



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

क्र०स० भा०वि०प्रा०/नि०वि०/कुल्लू मनाली/वित्त/-
No AAI/APD/Kullu-Manali/ Fin/

दिनांक
Dated

भा. वि. प्रा. /वाणिज्य/SnackBar /2025 /

दिनांक: 24/04/2025

सेवा में,
M/s. Angrish & Group,
480 Sector – 2 Rohtak,
Haryana

(Kind Attention: - Mrs. Paras Sharma, Proprietor of M/s. Angrish & Group)

Subject:- Award of License of Snack Bar Counter in Kullu-Manali Airport at SHA Hall.

Sir,

Reference is made to the proposal submitted by you on behalf of the above named Partnership Firm in response to Tender ID: 2024_AAI_214414_1 floated by Airports Authority of India for award of License of Snack Bar Counter in Kullu-Manali Airport at SHA Hall.

2. 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 of Snack Bar Counter in Kullu-Manali Airport at SHA Hall
2.	Location	SHA
3.	Area	4 sqm
4.	Periodicity	07 (seven) year
5.	Business Incubation period	30 days from the date of issuance of this award letter.
6.	Gestation period	<u>Gestation Period</u> a. Physical possession of site shall be handed over to licensee after availability of site. The gestation period will commence from the date of such handover of site to licensee. b. The period of license shall be reckoned from the license fee commencement date. c. Gestation period (reckoned from the date of Handing over of site) OR actual commencement of Commercial operation - whichever is earlier, will be allowed*

कार्यालय निदेशक विमानपत्तन, कुल्लू -मनाली हवाई अड्डा, भुंतर, जिला कुल्लू हि०प्रा०-176125, 01902 265052, फेक्स: 265062
Office of The Airport Director, Kullu-Manali Airport, Bhuntar Distt. Kullu HP-175125 Tel: 01902 265052, FAX: 265062

24/4/25
myc/p/2

24/04/2025
भा० वि० प्रा० कुल्लू मनाली हवाई अड्डा, भुंतर
AAI Kullu Manali Airport, Bhuntar
जिला कुल्लू, हि०प्र० Distt Kullu (H.P.)



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

क्र०स० भा०वि०प्रा०/नि०वि०/कुल्लू मनाली/वित्त/-
No AAI/APD/Kullu-Manali/ Fin/

दिनांक
Dated

		<i>*The development of the outlet must be ensured within the prescribed gestation period.</i> 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.								
7.	License Fee payable for the first month	<table><tr><td>Quoted License Fee</td><td>Rs. 40,500/-</td></tr><tr><td>Utility Facilitation/CAM Charges (10% of normal space rent) for 04 sqm area</td><td>Rs. 4,050/-</td></tr><tr><td>GST @ 18%</td><td>Rs. 8,019/-</td></tr><tr><td>Gross License Fee</td><td>Rs. 52,569/-</td></tr></table>	Quoted License Fee	Rs. 40,500/-	Utility Facilitation/CAM Charges (10% of normal space rent) for 04 sqm area	Rs. 4,050/-	GST @ 18%	Rs. 8,019/-	Gross License Fee	Rs. 52,569/-
Quoted License Fee	Rs. 40,500/-									
Utility Facilitation/CAM Charges (10% of normal space rent) for 04 sqm area	Rs. 4,050/-									
GST @ 18%	Rs. 8,019/-									
Gross License Fee	Rs. 52,569/-									
8.	Escalation	Annual Escalation in license fee @ 10% shall apply as per <u>clause 4</u> 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	(i) Payment of Security Deposit equivalent to 04 months' of License Fee of first year i.e. Rs. 2,10,276/- (Two lakh Ten Thousand Two Hundred Seventy-Six only) 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. (ii) Bank Charges shall be borne by the licensee (Your Firm). (iii) Payment of Security Deposit equal to 5 % of the annual License fee i.e. Rs. 31,542/- (Thirty-One Thousand Five Hundred Forty-Two only) towards electricity/water/telephone etc. in the form of RTGS/NEFT in favor of Airports Authority of India.								

कार्यालय निदेशक विमानपत्तन, कुल्लू -मनाली हवाई अड्डा, भुंतर, जिला कुल्लू हि०प्र०-175125 01902 265052, फ़ैक्स: 265062
Office of The Airport Director, Kullu-Manali Airport, Bhuntar Distt. Kullu HP-175125 tel 01902 265052, FAX: 265062

भा० वि० प्रा० कुल्लू मनाली हवाई अड्डा, भुंतर
AAI Kullu Manali Airport, Bhuntar
जिला कुल्लू, हि.प्र. Distt Kullu (H.P.)

