

Post / Email

Ref: AAI/Kangra/Comml-17/Smoking Lounge/2023-24/ 343-349

Date: 09.10.2023

To,

M/s Buddy Retail Pvt Ltd
1402, Tower 15, Vipul Greens
Sohna Road, Sector 48
Gurgaon – 122002 Haryana

E-mail: Satpal.singh@buddyretail.com

Sub: License for Operating Smoking Lounge and Sales Kiosk inside Security Hold Area at Kangra Airport.

Ref: - Financial Bid opened on 19.09.2023

Dear Sir,

1. It is informed to you that the Competent Authority has accepted your offer for "License for Operating Smoking Lounge and Sales Kiosk inside Security Hold Area at Kangra Airport" at your quoted licence fee of Rs. Rs. 63,000/- (Rupees Sixty-three thousand only) per month with 10% annual compounded 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 at the rates decided by AAI from time to time for Smoking lounge and sales kiosk.
2. The period of license shall be 05 (Five) 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.

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5. The License fee shall be as follows:

	Period	License Fee (Per month) In Rs.
1	First Year	Rs. 63,000/- 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. 69,300/- 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. 76,230/- 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. 83,853/- 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. 92,238/- 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 06 months of license fee of contract i.e Rs. 4,50,288/- (Rupees Four lakhs fifty thousand Two hundred Eighty-Eight only) {Rs.63000/- + Rs 600/- (Utility/Facilitation charge @ 10% of space license fee) + 18% GST X 6 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 **Six (06) months** and no interest is payable on security deposit.

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7. Payment of Security Deposit equal to **Rs. 55,343/- (Rupees Fifty-five thousand Three hundred forty-three 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 **60 days** shall start from the date of award of this letter. Maximum of 60 days of gestation period or actual commencement of commercial operation whichever is earlier, will be allowed. 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 i.e **Rs. 75,048/-** {Rs 63000/- + Rs. 600 (Utility Charges) +18% GST} within **15 days** from the date of issuance of the award letter.
12. 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 the delay period of upto 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.
13. The area for Smoking lounge and sale kiosk shall be 4+2 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.

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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

Sahil
09/10/2023
(Sahil)

AM(CNS)/Incharge Commercial
On behalf of Airport Director
AAI, Kangra Airport.

Copy to (N.O.O.):

1. RED, NR, NATS Complex, IGI Airport Palam, New Delhi – 110037.
2. GM (F&A), NR, NATS Complex, IGI Airport Palam, New Delhi – 110037.
3. GM (Commercial), NR, NATS Complex, IGI Airport Palam, New Delhi – 110037.
4. Jt.GM (Commercial), NR, NATS Complex, IGI Airport Palam, New Delhi – 110037.
5. Airport Director, AAI, Kangra Airport.
6. Concerned File

Signature Not Verified

Digitally signed by SANJAY
KUMAR BHARDWAJ
Date: 2023.11.20 12:16:18 IST
Location: POC, 233430
System for Central PSUs