



# भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

Ref.No. AAI/BTI/APD/2024/ 4794-95

DATE:-04/01/2024

To,

M/s Bindal Constructions, #30551,  
Street. No. 5/9,  
Jogi Nagar,  
Bathinda Punjab-151001.

**Subject:- License for Operation of Tea / Snack Bar (02 nos. - One in Security Hold Area (SHA) and City Side) and Trolley Retrieval cum Advertisement Rights facility in clubbed manner at Bathinda Airport.**

Sir,

Reference is made to the proposal submitted by you on behalf of the above named company in response to Tender ID: 2023\_AAI\_166028\_1 floated by Airports Authority of India for award of License for Operation of Tea / Snack Bar (02 nos. - One in Security Hold Area (SHA) and City Side) and Trolley Retrieval cum Advertisement Rights facility in clubbed manner at Bathinda Airport.

In this context, we are glad to inform that the competent authority has accepted your offer and decided to award the subject License on the following Terms and Conditions:-

| Sr. No. | Point                        | Remarks                                                                                                                                                                                                                                                                                         |
|---------|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.      | Facility                     | License for Operation of Tea / Snack Bar (02 nos. - One in Security Hold Area (SHA) and one in City Side) and Trolley Retrieval cum Advertisement Rights facility in clubbed manner at Bathinda Airport                                                                                         |
| 2.      | Location                     | Tea / Snack Bar (02 nos. - One in Security Hold Area (SHA) and one in City Side) and Trolley Retrieval cum Advertisement Rights facility in clubbed manner.                                                                                                                                     |
| 3.      | Area                         | Tea / Snack Bar ( SHA - 4sqm & City Side - 5 sqm)                                                                                                                                                                                                                                               |
| 4.      | Periodicity                  | One year (01) Year extendable by one (01) year<br>(a) The license can be terminated by giving 180 days' notice in writing from either side without assigning any reasons.<br>(b) AAI can also terminate the license on a short notice on account of unsatisfactory performance of the licensee. |
| 5.      | Business - Incubation period | 15 days from the date of issuance of this award letter.                                                                                                                                                                                                                                         |
| 6.      | Gestation period             | Gestation period, reckoned from the date of handing over of sites shall be as below OR actual commencement of the license,                                                                                                                                                                      |

|                                                                             |                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                              |              |                                                                             |            |           |             |                          |                      |
|-----------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|--------------|-----------------------------------------------------------------------------|------------|-----------|-------------|--------------------------|----------------------|
|                                                                             |                                                                                                                                                                                              | <p>whichever is earlier:</p> <p>Snack Bar inside SHA – 120 days</p> <p>Snack Bar on city side – 90 days</p> <p>Trolley Retrieval cum Advertisement Rights facility –</p> <p>90 days out of which 30 days for retrieval of trollies and 60 days for planning implementation of business development for procuring advertisement on the trollies</p> <p>The licensee has to ensure all the compliances including requisite licenses for operation of the facility, security compliances and fabrication of counters etc. within the gestation period itself. 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.</p>                                                                                                                                      |                              |              |                                                                             |            |           |             |                          |                      |
| 7.                                                                          | License Fee payable for the Per month                                                                                                                                                        | <table><tr><td>Quoted License Fee per month</td><td>Rs. 15,839/-</td></tr><tr><td>Utility Facilitation/CAM Charges<br/>(10% of AAI notified normal space rent)</td><td>Rs. 915 /-</td></tr><tr><td>GST @ 18%</td><td>Rs. 1675 /-</td></tr><tr><td><b>Gross License Fee</b></td><td><b>Rs. 18,429 /-</b></td></tr></table>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Quoted License Fee per month | Rs. 15,839/- | Utility Facilitation/CAM Charges<br>(10% of AAI notified normal space rent) | Rs. 915 /- | GST @ 18% | Rs. 1675 /- | <b>Gross License Fee</b> | <b>Rs. 18,429 /-</b> |
| Quoted License Fee per month                                                | Rs. 15,839/-                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                              |              |                                                                             |            |           |             |                          |                      |
| Utility Facilitation/CAM Charges<br>(10% of AAI notified normal space rent) | Rs. 915 /-                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                              |              |                                                                             |            |           |             |                          |                      |
| GST @ 18%                                                                   | Rs. 1675 /-                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                              |              |                                                                             |            |           |             |                          |                      |
| <b>Gross License Fee</b>                                                    | <b>Rs. 18,429 /-</b>                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                              |              |                                                                             |            |           |             |                          |                      |
| 8.                                                                          | Escalation                                                                                                                                                                                   | Escalation in license fee shall apply as per <b>clause 4</b> of e-NIT.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                              |              |                                                                             |            |           |             |                          |                      |
| 9.                                                                          | Charges towards consumption of electricity and water                                                                                                                                         | To be paid by the agency on actual consumption basis at the rate(s) notified by AAI from time to time.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                              |              |                                                                             |            |           |             |                          |                      |
| 10.                                                                         | Security Deposit                                                                                                                                                                             | <p>(i) Payment of Security Deposit equivalent to <b>03 months'</b> of License Fee of first year i.e. <b>Rs. 55,287 /- (Fifty Five Thousand Two Hundred Eighty Seven only)</b> to AAI as an interest free security deposit. The SD is to be furnished in the form of Bank Guarantee only to be issued by Nationalized/Scheduled Bank having a validity of 180 days from the date expiry of Contract. BG from Cooperative Bank (even scheduled) or in the form of FDR is not acceptable.</p> <p>(ii) Payment of Security Deposit equal to 5 % of the annual License fee i.e. <b>Rs. 11,057 /- (Eleven thousand fifty seven only)</b> towards electricity/water/telephone etc. in the form of RTGS/NEFT in favor of Airports Authority of India.</p> <p>This exercise of submission of SD is to be done <b>within 15 days</b> from the date of issuance of this Award Letter.</p> |                              |              |                                                                             |            |           |             |                          |                      |
| 11.                                                                         | One month advance License fee of <b>Rs. 18,429 /- (Eighteen thousand four hundred twenty nine only)</b> , inclusive of GST is payable in the form of RTGS/NEFT in favor of Airport Authority |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                              |              |                                                                             |            |           |             |                          |                      |

