



इंडियन रेलवे कैंटरिंग एवं टूरिज़्म कॉर्पोरेशन लिमिटेड (भारत सरकार का उद्यम-नवरत्न)

INDIAN RAILWAY CATERING AND TOURISM CORPORATION LTD.
(A Govt. of India Enterprise-Navratna)

CIN-L74899DL1999GOI101707, E-mail : info@irctc.com, Website : www.irctc.com

IRCTC/CO/TNDR(SC)/51/2025/TC/CO (Comp. No. 49820)
ERP Lease No.- FFU/2025/New/217

Date: 05.08.2025

M/s Balaji Hotel Boarding & Lodging
8-1544/25/1, Patel Chowk, Sultanpur Cross
Nizampur Village, Langarpur,
Kalaburagi, (Gulbarga)-585104
Contact no.- 9845229841
Email id: balajihotel624@gmail.com

Sub: - Letter of Award for setting up operation and management of Fast Food Unit at Asansol Railway Station.

Ref: - NIT No. CO/NIT/FP-FFU/2025/03 dated 01.06.2025.

With reference to your Technical & Financial Bids opened on 16.06.2025 and 25.07.2025 respectively and e-Auction conducted on 31.07.2025 for the above project, it has been decided to award license to set up, operate and manage **Fast Food Unit** at **Asansol Railway Station** for a period of **(05) Five** years from the date of commissioning of the Unit to **M/s Balaji Hotel Boarding & Lodging** on the following conditions, in addition to terms & conditions enshrined in tender document. You are required:

- 1) To convey your acceptance to the terms and conditions of license within 07 days from issue of this letter i.e. **on or before 12.08.2025** along with Security Deposit as per the format of acceptance letter enclosed herewith as Annexure-A.
- 2) To remit an amount of **Rs.10,97,500/- (Ten Lakh Ninety Seven Thousand Five Hundred Only)** towards **Security Deposit** in favour of IRCTC Ltd. payable at **IRCTC/EZ** through NEFT/RTGS in bank account or through unconditional and irrevocable Bank Guarantee (BG) OR Fixed Deposit (FD) (issued by any Nationalized Bank or Scheduled Commercial Bank with validity upto 180 days beyond the completion of the tenure of the contract as per enclosed Annexure-C2 within 07 days from issue of this letter i.e. **on or before 12.08.2025**, bank A/c details are as under:

Account Name	Indian Railway Catering & Tourism Corporation Ltd.
Account Number	012102000012193
Account Type	Current
Bank Name	IDBI Ltd.
Branch	Park Street, Kolkata
IFSC Code	IBKL0000012

- 3) To pay **Annual License fee of Rs.17,29,571/- + GST @18% Rs.3,11,323/- = Rs.20,40,894/- (Twenty Lakh Forty Thousand Eight Hundred Ninety Four only)** excluding User Charges to be paid as per enclosed Annexure-C1 of tender document and all other applicable taxes as per tender conditions. Payments to be made through Demand Draft in favor of **IRCTC/EZ** or through NEFT/RTGS in IRCTC account. IRCTC EZ bank A/c details are as under:

Handwritten signature and date 05.08.25



International Year
of Cooperatives

पंजीकृत कार्यालय : चतुर्थ तल, टावर डी, वर्ल्ड ट्रेड सेंटर, नौरोजी नगर, नई दिल्ली-110029. दूरभाष : 011-26181550, 26181551
Registered Office : 4th Floor, Tower-D, World Trade Centre, Nauroji Nagar, New Delhi-110029. Tel.: 011-26181550, 26181551

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Account Number	012102000012193
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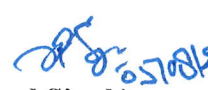
- 4) To submit preliminary plans, specifications and tentative time schedule for commissioning of above unit for approval of IRCTC with Zonal/Regional office under **East Zone** within fifteen (15) days from the date of remittance of security deposit.
- 5) If Railway/IRCTC suggests any changes in the General Arrangement of Drawing (GAD), the revised GAD has to be submitted within fifteen (15) days after advice by Zonal office.
- 6) To take over the site within the time frame specified by IRCTC Zonal / Regional office after issuance of letter of approval of GAD. At the same time **M/s Balaji Hotel Boarding & Lodging** is also required to deposit 50% of the License Fee (plus all applicable taxes) agreed upon.
- 7) To execute the agreement within 30 days from the date of commissioning of the unit on non-judicial stamp paper of Rs.100/- as per tender conditions with **East Zone** office.
- 8) All terms and conditions of the tender document shall form an integral part of this letter of award.
- 9) This letter of award is subject to the final outcome of any litigation, filed before any Court of Competent jurisdiction.
- 10) The Service Provider shall comply with the directions/protocol issued by Govt. of India/IRCTC from time to time.

