



भारतीय विमानपत्तन प्राधिकरण Airports Authority of India

Ref. AAI/ER/DBR/COMML/SPACE/F&B City Side/04

Date: - 12.08.2024

To,

The M/s Salasar
A2Z Broking & Investment
D, City Centre 1st Floor,
Nadavi Market, OP-Bata Showroom,
Bakarganj, Paliram Chowk Laheria Sarai,
Darbhanga Bihar -846001

Name of Work: - **License, for Food & Beverages (In SHA) at Darbhanga Airport.**

Sir,

Reference is invited to this office Tender ID- **2024_AAI_190484_1 Dated 08.03.2024.** on the above subject.

The Competent Authority of Airport Director, AAI Darbhanga Airport is please to award the licence for subject mentioned facility at Darbhanga Airport, Darbhanga with the following Terms and Conditions: -

Particulars	License for Food & Beverages (City Side) at Darbhanga Airport.
Area (City Side)	35.306 SQM
Period of Allotment	For 7 Years
Space License Fee for total Area 35.306 Sqm.	Rs. 93,000/- p.m. plus applicable taxes and utility charges
Utility/facilitation charges @ 10% of space Rent (non-AC space rent Rs. 830.00 x10% x35.306 Rs.2930/-	Rs. 2,930/- per month
GST@18% (Space License Fee + Utility/facilitation charges)	Rs. 17,267/-
Monthly Gross Billing	Rs. 1,13,197/- (Incl. of GST@18% & Utility Charges@10%)
Security Deposit for License	Rs 7,44,000/- (Seven Lakh Forty-four Thousand Only)
Security Deposit for Electricity	Rs. 10,000/- (Rupees Ten Thousand Only)
One Month advance License fees	Rs. 1,13,197/- (Incl. of GST@18% & Utility Charges@10%)

01. The Licensee shall pay licence fee @ **Rs. 1,13,197/-** P.M. (with GST) (Rupees One lakh thirteen thousand One Hundred and Ninety-Seven), including Utility/Facilitation Charges at 10% of normal space rent (or as may be notified by AAI from time to time) per month subject to annual escalation should be as per latest guidelines mentioned in commercial instructions for allotted space. All applicable Government Taxes including GST (presently at the rate of 18%) or at the rates declared by consumption of the electricity and water consumed for the purpose of use of

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Office of Airport Director, Civil Airport, Darbhanga – 846004



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the said license as becomes due and payable and in accordance with the direction of the Authority and at the rates as fixed by AAI from time to time.)

“GST is liable to be paid by licensee as per prevailing norms/rates or as decided by the Govt. of India/State govt/AAI or whomsoever it may be from time to time.”

02. The licensee shall intimate the acceptance to award as per all the terms and Conditions of Award letter/NIT/Tender documents within 07 Days from the date of receipt letter of award.
03. Payment of Advance license fee **Rs. 1,13,197 /-** for one Month within 15 Days from the date of issuance of the award letter.
04. The licensee shall pay the monthly License fee in advance on or before 10th day of English calendar month.
05. Business Incubation Period: **Shall mean a period of 30 days** from the date of issuance of LOIA/LOA (Letter of Intent to Award / Letter of Award) to the selected bidder. **The selected bidder will be under obligation to complete all the formalities/ conditions of award as will be specified in the LOIA/LOA.**
06. If the licensee fails to complete the conditions of award which are pre-requisite for handing over of site, then the gestation period will be deemed to have commenced on 31st day of issuance of LOIA/LOA i.e. immediately after expiry of business incubation period. However, actual handing over of sites shall only be done after completion of all conditions of award.
07. Gestation period: **90 Days** reckoned from the date of handing over of sites, or actual commencement of commercial operation (whichever is earlier), shall be permissible.
08. The Licensee shall be required to submit **Security Deposit** for space rent of equivalent to **Eight months** of License fee of **Rs. 7,44,000/-** (Seven Lakh Forty-Four Thousand Only) in the form of RTGS/NEFT/Online Payment/Bank Guarantee from Schedule/Nationalized Bank favoring Airports Authority of India, payable at Patna within in 15 days from the date of issuing of this letter.
09. **Security Deposit** in respect of electricity charges **Rs. 10,000/-** (Rupees Ten Thousand Only) in the form of RTGS/NEFT/Online Payment directly to the Airports Authority of India Account at Patna which will be conveyed in the award letter towards electricity charges etc.
10. Execution of the Agreement within 15 days from the date of issuance of award letter (on stamp paper not less than Rs. 1000/- of appropriate value, related costs to be borne by the licensee).
11. The licensee shall not erect or display any advertisement or signboards except after obtaining the prior approval in writing of the Authority.
12. The licensee has to obtain proper insurance coverage for their properties/goods to be stored or used in licensed premises of AAI.
13. Selling of item which is banned by the Central/State Government is prohibited.
14. All applicable labour rules/PF/ESI etc to be strictly adhered.
15. The license can be terminated by AAI on short notice on account of unsatisfactory performance by the licensee.

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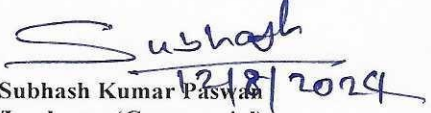


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16. The Licensee shall pay the monthly electricity/water charges as per the actual consumption & as billed.
17. Handing/Taking over note & Scheduled of Premises enclosed for necessary action & returned to this office. Banking details for submission of payments through RTGS/RTGS/NEFT etc. are also enclosed.
18. Specimen of BG, letter of understanding from the depositor to bank (enclosed for information & necessary action).
19. Above noted criteria should be completed before commencement of commercial operation positively.
20. The licensee has to obtain security clearance from BCAS as per provision (Please refer clause 30 of NIT) Before commencement of the facility.
21. It would be the responsibility of the licensee to obtain all necessary security clearance from BCAS/any other regulatory agency as required.
22. In case of any dispute where legal action is compelled to be initiated by any of the party, jurisdiction of the court shall be city/town/district where the airport is located.
23. All other terms and conditions of NIT, tender document(s) & aforesaid letter(s) are also part and parcel of award letter and agreement.

Please acknowledge receipt and acceptance (Please return a copy of this letter with due signature as a token receipt and acceptance) of this letter.

Sincerely


Subhash Kumar Paswan

Sr. Mgr. (E-E)/In-charge (Commercial)
Darbhanga Airport.

Copy to: -

- 1) Airport Director, Darbhanga Airport
- 2) Finance In-Charge Patna
- 3) RHQ CommI
- 4) Commercial section Patna

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