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|     | of India <b>within 15 days</b> from the date of issue of this Award letter.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 12. | Agreement has to be executed on <u>non-judicial stamp paper (of appropriate amount)</u> <b>within 15 days</b> from the date of issuance of award letter. The cost of Stamp Paper(s) and related costs shall be borne by the licensee.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 13. | <p>Following are the details of Bank for e-payment to AAI:-</p> <ul style="list-style-type: none"> <li>• Bank : State Bank of India</li> <li>• Branch : Raja Sansi, Ajnala Road, Amritsar.</li> <li>• IFSC Code: SBIN0002455</li> <li>• Beneficiary Name: Airports Authority of India</li> <li>• A/C No. : 30434604337</li> </ul> <p>PAN and GST of AAI:</p> <ul style="list-style-type: none"> <li>• PAN No :- AAACA6412D</li> <li>• GST No :- 03AAACA6412D1ZI</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                              |
| 14. | 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, failing which interest on delayed payment at the rate of 9% per annum shall be charged from the due date for delay period of up to 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.                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 15. | Joint measurement of the area offered under license, to be conducted by AAI and the authorized representative(s) of the licensee at the time of handing over / taking over of possession of site, which shall in any case not exceed beyond the prescribed period of handing/taking over of site(s). This Joint measurement along-with report on handing over / taking over of site shall form part of the agreement to be executed.                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 16. | <p>Compliance of prevailing Security norms etc. from time to time shall be ensured by the licensee. For any information / clarification pertaining to prevailing Security norms and compliance thereof etc., you are advised to contact Civil Enclave, Bathinda Airport and concerned Regional Director of Bureau of Civil Aviation Security (BCAS).</p> <p>Post acknowledgement of Award letter and before commencement of business, it is the responsibility of awardee to submit an application to BCAS through e-SAHAJ portal of BCAS for Security Clearance of the licensee. A copy of the submitted application along with Security program has to be furnished thereafter to the Security Department, AAI Gorakhpur for approval of BCAS. For detailed information on this aspect, the Awardee should visit BCAS website and/or Office of concerned Regional Director, BCAS.</p> |
| 17. | 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 the licensee and the licensee shall not be entitled to claim any compensation or revision in the license fee on that score.                                                                                                                                                                                                                                                                                                                         |
| 18. | <p>AAI does not take any responsibility of providing any type of light fittings except light point, fan point, AC point for which wiring with metering already existing.</p> <p>All efforts will be made to provide the electric supply to the nearest available switch point. However, it will be the responsibility of licensee to make arrangements for connections between the nearest switch points to its outlet, in consultation with concerned AAI officials.</p>                                                                                                                                                                                                                                                                                                                                                                                                               |

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| 19. | You will have to make your own arrangements for providing office furniture and other electrical gadgetries etc. subject to approval of drawings by AAI before taking up of any construction or modifications at the site.                                                                                                                   |
| 20. | You shall not erect or display any type of advertisements or signboards except the name and logo of your license after obtaining the prior approval in writing from AAI.                                                                                                                                                                    |
| 21. | The acceptance of the above terms and conditions along with copy of this Award Letter ( <b>duly signed by the Licensee</b> ) must be forwarded to this office within seven (07) days of receipt of this LOIA. Further, the formalities listed at <b>per para 10, 11 &amp; 12</b> must be completed within the time lines specified therein. |
| 22. | All other terms and conditions shall be as per e-NIT. This award letter shall form a part of the license agreement to be executed.                                                                                                                                                                                                          |

  
 Airport Director, AAI  
 Bathinda Airport

**Copy To:-**

1. Regional Executive Director, RHQ (NR), AAI Operational Offices, NATS Complex IGI Airport, New Delhi-110037.

**Signature Not Verified**

Digitally signed by AKSHAY KUMAR  
 Date: 2024.01.27 13:15:08 IST  
 Location: eProcurement System for Central PSUs