



कार्यालय विमानपत्तन निदेशक
OFFICE OF THE AIRPORT DIRECTOR
भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA
सिविल एयरपोर्ट, पंतनगर
CIVIL AIRPORT, PANT NAGAR



संख्या: एएआइ/पीएनटी/कॉमर्शियल/अवार्ड लैटर/2022-23/
REVISED

दिनांक : 29/05/2023

To,
M/s A.K. Agencies,
28, Manas Nagar, Ashram Bapu, Ashram Road,
Near Kumar Traders,
Krishna Nagar, Lucknow, UP - 226023

Contact no : 9984944000
Email : hrakagencies@gmail.com
Tender ID - 2022_AAI_135064_1

Subject: License for Operation of Tea / Snack Bar (02 nos. - One each in Departure Hall and city side), Trolley Retrieval cum Advertisement Rights facility And Vehicle Parking facility in Clubbed manner at Pantnagar Airport

In response to your tender offer on the above mentioned subject, we are pleased to inform you that the Competent Authority has decided to award the subject license to you on the following terms and conditions:-

1. You shall operate the following facilities for a period of 01(one) year and extendable by 01(one) year :

Sr. No.	Facility	Area (sqmtr)/Unit	Location
1.	Snack Bar	3.375	Departure Hall
2.	Snack Bar	9	City side outside terminal building
3.	Trolley Retrieval cum Advertisement Rights facility	25 number of trolleys	Multiple locations
4.	Vehicle parking	1945	City side outside terminal building

The location is subject to change on commissioning of new terminal building, or as decided by AAI.

However, this would be subject to joint measurement of the area to be conducted by AAI and the party. In case of any increase/decrease in the area for Snack Bar up to 10%, no revision in license fee shall be considered. For increase/decrease more than 10%, the license fee shall be enhanced on pro-rata basis.

You shall be required to convey the acceptance within **07 days** from the date of the award letter along with the duly signed duplicate copy of this award letter.

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2. You shall pay the initial basic License Fee (LF) **Rs.85,855/-** (Rupees Eighty Five thousand eight hundred fifty five only)(excluding GST @ 18% and Utility/ Facilitation Charges) per month ,which is further subject to escalation as per the terms given in tender document.

3. AAI shall raise bill on or before 10th of every month. The licensee has to make the payment of License Fee etc. by 25th of the same month **OR** within 15 days of raising the bills, whichever is earlier, failing which interest on delayed payment at the rate of 9% per annum shall be charged from the due date for delay period of upto thirty (30) days and if delay is for more than thirty (30) days, then interest at the rate of 18% per annum shall be charged from the due date, for the entire delay period.

4. Gestation period (reckoned from the date of Handing over of site), maximum to the period as given in the following table OR actual commencement of Commercial operation - whichever is earlier, will be allowed:

**The development of the outlet must be ensured within the prescribed gestation period.*

Snack Bar on city side & Departure	90 days
Trolley Retrieval cum Advertisement Rights facility	90 days – 30 days for retrieval of trollies and 60 days for planning implementation of business development for procuring advertisement on the trollies
Vehicle Parking facility	30 days

5. You shall be required to pay electricity and water charges plus applicable taxes etc. as applicable under AAI rules. You will have to provide your own electric meter before applying for the electricity connection.

6. You shall pay one month **advance License fee** and utility / facilitation charges including GST amounting to **Rs.1,02,419/-** (including GST @18 % + utility / facilitation charges) within **15 (fifteen) days** from the date of this letter of intent / award through RTGS in the under mentioned AAI, Pantnagar Airport Bank Account.

7. The security deposit for subject allotment comes to **Rs.4,71,127/-** equivalent to 04 (four) months space rent, utility / facilitation charges, paved land rent plus GST and electricity charges. The calculation of the same is as under:-

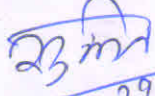
Particulars of Security deposit	Amount in Rs.	GST @18%	Total in Rs.
License fees per month	85,855	15,454	1,01,309
AC area Utility Charges @10% of Space Rent (3.375 sqmx 1000) =Rs.337.5 for Snack Bar inside Departure Hall	337.5	60.7	398.2
Non-AC area Utility Charges = 10% of Space Rent (9sqmx670)=Rs.603 rate for Snack Bar on City Side	603	108.5	711.5
Total (in Rupees) per month			Rs.1,02,419/-
Security Deposit equivalent to 04 months i.e. Rs. 1,02,419X 04			Rs.4,09,676/-
(+) Security Deposit for electricity charges			Rs.61, 451/-
Total Security deposit Amount in Rupees			Rs.4,71,127/-

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8. The total Security deposit amounting to **Rs.4,71,127/-** (Rupees Four lac Seventy one thousand one hundred twenty seven only - four (4) months License fee including GST @18% and U/F charges and Security Deposit for **Electricity charges** shall be deposited by you to AAI in absolute favor of Airports Authority of India, Pantnagar in the form of Bank Guarantee from any Nationalized / Scheduled Bank as per **Annexure K** with validity up to the contract period + Six(6) months within 15 days from the date of award letter. No interest is payable on security deposit by AAI. The Bank guarantee (BG) from Co-operative bank (even Scheduled) Societies/Payment Banks or in form of FDR shall not be acceptable.
9. You are requested to make all the bills payment through demand draft / NEFT / RTGS only. The detail of AAI bank account is as under:-
- | | | |
|---|---|-----------------------------|
| a) Account Holder's Name | - | Airports Authority of India |
| b) Bank A/c No. (Current Account) | - | 31869898517 |
| c) Bank Name / Branch Address | - | 10580 |
| d) MICR Code | - | 248002201 |
| e) IFSC Code | - | SBIN0010580 |
| f) NEFT / RTGS Enabled | - | Yes |
| g) AAI - Permanent Account Number (PAN) | - | AAACA6412D |
| h) AAI - Goods & Service Tax Registration Number- | - | 05AAACA6412D1ZE |
10. You shall have to enter into an Agreement on **Rs...100/-** Non-Judicial stamp paper for the subject license.
11. The license can be terminated by giving 60 days notice in writing from either side without assigning any reason.
12. AAI can also terminate the license on a short notice on account of un-satisfactory performance.
13. That the authority reserves to itself the right to change the location of the premises at any time and may at its discretion to call upon the Licensee to vacate the site and may give him an alternative premise for the purpose of this license. In such a case, the Licensee shall be bound to vacate the premises immediately and accept the said alternate premises. The entire expenditure on such shifting shall be borne by him and the licensee shall not be entitled to claim any compensation or revision in the license fee on that score.
14. AAI does not take any responsibility of providing any type of light fittings except light point, fan point, AC point for which wiring already existing.
15. You will have to make your own arrangements for providing the office furniture and other electrical gadgetries etc. subject to approval of drawings by AAI before taking up of any modifications of existing sites.
16. You shall not erect or display any type of advertisements or signboards except after obtaining the prior approval in writing from AAI.
17. Compliance of prevailing Security norms etc. from time to time shall be ensured by the party. For any information / clarification pertaining to prevailing Security norms and compliance thereof etc., you are requested to please contact Security Directorate, AAI, Pantnagar Airport.


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18. This letter shall also form a part & parcel of other special terms and conditions of tender document & agreement to be executed for the subject facilities.


29/05/2023
Airport Director
Pantnagar Airport

N.O.O.

External Distribution:-

Copy for information please.

1. Regional Executive Director (NR), AAI, DATS Offices Complex, IGI Airport, New Delhi
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