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भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

AAI/SR/COMML/AWDLTR/RESTAURANT/2024

Dt.01.07.2024

To,

M/s.Travel Food Services Private Ltd.,
Block-A, South Wing, 1st Floor, Shiv Sagar Estate
Dr. Annie Besant Road
Worli, Mumbai-400018
Email info@travelfoodservices.com

By Regd A/D & E-mail**Sub:- AWARD OF LICENSE FOR RESTAURANT, NEAR AAI(NAD) RESIDENTIAL COLONY, OPP TO OLD AIRPORT, MEENAMBAKAM, CHENNAI.****Ref: Your E-Tender for the above License - Bid No. 2024_AAI_193612_1**

Dear Sir,

The undersigned is pleased to convey the approval of Competent Authority for award of the license for the facility **RESTAURANT, NEAR AAI(NAD) RESIDENTIAL COLONY, OPP TO OLD AIRPORT, MEENAMBAKAM, CHENNAI with quoted monthly licence** Fee of **Rs. 6,04,400/-** (Rupees Six Lakhs Four thousand Four Hundred only) per month plus applicable GST and other charges as applicable from time to time, compounded with 10% annual escalation, for a period of 5 years extendable by one more year, for an area towards Restaurant measuring 404.75 Sqm and Car Park Area measuring 216 Sq.mt subject to the NIT conditions and the following terms & conditions:-

1.	License	License to operate <u>RESTAURANT, NEAR AAI(NAD) RESIDENTIAL COLONY, OPP TO OLD AIRPORT, MEENAMBAKAM, CHENNAI</u>
2.	Period	5 Years extendable by another one year
3.	Area / Location	Measuring 404.75 Sqm and Car Park Area measuring 216 Sq.mt
4.	License fee	Rs.6,04,400/- p.m.+ GST and other applicable charges. License fee should be paid on or before 10 th of every month in advance. The tax (GST) is applicable @ 18% subject to revision as per Govt. Directive.
5.	Electricity & Water Charges	As per EB tariff /water charges on actual consumption of electricity and water charges as per the rates charged by State Govt. on actual basis. The rates are subject to revision from time to time.
6.	Advance License fee	License fee - Rs.6,04,400/- GST @ 18% - Rs.1,08,792/-

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		GST @ 18% - Rs.1,08,792/- Totally Rs. 7,13,192/- (Rupees Seven Lakhs Thirteen Thousand One Hundred and Ninety Two only) shall be paid online to the bank account of AAI, SR, Chennai
7.	Security Deposit for License Fee	Equivalent to Six Months of license fee of 1 st year amounting to Rs.36,26,400/- (Thirty Six Lakhs Twenty Six Thousand Four Hundred only) shall be paid online to the bank account of AAI, SR, Chennai / Bank guarantee from any Nationalized Bank except Co-operative Banks, subject to NIT conditions.
8.	Security Deposit for Electricity charges/water charges	An amount of Rs.3,62,640/- (Rupees Three Lakhs Sixty Two Six hundred and Forty only) towards Security Deposit for Electricity and water charges shall be paid online to the bank account of AAI, SR, Chennai.
9.	Rate of Escalation	Annual escalation of 10% on completion of one year from the original date of commencement of contract.
10	Agreement	An agreement in duplicate in the prescribed format as per NIT is to be executed on non-judicial stamp paper of the value of Rs.100/- .Cost of Stamp Paper shall be borne by you. This award letter shall also form part of the Agreement.
11.	Display of Licensee name/Advertisement etc.	a) Display of name and logo of the agency operating Restaurant is permissible on the front elevation. The maximum size of signboard should not exceed the maximum facia of 12 sq.ft. b) No other advertisement, hoarding, banners are permitted to be erected or displayed at the allotted space or at any other place in the office premises/airport other than that indicated above. Any other form of advertisement, viz. advt. on disposal cups, plates, packing boxes, tissue papers etc. are not permitted
12.	Bank Details of AAI, SR. Chennai	Beneficiary Name : Airports Authority of India Bank Name : State Bank of India Bank Address : Meenambakkam branch Account No : 40533447477 RTGS Code/ IFSC Code : SBIN0005789 Charges for Transfer : To be borne by the party A/c type : Current Account SWIFT/IBAN : SBININBB298

**Other terms and conditions:**

01. After taking over the License, if the License fee and other applicable charges, as per bill are not paid within the stipulated date, penal interest @ 9% per annum shall be charged from the due date for delayed period up to 30 days and if delay is for more than 30 days, then interest @ 18% per annum shall be charged from the due date for entire delay period be payable on all delayed payment, without prejudice to the Authority's other rights and remedies. Besides, action as deemed necessary will be taken as per the Agreement conditions under the rules and in addition the administrative cost of re-tendering will be deducted from the Security Deposit.

