

Ref: AAI/Kangra/Commercial-10/Snack Bar SHA/2022-23/1141-46

Date: 06.12.2022

Email

To,
M/s Sukh Sagar Caters,
K-26, Gokul Dham Colony,
New Jail Road,
Bhopal (MP).

E-mail : sukhsagarcaters@gmail.com

Sub: License for Operating F&B Snack Bar (SHA) in Terminal Building at Kangra Airport.

Ref:-Your Financial Bid opened on 04.11.2022

Dear Sir,

1. It is informed to you that the Competent Authority has accepted your offer for "License for Operating F&B Snack Bar (SHA) in Terminal Building at Kangra Airport" at your quoted licence fee of Rs. 1,07,889/- (Rupees One Lakh Seven Thousand Eight Hundred Eighty-nine only) per month with 10% annual compound escalation + Utility/Facilitation charge @ 10% of space license fee (Utility / facilitation charges is subject to change from time to time as per the decision of AAI HQrs.) + applicable taxes during the license period per month + applicable taxes during the license period at the rates decided by AAI from time to time for Snack Bar.
2. The period of license shall be 07 (Seven) years.
3. The licensee shall take over the site in AAI format.
4. The License fee shall be paid in advance as per the details mentioned below each month. In addition, the licensee shall also pay the GST and all other applicable Govt. taxes & levies. If there is any revision in the Govt. taxes including GST, the same shall be paid by the licensee.



5. The License fee shall be as follows:

	Period	License Fee (Per month) In Rs.
1	First Year	Rs. 1,07,889/- per month + Utility/Facilitation charge @ 10% of space license fee (Utility / facilitation charges is subject to change from time to time as per the decision of AAI HQrs.) + applicable taxes during the license period.
2	Second Year	Rs. 1,18,678/- per month (10% annual compound escalation) + Utility/Facilitation charge @ 10% of space license fee (Utility / facilitation charges is subject to change from time to time as per the decision of AAI HQrs.) + applicable taxes during the license period.
3	Third Year	Rs. 1,30,546/- per month (10% annual compound escalation) + Utility/Facilitation charge @ 10% of space license fee (Utility / facilitation charges is subject to change from time to time as per the decision of AAI HQrs.) + applicable taxes during the license period.
4	Fourth Year	Rs. 1,43,601/- per month (10% annual compound escalation) + Utility/Facilitation charge @ 10% of space license fee (Utility / facilitation charges is subject to change from time to time as per the decision of AAI HQrs.) + applicable taxes during the license period.
5	Fifth Year	Rs. 1,57,961/- per month (10% annual compound escalation) + Utility/Facilitation charge @ 10% of space license fee (Utility / facilitation charges is subject to change from time to time as per the decision of AAI HQrs.) + applicable taxes during the license period.
6	Sixth Year	Rs. 1,73,757/- per month (10% annual compound escalation) + Utility/Facilitation charge @ 10% of space license fee (Utility / facilitation charges is subject to change from time to time as per the decision of AAI HQrs.) + applicable taxes during the license period.
7	Seventh Year	Rs. 1,91,133/- per month (10% annual compound escalation) + Utility/Facilitation charge @ 10% of space license fee (Utility / facilitation charges is subject to change from time to time as per the decision of AAI HQrs.) + applicable taxes during the license period.

6. The Security Deposit (SD) amount equal to **first 08 months of license fee of contract i.e Rs. 8,63,112/- (Rs.1,07,889/- + Utility/Facilitation charge @ 10% of space license fee (Utility / facilitation charges + 18% (GST)) X 8 months)** in the form of Demand Draft / Pay order / Bank Guarantee of a Scheduled / Nationalized Bank in favour of Airports Authority of India, New Delhi shall be deposited within 15

- days from the date of the award letter. Bank guarantee from the Co-operative bank will not be accepted. The validity of Bank guarantee should be for the contract period plus **Eight (08) months** and no interest is payable on security deposit.
7. Payment of Security Deposit equal to **Rs. 1,14,680/- (Rs. One Lakh Fourteen thousand Six Hundred Eighty only)** for electricity / water / telephone etc. shall be deposited. The party shall also pay electricity water charges plus applicable taxes etc. during the license period.
 8. You are requested to submit the acceptance letter within **07 days** from the date of issuance of the award letter.
 9. Execution of agreement within **15 days** from the date of issuance of this award letter.
 10. The gestation period of **120 days** shall start from the date of award of this letter. Maximum of 120 days of gestation period or actual commencement of commercial operation whichever is earlier, will be allowed. The gestation period will be counted from the date of award. The licensee has to ensure all the compliances including security compliances from regulatory agencies, fabrication of shop etc. within the gestation period. Claim for additional gestation period or rebate on account of any non-compliance by the licensee within the gestation period shall not be entertained by AAI at any stage.
 11. Payment of advance license fee for one month within **15 days** from the date of issuance of the award letter.
 12. All the payment shall be payable in advance on or before 10th day of each month failing which penal simple interest @12% per annum on all delayed payment shall be imposed.
 13. The area for Snack Bar Counter shall be 07 sqm. (Approx.). This would be subject to actual joint measurement at site.
 14. As per BCAS AVSEC Circular no. 16/2009 dt. 19.11.2009, all agencies should obtain security clearance from BCAS for getting AEP. Otherwise if any delay in getting AEP Airports Authority of India is not responsible for that.
 15. The agreement shall be made on Non-judicial stamp paper of Rs.100/-. The cost of the stamp papers shall be borne by the licensee.



16. You are requested to complete all the formalities at the earliest.
17. You are requested to get prior approval of the site location / specifications (Measurement / Dimensions) from APD, Kangra Airport before commissioning the same.
18. All other terms and conditions shall be as per NIT. All the corrigendums, if any and the award letter shall form part of the contract agreement.

Thanking you,

Yours Faithfully



06/12/22

(S.K. Bhardwaj)

AGM (Engg.-E)/Incharge Commercial

On behalf of Airport Director

AAI, Kangra Airport.