24/7/25
Mylofer



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

क्र०स० भा०वि०प्रा०/नि०वि०/कुल्लू मनाली/वित्त/-
No AAI/APD/Kullu-Manali/ Fin/

दिनांक
Dated

		Submission of SD is to be done within 15 days from the date of issuance of this Award Letter in the format as per Annexure-K of tender document.
11.	One-month advance License fee of Rs. 52,569/- (Fifty-Two Thousand Five Hundred Sixty-Nine only), inclusive of GST is payable in the form of RTGS/NEFT in favor of Airport Authority of India within 30 (business incubation period) days from the date of issue of this Award letter. The advance license fee will be duly adjusted as and when the first bill/subsequent license fee bill is raised.	
12.	Agreement has to be executed on <u>non-judicial stamp paper (of appropriate amount)</u> within 30 days (including business incubation period) from the date of issuance of award letter. The cost of Stamp Paper(s) and related costs shall be borne by the licensee.	
13.	Following are the details of Bank for e-payment to AAI:- - Beneficiary Name: AIRPORT DIRECTOR - A/C No. : 00000011038719146 - Bank : State Bank of India - Branch : BHUNTER, HIMACHAL PRADESH-175125 - IFSC Code: SBIN0003633 PAN and GST of AAI: - PAN No. AAACA6412D - GST No. 02AAACA6412D1ZK	
14.	Authority shall raise all bills for the current month on 1st day of month in advance except true-up and reimbursement of expenditure bills like electricity, water etc. The invoices for reimbursement of expenditure like electricity, water charges etc. for the completed month shall be raised on 5th of succeeding month. A credit period of 15 days (date of invoice plus 15 days shall be provided, which is subject to reduction as when decided by Authority. Authority shall levy penal interest @12% per annum from due date (i.e. date of invoice plus 15 days till the actual date of payment received in Authority's account in the cases concessionaire/agencies settled the invoice after due date by within 90 days (date of invoice plus 90 days) and 18% per annum from the due date till the actual date of payment received in Authority's account in the case of concessionaire/agencies settled the invoices after 90 days. In case of part payment made any agency, same rate of interest on the balance amount of invoice as applicable shall be charged. In case you fails to make the payments of license fee and other charges by due date, AAI shall issue a notice for clearance of outstanding dues. Even after notice, if the license still fails to clear the dues and the dues become equivalent to 50% of the security deposit amount available or as envisaged in the agreement provisions, whichever is lower, action shall be initiated for encashment of BG/adjustment of SD by AAI against such outstanding dues along with penal interest.	

कार्यालय निदेशक विमानपत्तन, कुल्लू -मनाली हवाई अड्डा, भुन्तर, जिला कुल्लू हि०प्र०-175125, फोन: 265062, फैक्स: 265062
Office of The Airport Director, Kullu-Manali Airport, Bhuntar Distt. Kullu HP-175125 Tel. 01902, 265062, FAX: 265062

24/4/25
M. G. Gupta

24/4/25
भा० वि० प्रा० कुल्लू मनाली हवाई अड्डा, भुन्तर
AAI Kullu Manali Airport, Bhuntar
जिला कुल्लू, हि०प्र० Distt Kullu (H.P.)



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

क्र०स० भा०वि०प्रा०/नि०वि०/कुल्लू मनाली/वित्त/-
No AAI/APD/Kullu-Manali/ Fin/

दिनांक
Dated

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.	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 Security Department, AAI, Kullu-Manali Airport and concerned Regional Director of Bureau of Civil Aviation Security (BCAS). 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. Submission of required documents to BCAS for security clearance within 10 (TEN) days from the date of issuance of this letter of award (LoA) and the copy of the submitted application along with Security program has to be furnished thereafter to the Security Department, AAI Kullu-Manali airport for approval of BCAS. For detailed information on this aspect, the Awardee should visit BCAS website and/or Office of concerned Regional Director, BCAS. You have to ensure the Police verification/ antecedents verification of your employees (as per guidelines of BCAS) before applying for Airport Entry Passes (AEPs), if required. The Charges applicable for issuance of Airport Entry Passes(AEPs) of your employees shall be borne by you.
17.	You shall intimate the list/names of the persons employed by your company or going to employ, who are near relatives (i.e. wife, husband and department parents, grandparents, children, grandchildren, brother, sisters, uncle, aunts , cousins and their corresponding in laws) of AAI employees.
18.	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.
19.	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. 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.
20.	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.

कार्यालय निदेशक विमानपत्तन, कुल्लू -मनाली हवाई अड्डा, भुंतर, जिला कुल्लू हि०प्रा०-175125 01902 265052, फेक्स: 265062
Office of The Airport Director, Kullu-Manali Airport, Bhuntar Distt. Kullu HP-175125 Tel. 01902 265052, FAX: 265062

Signature
24/4/25
per/...

Signature
24/04/2025
निदेशक विमानपत्तन/APD
कुल्लू मनाली हवाई अड्डा/KMA



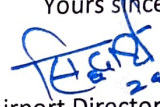
भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

क्र०स० भा०वि०प्रा०/नि०वि०/कुल्लू मनाली/वित्त/-
No AAI/APD/Kullu-Manali/ Fin/

दिनांक
Dated

21.	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.
22.	The acceptance of the above terms and conditions along with copy of this Award Letter (duly signed by the Licensee) must be forwarded to this office within seven (07) days of receipt of this LOIA. Further, the formalities listed at para 10, 11, 12 & 16 must be completed within the time lines specified therein.
23.	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.

Yours sincerely,


24/04/2025
Airport Director, AAI
Kullu-Manali Airport
Himachal Pradesh

निदेशक विमानपत्तन
Airport Director

Copy To:-(via mail)

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


24/4/25
Mgloke

कार्यालय निदेशक विमानपत्तन, कुल्लू -मनाली हवाई अड्डा, भुंतर, जिला कुल्लू हि०प्रा०-175125 01902 265052, फ०
Office of The Airport Director, Kullu-Manali Airport, Bhuntar Distt. Kullu HP-175125 Tel. 01902 265052 FAX: 265053

Signature Not Verified

Digitally signed by NIKHIL
ANAND
Date: 2025.04.29 11:47:05
IST
Location: eProcurement