Any failure to adhere to the abovementioned instructions shall be treated as event of default and action shall be initiated as per terms and conditions of the License.

Please acknowledge the receipt of this letter.

This issues with Finance vetting and approval of Competent Authority.

DA: As above


(Jaspal Singh)
Manager /Tendering

Copy to: i) GGM/EZ, IRCTC –to provide confirmation of submission of SD please.
ii) GM/SCS/CO - for information and necessary action please.
iii) AGM-IT - for kind information and uploading on IRCTC & CPP Portal.

Acceptance Letter
(To be given on Company /Firm's Letter head)

Group General Manager
IRCTC/EZ

Date:

Sub: - Letter of Award for setting up operation and management of Fast Food Unit at Asansol Railway Station.

Ref: - NIT No. CO/NIT/FP-FFU/2025/03 dated 01.06.2025.

With reference to your letter No. **IRCTC/CO/TNDR(SC)/51/2025/TC/CO (Comp. No. 49820)** dated **05.08.2025**, I/we hereby accept the terms and conditions of the license and remit security deposit **Rs. 10,97,500/- (Ten Lakh Ninety Seven Thousand Five Hundred Only)** in favour of IRCTC Ltd. payable at Kolkata through a /NEFT/RTGS. **IRCTC Account no: - 012102000012193 & IFSC Code No. - IBKL0000012**, NEFT/RTGS challan enclosed or through unconditional and irrevocable Bank Guarantee (BG) OR Fixed Deposit (FD) (issued by any Nationalized Bank or Scheduled Commercial Bank with validity upto 180 days beyond the completion of the tenure of the contract.

Payment details:

SN.	Head of Account	Amount (In Rs.)
1.	Security Deposit	Rs. 10,97,500/-

I/we will submit preliminary plans, specifications, and tentative time schedule for commissioning of the unit for approval of IRCTC.

M/s.

Name:

Signature:

Date:

Handwritten signature and date: 05/08/25

Details of User charges

User Charges- FFU- Asansol	
Years	Amt of User charges (Excl. applicable taxes)
1st Year	1,15,826
2nd Year	1,22,776
3rd Year	1,30,142
4th Year	1,37,951
5th Year	1,46,228
Total	6,52,922

Note:

1. The user charges for Fast Food unit are payable on annual basis w.e.f the date of taking over of site by the licensee.
2. In case, the applicable period for the unit in any year is less than 01 year i.e. less than 365 days then, applicable User charge on Pro-rata basis shall be payable for the respective period of the year by the licensee. The amount towards User charges payable by licensee beyond 5th year onwards shall be the User charges applicable for preceding year enhanced @6% annually viz. for 6th year, the User charges shall be the User Charges of 5th year enhanced @6% similarly, for the 7th year, the User charges shall be the User Charges of 6th year enhanced @6%.
3. Licensee will be required to pay user charges in addition to the Quoted Licensee fees along with applicable taxes.

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Format for Bank Guarantee towards submission of Security Deposit of Fast Food Unit

Tender NIT No. :< _____ >

Date:

Bank Guarantee No.:

