First floor at Madurai International Airport

Sir,

Please refer to E-Bid No: 2026_AAI_262030_1 floated on the CPP Portal for the above cited facility.

In this regard, the Competent Authority is pleased to award the License for **Biscuit/Pastry or bake House (Hangout) Facility (Short term)** area admeasuring 7.43 sqm in international security Hold area, First Floor at Madurai International Airport on the following terms and conditions:

Facility	license for Biscuit/Pastry or bake House (Hangout) in international security hold area, First floor at Madurai International Airport.
Period	Three (03) months, further extendable by another three months or award of regular License whichever is earlier
Area and Location	7.43sqm, International security hold area, First floor
Business Incubation period	No Business Incubation period shall be permitted for tenders invited under Stop Gap for Contingent facilities and in such cases post-award formalities have to be completed by the licensee with the permitted gestation period. Concessionaire shall fulfil the post award contract formalities (like acceptance of the LoA, submission of security deposit, signing of agreement etc.) as shall be mentioned in LoA (Letter of Award).
Gestation period	Gestation period of Fifteen (15) days, reckoned from the date of handing over of sites shall be permissible. During the gestation period, Awardee shall construct/develop the outlets and obtain all the License/permits/ approvals required for commencement

Office of the Airport Director, Madurai International Airport, Madurai-22.



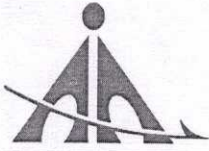


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	of the facility. License fee shall be payable from 16th day of commencement of Gestation period or actual date of commencement of business, whichever is earlier.
License Fee	Rs.25,585/- per month plus levies and other applicable taxes and other taxes as applicable
Utility Charges and GST	In addition to license fee, Common Area Maintenance (CAM) charges at 10% of applicable space rent (or as may be notified by AAI from time to time) for allotted space. Presently notified space rent is Rs. 1800/- per SQM per month (for A/C space) and Rs.1190/- per SQM per month (for Non A/C space) w.e.f. 01.04.2026 subject to annual escalation of 7.5% p.a. during the month of April every year. (The rates derived after annual escalation shall be rounded off to the nearest multiple ten (10)) or as fixed by AAI from time to time.
Electricity Charges	As per actual consumption consumed for the purpose of use of the said license as becomes due and payable and in accordance with the directions of the Authority and at the rates as fixed by AAI from time to time
Advance License Fee	The licensee shall pay the advance license fee for first month works out to Rs.31,768/-(L/F Rs.25,585/- + 10 % Common Area Maintenance Charges Rs.1337.4/- + GST 18 % Rs.4,846/-). The Licensee shall make payment of license fee through RTGS/NEFT.
Interest free Security Deposit payable to AAI	Rs.95,304/- (Rupees Ninety five thousand three hundred and Four only) as Security Deposit equivalent to 03 months equivalent gross license/Concession fee of the first year to AAI as an interest free security Deposit. The Security to be deposited in the form of Demand Draft/Pay order/RTGS/NEFT/Bank Guarantee (having claim period of 12 months from the date of expiry of contract) from any scheduled commercial bank (Bank Guarantee from co-operative bank, even scheduled/Societies/Payment Banks, or by means of FDR, will not be accepted).
Security Deposit for Electricity, Water, Data Port, Telephone etc.	Rs. 19,061/- (Rupees nineteen thousand sixty one only). i.e. 5% of Annual Value of License fee) in the form of DD/PO/NEFT/RTGS/BG/VPA/VAN
Agreement	Agreement has to be executed on non-judicial Stamp Paper of Rs. 100/- within 15 days. The cost of Stamp Paper(s) and related costs to be borne by the licensee.
	Authority shall raise all bills (including MMG/MAG and any other bills except annual land lease bills) for the current month on 1st day of month in advance except true-up and reimbursement of expenditure bills like. electricity, water etc.

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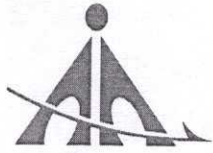
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Billing and penal interest	The invoices for reimbursement of expenditure like electricity, water charges etc. for the completed month shall be raised on 5th of succeeding month. Wherever the billing is dependent on passenger data/ any other data and provisional billing is already done every month on 1st in advance, the invoices for true-up data shall be raised by 10th of succeeding month on the basis of pax data or actual data submitted by the concessionaire/ agency. A credit period of 15 days (date of invoice plus 15 days) shall be provided, which is subject to reduction as and when decided by Authority. 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.
Bank Details	Following are the details of Bank for RTGS/NEFT to Madurai International Airport: Bank: State Bank of India Branch: Avaniapuram IFSC Code: SBIN0012743 Beneficiary Name: Airports Authority of India A/C No: 32910187204.