02. That the license for the above said facility shall be valid for the period of **05 Years with effect from the date of taking over of license, extendable by one year** unless terminated earlier on account of following:

- By giving **60** days' notice in writing from either side without assigning any reason.
- Terminated by AAI on a short notice on account of un-satisfactory performance.
- 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.

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: -*

- Acceptance of the offer **within 07 days** from the date of issuance of this award letter.
- Payment of advance license fee for one-month Rs. 7,13,192/- (Including GST) **within 15 days** from the date of issuance of the award letter.
- Payment of Security Deposit Rs. 36,26,400/- (Rupees thirty six lakhs twenty six thousand and four hundred only) **within 15 days** from the date of issuance of award



letter, amounting to 6 months of license fee (based on 1st year license fee) as Security Deposit in the form of Demand Draft/Pay order/RTGS/NEFT/Bank Guarantee in the prescribed format from a Nationalized/Scheduled bank (Bank Guarantee from Co-operative Banks, even scheduled co-operative banks, shall not be acceptable).

(d) Payment of Rs.3,62,640/- (Rupees three lakhs sixty two thousand six hundred and fourty only) towards SD for Electricity, Water Charges to paid online to the bank account of AAI, SR, Chennai.

(e) Execution of the Agreement within 15 days from the date of issuance of award letter (on stamp paper of appropriate value, related costs to be borne by the licensee).

(f) Commencement of the facility with in the applicable gestation period as per NIT conditions (60 days).

06. The acceptance should be conveyed **within 7 days** by signing and returning the duplicate copy of the award letter. It is also requested that all the formalities related to submission of Bank Guarantee, advance payment of license fee as mentioned above, may please be completed within the stipulated time.

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. Necessary License/Permits including FSSAI License shall be obtained and submitted to AAI for records.

09. The licensee shall abide by the rules & regulations and legislation of Central and State Government on Environmental protection applicable from time to time.

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.

13. a) The Licensee shall not, unless with the written consent of the Authority, create a subcontract of any description with regard to this license or any part thereof, nor shall be without such written consent as aforesaid, assign or transfer his license or any part thereof.


(b) The Licensee shall use the premises only for the purpose indicated in this agreement and for no other purpose whatsoever.



14. The licensee shall abide by the terms and conditions, rules, and regulations of AAI as may be enforced from time to time.
15. 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.
16. 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.
17. The allotment is subject to clearance of all outstanding dues, if any.
18. The award letter & e-tender NIT shall form part and parcel of the agreement.
19. The allotment of subject space can be cancelled at short notice if the space required by AAI for expansion and the licensee shall vacate the space without any protest or claims for compensation.
20. The counter shall be equipped with Dual Mode of electronic payment and BHIM App facility.
21. The licensee shall submit their plan/design for the restaurant to RHQ/SR Commercial for approval (Civil/Electrical). The work shall commence only after approval of AAI.
22. Joint measurement of the premises(both Restaurant and Car Parking Area) at the time of Handing/Taking over of the site will be done and duly signed by both the authorized representatives of licensee and AAI.
23. The Licensee shall give a concession of 10% on selling price of all items served in the Restaurant to AAI Employees on production of Identity Proof.
24. You are requested to kindly complete the above cited formalities and take possession of the license before expiry of the gestation period, as per the NIT conditions.

Thanking you,

Yours truly,


(T. S. Subha Lakshmi)
Jt. General Manager (Comm)
RHQ, Southern Region, Chennai

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ALL DIMENSIONS ARE IN MILLIMETERS

TOWARDS AIRPORT ←

GST ROAD

→ TOWARDS CITY

EXISTING
COMPOUND WALL

PROPOSED UNPAVED LAND OF
18MX12M FOR VEHICLE PARKING

ENTRY
GATE

1 2 3 4

ROAD WIDTH 6M
(216.0 Sqm)

18000

5 6 7 8

ROAD WIDTH 6M

12000

OFFICERS
TRAINING
INSTITUTE

BADMINTON COACHING
BUILDING