Group General Manager**IRCTC/EZ**

1. In consideration of Indian Railway Catering & Tourism Corporation Limited (hereinafter referred as the "IRCTC", which expression shall, unless repugnant to the context or meaning thereof, include its successors, administrators and assigns) having awarded to M/s _____, having its office at _____ (hereinafter referred as the "**Licensee**" which expression shall, unless repugnant to the context or meaning thereof, include its successors, administrators, executors and assigns), an assignment for "Setting up, Operation & Management of Fast Food Unit at _____ Railway Station for a period of 5 (Five) years" (hereinafter referred to as the "Assignment"). Licensee having agreed to furnish a Bank Guarantee amounting to Rs. _____ (Rupees _____) to IRCTC for performance of the said Agreement, in accordance with the terms of Letter of Award dated _____ and as a pre-condition to the execution of the Contract ("Agreement").
2. We, (name of bank) of _____ (branch) having our registered office at _____ (hereinafter referred to as the "Bank" which expression shall, unless repugnant to the context or meaning thereof, include its successors, administrators, executors and assigns) at the request of the Licensee do hereby guarantee the due and punctual performance & discharge by Licensee of all its obligations under the Agreement and undertake to pay to IRCTC/an amount not exceeding Rs. _____ (Rupees _____) against any loss or damage caused to or suffered or would be caused to or suffered by IRCTC by reason of any breach by the said Licensee of any of the terms or conditions contained in the said Agreement.
3. We, (indicate the name of the Bank) do hereby undertake to pay the amounts due and payable under this guarantee without any demur, merely on a demand from IRCTC stating that the amount/claimed is due by way of loss or damage caused to or would be caused to or suffered by IRCTC by reason of breach by the said Licensee of any of the terms or conditions contained in the said Agreement or by reason of the Licensee's failure to perform the said Agreement. Any such demand made on the bank shall be conclusive as regards the amount due and payable by the Bank under this guarantee. However, our liability under this guarantee shall be restricted to an amount not exceeding Rs. _____ (Rupees _____).
4. We undertake to pay to IRCTC any money so demanded notwithstanding any dispute or disputes raised by the Licensee in any suit or proceeding pending before any court or Tribunal relating thereto our liability under this present being absolute and unequivocal. The payment so made by us under this bond shall be a valid discharge of our liability for payment there under and the Licensee shall have no claim against us for making such payment.
5. We, (indicate the name of Bank) further agree that the guarantee herein contained shall remain in full force and effect during the period that would be taken for the performance of the said Agreement and that it shall continue to be enforceable till all the dues of IRCTC under or by virtue of the said Agreement have been fully paid and its claims satisfied or discharged or till IRCTC certifies that the terms and conditions of the said Agreement have been fully and properly carried out by the said Licensee and accordingly discharges this guarantee. **Unless a demand or claim under this guarantee is made on us in writing on or before six months over and above the scheduled period.**



of the completion of the said Agreement from the date of this Guarantee, we shall be discharged from all liability under this Guarantee thereafter.

6. We, (indicate the name of Bank) further agree with IRCTC that IRCTC shall have the fullest liberty without our consent and without affecting in any manner our obligations hereunder to vary any of the terms and conditions of the said Agreement or to extend time of performance by the Licensee from time to time or to postpone for any time or from time to time any of the powers exercisable by IRCTC against the Licensee and to forbear or enforce any of the terms and conditions relating to the said agreement and we shall not be relieved from our liability by reason of any such variation, or extension being granted to the said Licensee or for any forbearance, act or omission on the part of IRCTC or any indulgence by IRCTC to the said Licensee or any such matter or thing whatsoever which under the law relating to sureties would, but for this provision, have effect of so relieving he Bank.
7. The Bank also agrees that IRCTC at its option shall be entitled to enforce this Guarantee against the Bank as a principal debtor, in the first instance without proceeding against the Licensee and notwithstanding any security or other guarantee that the Authority may have in relation to the Licensee's liabilities.
8. We, (indicate the name of Bank) lastly undertake not to revoke this guarantee during its currency except with the previous consent of IRCTC in writing.
9. The details of the Bank issuing the aforesaid Bank Guarantee are provided hereunder:

	Particulars	Details
a)	Name of the Issuing Officer	
b)	Contact details of the Issuing Officer/Branch Phone No & Email address	
c)	Address of the Issuing Branch	

Dated the ____ day of _20*

For _____

(Name of Bank)

(Signature, Name and Designation of the Authorized Signatory)

Seal of the Bank

NOTES:

- (i) The bank guarantee should contain the name, designation and code number of the officer(s) signing the guarantee.
- (ii) The address, telephone no. and other details of the Head Office of the Bank as well as of issuing Branch should be mentioned on the covering letter of issuing Branch.

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