



इंडियन रेलवे कटरिंग एंड टूरिज्म कॉर्पोरेशन लिमिटेड  
INDIAN RAILWAY CATERING AND TOURISM CORPORATION LTD  
(भारत सरकार काउधम- मिनी रत्न/ A Govt. of India Enterprise-Mini Ratna)  
दक्षिण मध्य जोन, सिकंदराबाद / South Central Zone, Secunderabad

"CIN-U74899DL1999GOI101707" E-mail: info @irctc.com Website: www.irctc.com

No. 2024/IRCTC/SCZ/RR-06/KRPU

Date: 06-02-2025

M/s. Balaji Hotel Boarding & Lodging,  
Nijampur, Langar Patel Chowk,  
Sultanpur Cross, Ring Road,  
Kalaburgi – 585 101  
Ph: 9845229841  
E mail id: [balajihotel1624@gmail.com](mailto:balajihotel1624@gmail.com)

Kind Attn: Mr. Vikas R Phatak (Partner)

**Sub:-Letter of Award for Renovation, Operation, Maintenance & Transfer back of Retiring Rooms & Dormitories at Koraput Railway Station.**

**Ref: NIT No. 2024/IRCTC/SCZ/RR-06 dated 19-11-2024**

\*\*\*

With reference to your Technical Bid opened on 20-12-2024 & Financial Bid opened on 27-01-2025 for the above project, it has been decided to award you the license for Renovation, Operation, Maintenance & Transfer back of Retiring Rooms & Dormitories at **Koraput** Railway Station for a period of (09) Nine years from the date of commissioning of the Unit on the following conditions, in addition to the terms & conditions mentioned in tender document. You are therefore required:

- 1)To convey your acceptance of the award of licensee with the terms and conditions of the license on or before **12-2-2025** along with payment of Security Deposit as per the format of acceptance letter enclosed herewith as Annexure-A.
- 2)To remit an amount of **Rs. 30,000/- (Rupees Thirty Thousand Only)** towards **Security Deposit** in favor of IRCTC Ltd. payable at IRCTC/South Central Zonal office, Secunderabad through NEFT/RTGS in IRCTC account on or before **12-02-2025**.
- 3)To pay Annual License fee of **Rs.27,777/- + GST @ 18% Rs.5,000= Rs.32,777/- (Rupees Thirty-Two Thousand Seven Hundred and Seventy-Seven only)** and all other applicable taxes as per tender conditions. Payments to be made through NEFT/RTGS in IRCTC account.
- 4)Payment of Security Deposit and Annual License Fee to be made through NEFT/RTGS in IRCTC/SCZ account and Bank A/c details are as under:

Account Name	Indian Railway Catering & Tourism Corporation Ltd.
Account Number	00210350000387
Account Type	Current
Bank Name	HDFC
Branch	Lakdikapul, Hyderabad
IFSC Code	HDFC0000021

जोनल कार्यालय : ऑक्सफोर्ड प्लाजा, एसडी. रोड., सिकंदराबाद 500003-दूरभाष: 040-27702401/07, 27808899.  
Zonal Office: 1<sup>st</sup> Floor, Oxford Plaza, S.D. Road, Secunderabad - 500003 Ph: 040-27702401/ 07, 27808899.

पंजीकृत एवं कॉर्पोरेट कार्यालय: 11 वां तल, स्टेट्समैन हाउस, बी-148, बाराखम्बा मार्ग, नई दिल्ली-110001, दूरभाष: 011-23311263-64 फैक्स: 011-23311259  
Regd. & Corp. Office: 11<sup>th</sup> Floor, Statesman House, B-148, Barakhamba Road, New Delhi-110001, Tel: 011-23311263-64 Fax: 011-23311259



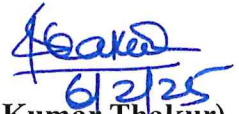
इंडियन रेलवे कटरिंग एंड टूरिज्म कॉर्पोरेशन लिमिटेड  
INDIAN RAILWAY CATERING AND TOURISM CORPORATION LTD  
(भारत सरकार काउधम- मिनी रत्न/ A Govt. of India Enterprise-Mini Ratna)  
दक्षिण मध्य जोन, सिकंदराबाद / South Central Zone, Secunderabad

