



भारतीय विभारतीय विमानपत्तन प्राधिकरण : डिब्रूगढ़ हवाईअड्डा, डिब्रूगढ़

AIRPORTS AUTHORITY OF INDIA: DIBRUGARH AIRPORT, IBRUGARH

File No. AAI/DIB/Comm1/CR(GF)/2021

Date: 27/10/2021

M/s BABA TEA and COMPANY,
Shop no. 8, Munirka Vihar, D.D.A Market,
Nelson Mandela Road,
New Delhi - 110067.

Subject: **Award of License for Convenience Retails in Ground Floor SHA at Dibrugarh Airport.**

Sir,

Kindly refer to your tender in response to our E-tender ID 2021_AAI_88149_1 for Convenience Retails in Ground Floor SHA at Dibrugarh Airport.

The competent authority is pleased to grant the Convenience Retails in Ground Floor SHA at Dibrugarh Airport subject to following terms and conditions:

TERMS AND CONDITIONS.

- Period:** 05(Five) years from the date of Handing/Taking over the possession. The site will be handover before completion of Sl/No. 5, 6 & 7.
- Area/Location:** An open built up space measuring 13.25 Square meter in the Security Hold Area at Ground Floor NTB, Dibrugarh Airport shall be provided by AAI for License of Convenience Retails in Ground Floor SHA at Dibrugarh Airport. Quoted license fee shall be charged from the next date of completion of gestation period. If the licensee requires extra space, it will be allotted on prorata basis.
- Acceptance of award:** Tenderer has to submit acceptance of the award letter as per Terms & conditions of NIT/Tender Document within **07(seven)** days from the date of the award letter.
- Payment of License fee:** The Licensee shall pay the license fee and other charges by Demand Draft issued from a Nationalized/Schedule Bank in absolute favour of "Airports Authority of India "Payable at Dibrugarh or through RTGS/NEFT. The party shall make payment through NEFT/RTGS details are; (a) Account Name: "Revenue Collection Account Dibrugarh Airport" (b) A/C No.33899558853 (c) Branch Name: State Bank of India, Gabharupathar (d) Branch Code: SBI0008989(e)IFSC Code:SBIN0008989.

Year	Amount(Per Month) Excluding GST & Applicable charges
1 st year	Rs. 80000/- per month plus GST and other applicable charges
2 nd year	Rs. 88000/- per month plus GST and other applicable charges
3 rd year	Rs. 96800/- per month plus GST and other applicable charges
4 th year	Rs. 106480/- per month plus GST and other applicable charges
5 th year	Rs. 117128/- per month plus GST and other applicable charges

- Advance License Fee:** Payment of one month advance license fee shall be paid within 15 days from the date of award.

License Fee	Rs.80000.00
GST @18%	Rs.14400.00
Total	Rs.94400.00

- Security Deposit:** Payment of Security Deposit of Rs. **702770/-**(Rupees Seven Lakhs Two Thousand and Seven hundred Seventy only) within 15 days from the date of issuance of award letter, amounting to 6 months equivalent Concession fee of the Fifth (05th) year to AAI as an interest free security Deposit. The SD amount equivalent to 3 months concession fee i.e. Rs.351385/-(Rupees Three Lakh Fifty One thousand Three Hundred and Eighty Five only) to be submitted in the form of BG from any scheduled commercial bank (Bank Guarantee from co-operative bank, even scheduled, will not be accepted) and balance 3 months equivalent concession fee i.e. Rs. 351385/-(Rupees Three Lakh Fifty One thousand Three Hundred and Eighty Five only) by way of NEFT/RTGS (Draft copy of B G enclosed).

विमानपत्तन निदेशक का कार्यालय : डिब्रूगढ़ हवाईअड्डा, डिब्रूगढ़, असम, पिन- 786012-

