



Ref. No. AAI/LEH/Comml/SnackBar/2022/590-591

Date: 13.06.2022

To
M/s BABA Tea & CO,
141 A Assoy Dabolim, Chicalim,
Green Valley, Near Rock Garden,
South Goa, Goa-403711

Subject: License for allotment of Space for Operating Tea/Snack Bar in Security Hold Area at KBR Airport, Leh.

Sir,

Undersigned is pleased to inform you that the competent authority has agreed to award the license as above, subject to fulfillment of the following conditions.

1. The contract is awarded to you on a license fee **Rs. 2,23,003/- (Rupees Two Lakh Twenty Three Thousand Three only)** per month exclusive of GST plus electricity charges as applicable for 6sqm area at Security Hold Area with 10% annual compound escalation on every subsequent year.
2. Apart from License Fee, you are liable to pay utility/facilitation charges @10% of Space rent. The current Space rent is Rs. 1340/- per sqmtr per month with the annual escalation of 7.5%.
3. AAI will only provide space for operating Tea/Snack Bar in Security Hold Area. You have to arrange your own infrastructure.
4. The contract will be for a period of **02 (Two) years**. Gestation period of 120 (One Hundred Twenty) days or actual commencement of commercial operation whichever is earlier will be permitted.
5. Payment of Security Deposit equal to 4 (Four) months license fee of subsequent last year Rs. 8,92,012 /- (Rupees Eight Lakh Ninty Two Thousand Twelve only) and Security Deposit of electricity charges is Rs. 1,00000/- through RTGS/NEFT in favor of **Airports Authority of India** payable at **Leh** from any Nationalized / Schedule Bank.
6. You are requested to depute your accredited representative within fifteen days from the date of issue of the award letter at the office of undersigned to sign the License Agreement on Rs. 100/- Non-Judicial stamp paper. The cost of the Non-Judicial stamp paper shall be borne by you.

The site will be handed over to you on completing the formalities as mentioned above.

Details of Security and other Deposits:

(a) SD (4 Month license fee of last subsequent year)=Rs. 2,23,003/-x4	=Rs. 8,92,012/-
(b) SD for Electricity Charges	= Rs. 1,00000/-
Total Payable Amount	=Rs. 9, 92,012/-

Sanjeev Y
Auth. Sign/ Partner



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

7. The Security Deposit to be furnished in the form of Bank Guarantee only to be issued by Scheduled Commercial Bank having a validity period of **180 days** from the date of expiry of contract and Security Deposit for Electricity Charges will be payable through RTGS/NEFT in favor of **Airports Authority of India** payable at **Leh** from any Nationalized / Schedule Bank.
8. 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 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.
9. You are liable to obtain proper insurance coverage for the properties / goods to be stored or used in the licensed premises.
10. You are required to comply security / safety, healthy & hygienic requirement etc.
11. You have to obtain necessary Security Clearance from BCAS in the prescribed format.

You are requested to contact the office of the undersigned for further action and clarification if any.

13/06/2022
(पूरन सिंह बृजवाल)
(Puran Singh Brijwal)
विमानपत्तन निदेशक
Airport Director
केबीआर एयरपोर्ट, लेह
निदेशक, विमानपत्तन, Leh
Airport Director,
भारतीय विमानपत्तन प्राधिकरण,
Airport Authority of India,
के.बी.आर. हवाई अड्डा, लेह 194101
K.B.R. Airport, Leh-194101

Copy To:-

1. DGM Commercial NR, Operational Offices, Gurgaon, Rangpuri, New-Delhi 110037

For BABA TEA & CO.
Sanjeev Y

Auth. Sign. / Partner

Signature Not Verified

Digitally signed by ANIL KUMAR SAGAR
Date: 2022.07.06 13:08:42 IST

कार्यालय -विमानपत्तन निदेशक, कु.ब. रि. हवाई अड्डा
O/o Airport Director, KushokBakula Rinpoche Airport, Leh-194101
Phone: 01982-251783 (O), 09419179020 (M), Fax: 01982-251781