

To,
M/s, Divya Sharma
Padamchey
East Sikkim-737106.

Name of Work: Licence of Snack-bar Counter at Pakyong airport, Pakyong Sikkim.

Tender ID:- 2021_AAI_74371_1

Reference to your tender application w.r.t for tender ID No. 2021_AAI_74371_1 for the work Licence of Snack-bar Counter at Pakyong airport, Pakyong Sikkim. The competent authority is pleased to accept your request and to accord a **Licence Snack-bar Counter** for a period of one year on temporary basis from the date of signing of agreement as per following terms and conditions.

1. The allotment will be effective from 15.04.2021 to 14.04.2022 for a period of 01 year. The Licence period may be further extended with mutual consent of both, i.e. the Licensee and AAI.
2. Gestation period of maximum 30 days from the date of issue of this allotment letter or actual commencement of operation, whichever is earlier will be applicable.

3. The details of licence fee & area, space rent, etc. will be as follows:

SR. NO.	LOCATION	Area in SQM	Space Rent (Area)	10 % Utility Charges on space rent	Monthly Licence fee	GST@ 18 % on (5) +(6)	Monthly Licence Fee for FY 2020-21 (i/c GST)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
01	Snack Bar Counter	6.0 sqm	Rs. 680/- PSPM For 6 sqm =Rs.4080/sqm	408.00	Rs.21111	Rs.3873.42	Rs. 25392

4. The licence fee will be Rs. 25392/- per month for the area of 6 sqm for Snack Bar shall be payable in advance by the licensee on or before 10 the of each month.
5. The licence fee is subject to revision at the discretion of the Authority from time to time and the annual escalation rate w.e.f 15 April 2021 every year is subjected to be determined on approval of the competent authority and such increase of licence fee shall be payable by the Licensee without any protest or dispute.
6. In the event of outstanding dues exceeds one month, the Authority may without prejudice to other rights and remedies be entitled to charge penal interest @12% per annum on delayed payment for the first month.

भारतीय विमानपत्तन प्राधिकरण, विमानक्षेत्र, पाक्योङ्ग, सिक्किम-737106
O/O The Airport Director, Pakyong Airport, Pakyong Sikkim-737106 PH.No. 03592-267011

space rent is not payable it is taken into consideration for calculation of utility charge. The space rent is subject to annual escalation @ 10% w.e.f 15 April 2021 every year (rounded-off to nearest 5 or its multiple) OR as per the decision taken by AAI CHQ from time to time.

Above rates are applicable as per AAI Commercial policy for FY 2020-21. However, it may vary as per the CHQ instructions and the same shall be applicable and binding on the Licensee.

9. Electricity and water charges will be payable by the licensee as per actual consumption on the applicable rates of AAI.
10. The Licensee is required to deposit a sum of Rs. 10,000/- (Ten Thousand only) towards Security Deposit for Electricity and Water Charges. No interest will be payable by AAI on this SD amount. The SD is to be submitted within 15 days from issue of this award letter.
11. The Licensee is also required to deposit a sum equivalent to last four months License **The licensee shall deposit Security Deposit equivalent to three months License fee of the last year i.e. Rs. 76,177/- (Rupees Seventy Six Thousand One Hundred Seventy Seven only) [Rs. 25392 /- x 3 months]** towards Security Deposit for the licence. The Licensee may submit the Security Deposit in the form of BG/DD / FDR or Pay Order, in favour of Airports Authority of India, Pakyong, within 15 days of the date of award. **The Validity of Security Deposit will be 06 months beyond the contract period. No interest will be payable by AAI on SD amount.**
Bank Guarantee from co-operative banks will not be accepted. The prescribed format of Bank Guarantee is attached in Annexure-II. The Security Deposit is to be submitted before signing of Agreement and handing over the site.
12. Tax levied by State / Central Govt. (GST) as applicable from time to time will be extra & payable by the Licensee.
13. Regarding License rate, escalation rate or rate of rebate, the decision of AAI shall be final and binding on Licensee.
14. The licensee is requested to submit letter of acceptance within ten (10) days from issue of this award letter, else it will be deemed that the licensee is not interested in taking this Snack bar Counter and Space for Back office.
15. This Award Letter will form part & parcel of Agreement.
16. The Licensee is required to execute a License Agreement on Rs. 100/- Non-judicial stamp-paper with **AAI for the "Snack-bar Counter "at Pakyong airport within 15 days** from the date of issue of this letter of intent. The cost of non-judicial stamp paper will be borne by the Licensee. The person executing the License Agreement must have proper authority to execute the License Agreement with Airports Authority of India.
17. After the execution of License Agreement, the License space will be handed-over to the licensee.
18. The Licensee shall maintain at his own cost all the electric and water fittings and installations and such other electric and other equipment including Fire Alarm System as may be provided by the Authority in the said premises or as may hereafter be provided by the said Authority in the said premises.

20. The Licensee shall not erect, display or use any high powered electric light or any electric sky signs or other electric lights or installations for purposes of advertisement or any other type of advertisement or signboards upon the said premises without prior permission in writing from the Authority.

21. The Licensee shall provide such person or persons for watch and ward duty in the premises as he may be directed by the Authority for the security and safety of the premises.

22. The Licensee shall also provide fire-fighting equipment and appliances and maintain the same continuously in a fit and proper condition. The authority is entitled to direct and specify the number, quality and specifications of the said fire-fighting equipment and appliances.

It is, therefore, requested that an acceptance letter, as mentioned above, may please be submitted to this office. It is requested that all the formalities, as mentioned above, may please be completed within the stipulated time.

Thanking you,

Yours faithfully,



(Amitabh Rungta)

Asstt. Gen. Manager (E-E)

सहायक महाप्रबंधक (विद्युत)
For Airport Director,

AMITABH RUNGTA
Pakyong Airport

सहायक महाप्रबंधक (विद्युत)
ASSISTANT GENERAL MANAGER (ELECT.)

भारतीय विमानपत्तन प्राधिकरण

AIRPORTS AUTHORITY OF INDIA

पाक्योंग विमानतल

PAKYONG AIRPORT

Signature Not Verified

Digitally signed by Amitabh Rungta

Date: 2021.04.15 16:35:13 IST

Location: eProcurement System for Central PSUs



भारतीय विमानपत्तन प्राधिकरण, विमानक्षेत्र, पाक्योंग, सिकिम-737106

O/O The Airport Director, Pakyong Airport, Pakyong Sikkim-737106 PH.No. 03592-267011