"CIN-U74899DL1999GOI101707" E-mail: info @irctc.com Website: www.irctc.com

::2::

- 5) To submit preliminary plans, specifications and tentative time schedule for commissioning of above unit for approval of IRCTC with Zonal/Regional office under South Central Zone within Thirty (30) days from the date of remittance of security deposit/acceptance or as advised by IRCTC.
- 6) If Railway/IRCTC suggests changes in the General Arrangement of Drawing (GAD), the new GAD has to be submitted within Twelve (12) days after advice by zonal office.
- 7) You are required to pay advance annual license fee and GST thereon along with land license fee with applicable taxes and other taxes if any to IRCTC in advance.
- 8) You are required to pay License fee as mentioned in the point no. 3 above, GST thereon and other tax if any to IRCTC. The quoted annual License Fee for 1st year shall be paid in advance at the time of handing over of site but is applicable from time of commissioning of Retiring room & dormitories or within 120 days from the date of issue of LOA whichever is earlier.
- 9) You are required to take over the site within time frame specified by IRCTC Zonal/Regional office after issuance of letter of approval of GAD. At the same time, you are also required to deposit Annual License Fee (plus all applicable taxes) agreed upon.
- 10) The license fee shall be increased by 5% every year compounded annually from second year onwards. At the beginning of second year the license fee deposited shall be 5% more than the quoted license fee for first year or 15% of the annual sales turnover for the first year, whichever is higher. Similar increase in payments of license fee will be followed for each subsequent year of service.
- 11) You are also required to execute agreement immediately after commissioning of the unit on non-judicial stamp paper of Rs.100/- as per tender conditions.
- 12) All terms and conditions of the tender document shall remain the same and form integral part of this letter of award.
- 13) This letter of award is subject to the final outcome of writ petition, if any, filed in any high Court.
- 14) The Service Provider shall comply with the directions/protocol issued by Govt. of India/IRCTC from time to time.
- 15) In the event of failure to adhere above instructions same will be treated as event of default and action will be initiated as per terms and conditions of the License.

Please acknowledge the receipt of this letter.

  
(Saroj Kumar Thakur)  
Dy. General Manager (CS)

Copy to:

- |                      |   |                                      |
|----------------------|---|--------------------------------------|
| 1. Sr.DCM/WAT        | } | For kind information                 |
| 2. GGM(SCS)/IRCTC/CO |   |                                      |
| 3. RM//BBS           |   |                                      |
| 4. AGM/Fin/SCZ       | } | for information and necessary action |
| 5. AM/VSKP           |   |                                      |

जोनल कार्यालय : ऑक्सफोर्ड प्लाजा, एसडी. रोड., सिकंदराबाद 500003-दूरभाष: 040-27702401/07, 27808899.

Zonal Office: 1<sup>st</sup> Floor, Oxford Plaza, S.D. Road, Secunderabad - 500003 Ph: 040-27702401/ 07, 27808899.





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

**Annexure-A**

**Group General Manager /SCZ**  
**Indian Railway Catering and Tourism Corporation Ltd.**  
**9-1-129/1/102, 1<sup>st</sup> Floor, Oxford Plaza,**  
**Sarojini Devi Road, Secunderabad,**  
**Telangana - 500 003**  
**Email Id: ggmsecunderabad@irctc.com**

**Date:**

**Sub:- Letter of Award for Renovation, Operation, Maintenance & Transfer back of  
Retiring Rooms & Dormitories at Koraput Railway Station.**  
**Ref: NIT No. 2024/IRCTC/SCZ/RR-06 dated 19-11-2024**

With reference to your letter no. No. 2024/IRCTC/SCZ/RR-06/KRPU Dt:06.2.2025, I/we hereby accept the award of license with the terms and conditions of the license and remitting security deposit of **Rs. 30,000/- (Rs. Thirty Thousand Only)** in favour of IRCTC Ltd. payable at Secunderabad through /NEFT/RTGS. IRCTC Account no:- 00210350000387 & IFSC Code No- HDFC0000021, NEFT/RTGS Challan enclosed.

Payment details:

SN.	Head of Account	Amount (In Rs.)
1	Security Deposit	Rs. 30,000/-

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

**M/s.**

**Name:**  
**Signature:**  
**Date:**