O/o the Airport Director, Dibrugarh Airport, Dibrugarh, Assam, PIN-786012

टेली/Tele.2382755-(0373)फैक्स/Fax-2382185, ई-मेल/E-mail: apddib@aai.aero



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7. **Electricity charges:** The party shall be required to pay Charges for the consumption of the electricity and water 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.
8. **Security Deposit of Electricity:** Licensee shall also be liable to make the payment towards security deposit in respect of electricity charges equivalent to 5% of annual licence/concession value for the last year i.e. of INR Rs.70280/- (Rupees Seventy Thousand Two Hundred and Eighty only). The said security deposit will cover SD towards all types of utilities such as Electricity, Water, Data Port, Telephone etc.
9. **Agreement:** The licensee shall execute an agreement in duplicate. First copy of the agreement to be signed on Non-judicial stamp paper of Rs. 100/-, the cost of non-judicial stamp paper borne by the licensee. One copy of recent and self-attested passport size photographs of authorized signatory are to be submitted with agreement of the license within 15(fifteen) days from the date of award letter.
10. **Other charges:** That in addition to the above said license fee, licensee shall pay all charges towards consumption of electricity charges as may be due as determined by the Authority and at the rate (s) fixed by it from time to time. Such charges shall be paid within the date(s) specified in the bill(s). The licensee shall have to install his own electric meter(s) for the purpose, failing which licensee shall be billed on assessed consumption. In default of payment of said charges, the Authority may without prejudice to its other rights disconnect or cause to be disconnected the electricity to the said premises without any notice and the licensee shall not be entitled to any compensation whatsoever on account of any such disconnection.
11. **Utility/Facilitation:** The licensee shall also pay Utility/Facilitation charges @10% on space license fee which is subject to revision from time to time at the discretion of AAI.
12. **Rate & Taxes:** The party shall pay all rates, assessments, out goings and other taxes including GST as leviable on the License as per law in force from time to time.
13. **Delayed payment:** AAI shall raise bill on or before 10th of every month. The concessionaire has to make the payment of License fees etc. by 25th of the same month, failing which interest on delayed payment at the rate of 9% per annum shall be charged from the due date for delay period of up to 30 days and if delay is for more than 30 days, then interest at the rate of 18% per annum shall be charged from the due date, for entire delay period.
14. **NOC/Approval plan.** The party is requested to apply to AAI for NOC/Approval for structural construction plan with acceptance letter. The party has to take over the possession within 30 days from the date of award letter.
15. **Gestation Period:** Maximum permissible gestation period is 60 (sixty) days only or actual commencement of Commercial operation whichever is earlier. The gestation period will be count from the date of the award letter.
16. **Notice period:** Notice period for terminating the license agreement is 120 Hundred and twenty) days by either side.
17. **Penal action:** AAI will be at liberty to terminate the contract at short notice to the party on account of unsatisfactory performance such as (i) Delayed payment of license fee (ii) Non-observance of approved rates of item (iii) Not maintaining the quality in providing service/facility (iv) Any other breach in the terms and conditions of license agreement.
Licensee has to operate the contract for a minimum 50% of the contract period, failing which he may be debarred from participating in any tender in the AAI for a period of one year.
18. **The Licensee shall be required to submit the security programme(as per Format A & A-1 available on BCAS website www.bcasindia.nic.in and /or www.bcasindia.gov.in) to RDCOS through AAI within 15 days from the receipt of the award letter. Any observations regarding shortcomings in Security Programme will be communicated by RDCOS and if compliance report is not received by BCAS within one month, it will be presumed that the concessionaire is unwilling or unable to meet the shortfall and the application for approval will be deemed to be cancelled.**

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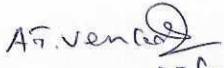


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19. **Rates:** The Licensee shall not sale any item/services at price higher than MRP. For other items, (Where MRP not mentioned) the rate shall be reasonable and prior approval must be acquired from Airport Director and licensee shall exhibit the said approved rates at a conspicuous place inside the licensed premises
20. The licensee shall not erect, display or use any promotional in any form for purpose of advertisement or branding for a company upon the said premises without the previous permission in writing from the Authority. Authority reserves the right to charge for such activities.
21. Licensee may be required to change the location as and when desired by AAI without any protest /demur and at its own cost.
22. Licensee will not, without written consent of AAI, transfer the present license to any other party.
23. The licensee shall keep a complaint book in a prominent location at points, which has to be made available for inspection by authorized representative of AAI.
24. The built up space allotted is barely an open space measuring 13.25 Square meter and the licensee shall construct the partition/structure on the premises at his own cost but in accordance with the size and design approved by the local Authority.
25. The licensee shall obtain proper Insurance coverage for their properties/ goods to be stored or used in the licensed premises. AAI shall not be responsible for any kind of loss of property/good of the licensee.
26. The licensee shall handover the licensed premises peacefully on expiry of the licensed period.
27. The award letter is a part & parcel of the License Agreement and licensee shall abide by these conditions.

With regards

Encls: Specimen copy of Agreement, Bank
Guarantee, Letter of understanding
from the Depositor.


(A T Venkatachela)
27/10/2021
Airport Director
AAI, Dibrugarh Airport