



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

विमानपत्तन निदेशक कार्यालय, O/o AIRPORT DIRECTOR

Phone: 0376-2311456; Fax: 0376-2311479; Mobile: 9435478990; Mail ID: apdjorhat@aai.aero

Website: www.aai.aero

File No: AAI/JHT/Comml./Convenience & Speciality retail-SHA/2022/ 116-119 Date: 28.07.2022

By Regd. Post/ E mail

To

M/s Green Gold (Assam) Private Ltd.,
Jain Complex,
G.S. Road,
Dispur,
Guwahati-781005

Sub: Award of License for Convenience & Specialty Retail Facility inside Security Hold Area (SHA) of the Airport Terminal Building at Jorhat Airport, Jorhat.

Ref: Tender ID: 2022_AAI_114684_1 dated 02.05.2022

Sir,

Kindly refer to your tender for the subject license at Jorhat Airport, Jorhat. The Competent Authority is pleased to accept your offer for award of license for the subject facility at Jorhat Airport, Jorhat subject to the following terms & conditions:

Terms & Conditions:

- Facility:** Convenience & Specialty retail facility
- Location:** Inside the Security Hold area of Airport Terminal at Jorhat Airport, Jorhat.
- Space:** Security Hold Area – 3.5 sqm.
- Period:** Five (05) years, from 29.07.2022 or from the date of actual commencement of operation, whichever is earlier. The billing will start accordingly.
- Gestation Period:** Sixty (90) days from the date of award or actual commencement of operation, whichever is earlier.
- (a) License Fee to AAI:**

Year	Amount (in Rs. Per Month, exclusive of taxes and utility charges)
1 st year	18500.00
2 nd year	20350.00
3 rd year	22385.00

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4 th year	24623.50
5 th year	27085.85

(b) **Other Charges:** In addition to the above mentioned license fee, the licensee shall be required to pay electricity, water and common area maintenance/utility charges as applicable to all licensees at prevailing rate (electricity, water and common area maintenance/utility charges are subject to revision from time to time).

(c) **Rates & Taxes:** That the Licensee shall pay all rates, assessments, outgoing and other taxes including GST as chargeable on the License as per law from time to time.

(d) **Interest on delayed payment:** @9% per annum is applicable for delayed payment of license fee including space rent and common area maintenance/utility charges.

7. (a) **Acceptance of Award:** Tenderer has to submit acceptance of the award letter as per Terms & Conditions of NIT/Tender Documents within 07 days from the date of the award letter.

(b) **Advance License Fee:** Payment of one month advance L/fee, with GST within 15 days from the date of the receipt of the award letter either by cheque/demand drafts drawn on local banks or through RTGS/NEFT as given under:

License fee	Rs. 18500.00
Common Area Maintenance/Utility Charges (@10% of normal space rent for F.Y. 2022-23)	Rs. 377.00
GST @18%	Rs. 3398.00
Total	Rs. 22275.00

8. (a) **Security Deposit:** The licensee shall deposit an amount Rs. 1,34,000.00 (Rupees One Lakh Thirty Four Thousands only) which is equal to Six (6) months First Year License Fee (including Utility charges and GST), as Security Deposit in the form of BG/ NEFT/RTGS or DD/PO from any scheduled commercial bank (bank guarantee from co- operative bank, even scheduled, will not be accepted).

(b) **Security Deposit for Electricity:** The Licensee shall also deposit Rs. 16,500/- (Rupees Sixteen Thousand Five Hundred only) which is equal to 5% of annual license/concession value for the last year in the form of Demand Draft/Pay Order/Bank Guarantee from a Nationalized/Scheduled Bank in favour of Airports Authority of India, payable at Guwahati.

(c) The above security deposit should be deposited by the party within 15 days from the date of the award letter. In case of security deposit being in the form of Bank Guarantee, then it should

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be valid for a period of 6 months from the date of expiry of the license. No interest is payable on Security Deposit.

9. Joint Measurement: The joint measurement of the space shall be conducted by AAI and the party within 15 days from the commencement of operation. The joint measurement shall form part of the agreement. If the party fails to depute any authorized representative for the measurement within 15 days then AAI representative may conduct the measurement and inform the party that the same will be forming part of agreement and will be binding. Any additional area occupied will be billed pro-rata.

10. Agreement: The agreement between the party and AAI shall be completed before commencement of the license. The licensee shall execute an agreement on Non-judicial stamp paper value of Rs. 100/-. Two copies of recent and attested passport size photographs of authorized signatory are to be submitted together with agreement of the license within 15(fifteen) days from the date of the award letter (Specimen copy of agreement along with General Terms & conditions are enclosed herewith).

11. The licensee has to obtain the BCAS clearance within the Gestation period. No rebate of license fee/extension of gestation period will be allowed for non-receipt of security clearance.

This award letter is part & parcel of the license Agreement.

Yours Sincerely,



D. Likhitha
(Darsi Likhitha)

Asst. Manager (E-E)/Commercial
For Airport Director
AAI, Jorhat Airport, Jorhat

Copy to:

1. GM (Engg-C), AAI, NER, RHQ, LGBI Airport, Guwhati-15
2. GM (FIN), AAI, NER, RHQ, LGBI Airport, Guwhati-15
3. PA to RED, AAI, NER, RHQ, LGBI Airport, Guwhati-15
4. Commercial Section, AAI, NER, RHQ, LGBI Airport, Guwhati-15

Internal:

1. Airport Director, AAI, Jorhat Airport
2. Terminal manager
3. AM(Engg-E)
4. CSO
5. JE(E-C)

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