

दिनांक: 23.04.2025

e-OFFICE FILE NO. AAI/162/2025-APD-NR-HINDON/193

सेवा में,
M/S Khela Enterprises (Prop. Anmoldeep Singh)
GALI NO 4 HNO 2740
NEAR DD HIGH SCHOOL
SHER SHA SURI ROAD
KHANDWALA AMRITSAR 143105
(E-mail – khelaenterprises2022@gmail.com)

विषय: LOIA of License (stop-gap) of Tea and Snack bar facility at C.E. Hindon (2025_AAI_225121_1).

Sir,

Reference is made to the proposal submitted by you on behalf of the above named Partnership Firm in response to Tender ID: 2025_AAI_225121_1 floated by Airports Authority of India for award of License (stop-gap) of Tea and Snack bar facility at C.E. Hindon.

In this context and award letter No. AAI/162/2025-APD-NR-HINDON/12-14 dated 21.02.2025 was issued that didn't contain the name of the concessionaire.

Thus this revised letter is being issued thereby replacing the earlier award letter without any prejudice to the rights of Airports Authority of India:-

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 (stop-gap) of Tea and Snack bar facility at C.E. Hindon
2.	Location	F&B shop in SHA (11.31 sqm)
3.	Area	F&B shop in SHA (11.31 sqm)
4.	Periodicity	03 (three) months extendable by 03 (three) months (a) The license can be terminated by giving 30 days' notice in writing from either side without assigning any reasons. (b) AAI can also terminate the license on a short notice on account of unsatisfactory performance of the licensee.
5.	Business period	Incubation 15 days from the date of issuance of this award letter.
6.	Gestation period	Gestation Period a. Physical possession of site shall be handed over to licensee after availability of site in the ongoing project

		work in upcoming terminal building. 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), maximum to the period as given in the following table OR actual commencement of Commercial operation - whichever is earlier, will be allowed* <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. 96,013/-</td></tr><tr><td>Utility Facilitation/CAM Charges (10% of normal space rent) for 11.31 sqm area</td><td>Rs. 9601.3/-</td></tr><tr><td>GST @ 18%</td><td>Rs. 19,010.57/-</td></tr><tr><td>Gross License Fee</td><td>Rs. 1,24,625/-</td></tr></table>	Quoted License Fee	Rs. 96,013/-	Utility Facilitation/CAM Charges (10% of normal space rent) for 11.31 sqm area	Rs. 9601.3/-	GST @ 18%	Rs. 19,010.57/-	Gross License Fee	Rs. 1,24,625/-
Quoted License Fee	Rs. 96,013/-									
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GST @ 18%	Rs. 19,010.57/-									
Gross License Fee	Rs. 1,24,625/-									
8.	Escalation	Annual Escalation in license fee 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 03 months' of License Fee of first year i.e. Rs. 3,73,875/- (Rupees Three Lakhs Seventy Three Eight Hundred and Seventy Five) 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) Payment of Security Deposit equal to 5 % of the annual License fee i.e. Rs. 74,775/- (Seventy Four thousand and Seven hundred Seventy Five only) towards electricity/water/telephone etc. in the form of RTGS/NEFT in favor of Airports Authority of India.								

	Submission of SD is to be done within 15 days from the date of issuance of this Award Letter.
11.	One month advance License fee of Rs.1,24,625/- (One Lakh Twenty Four Thousand Six Hundred Twenty Five only) , inclusive of GST is payable in the form of RTGS/NEFT in favor of Airport Authority of India within 15 days 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> within 15 days 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: Airports Authority of India, Northern Region • A/C No. : 30284331773 • Bank : State Bank of India • Branch : Rangpuri Branch, AAI Operational office, New Delhi 110037 • IFSC Code: SBIN0010648 PAN and GST of AAI: • PAN No. AAACA6412D • GST No. 07AAACA6412D3Z8
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.
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, Civil enclave Hindon 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. A copy of the submitted application along with Security program has to be furnished thereafter to the Security Department, AAI Civil Enclave Hindon 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.
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.	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.
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 (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 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.

Yours sincerely,



(Umesh Yadav)
Airport Director, AAI
Civil Enclave Hindon

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

Signature Not Verified

Digitally signed by LEO PAUL
Date: 2025.06.28 17:37:44 IST
Location: eProcurement System for
Central PSUs