16. In addition to Monthly License fee, Licensee has to pay parking fee & other fee, if any to the Vehicle Parking Licensee, as per the terms & conditions of prevailing Vehicle parking license at the airport.
17. 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 on non-completion of the following as per clause 5 of the General Information and Guidelines of the NIT:
- Acceptance of the offer within seven (07) days from the date of issuance of the award letter addressed to the party.
 - Payment of advance license fee for one month within 07 days
 - Payment of interest free Security Deposit within 15days, amounting to Three (03) months' equivalent gross license/Concession fee of the first year, to AAI as an interest free security Deposit.
 - Execution of the Agreement within 15days from the date of issuance of award letter (Stamp Duty and Agreement Registration Fees to be borne by the licensee).
 - Commencement of the facility within the gestation period

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18. Name of the licensee and period of contract and time of operation shall be displayed at the counter.
19. The licensee is liable to obtain proper insurance coverage for their properties/goods stored or used in the licensed premises.
20. The licensee shall obey the Central and State Govt. Labour laws in force from time to time and ensure their registration etc. as per rules.
21. The licensee shall abide by the rules and regulation and legislation of Central and State Government on Environmental protection.
22. The licensee is liable to implement the AAI commitments and practices on ISO 9001-2015 (Quality Management System and ISO 14001-2015 (Environmental Management System).
23. All other terms and conditions shall be as per NIT/Tender document. This award letter and NIT/Tender document along with their enclosures shall form a part of the license agreement.
24. A copy of this Award Letter duly signed by Licensee, accepting all Terms and Conditions of NIT and of this Award Letter, must be forwarded to this office within seven (07) days of receipt of this LOIA.

Thanking You,

Encl: Location Map

भवदीय /yours faithfully,

[Signature]
24/3/26

एस.मिनी/S MINI

सहा.महाप्रबंधक (वाणिज्य)/Asst. General Manager (Commercial)

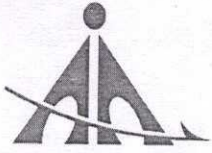
हवाई अड्डा निदेशक के लिए /For Airport Director

मदुरै हवाई अड्डा/Madurai International Airport

मदुरै/Madurai.

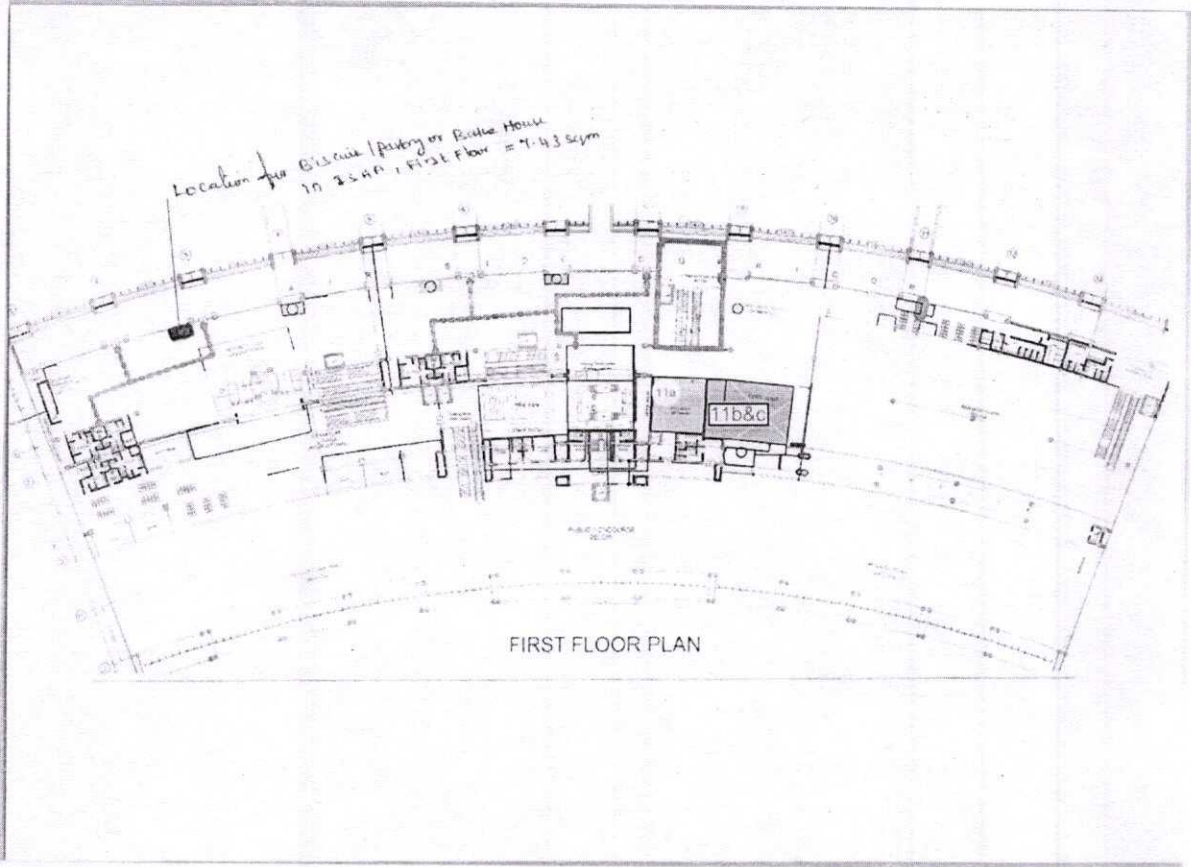


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CONCESSION AREA LAYOUT



Office of the Airport Director, Madurai International Airport, Madurai

Signature Not Verified

Digitally signed by SAKSHAM RANA

Date: 2026.07.14 11:05:00 IST

Location: eProcurement System for Central PSUs