



देवघर एयरपोर्ट लिमिटेड DEOGHAR AIRPORT LIMITED

No. AAI/DEO/Comml/2025/cafeteria ९९३

Date: 11.04.2025

To,
M/S J.K. Enterprises
Ward No-09, H/N-1631/A, Circle-109
Dalluchak, Khagaul, Patna

GST No. 10BWHPK1108H1Z6
Email- jkenterprisesdanapur@gmail.com
Mobile-947221161

Subject: Award of License of "Cafeteria Facility at Car Parking Area At Deoghar Airport Limited, Deoghar"

Sir,

1. Please refer to your participation in e-tender for the subject facility (tender ID: 2025_AAI_226378_1). The competent authority is please to award the subject concession on the following terms and conditions:

Sr. No.	Particulars	Details	
i.	Facility	Cafeteria Facility	
ii.	Location	Car Parking Area	
iii.	Area	5.55 sqm (approx..)	
iv.	Periodicity of License	07 years	
v.	Business Incubation period	15 days from the date of issuance of this Award letter.	
vi.	Gestation period	90 days, reckoned from the expiry of the business incubation period	
vii.	License Fee payable for the first month	Quoted License Fee	Rs 33,550
		Space rental (if applicable as per tender conditions)	N/A

विमानपत्तन निदेशक
Airport Director
भा० वि० प्रा०/AAI
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		Utility charges: (10% on Space Rent (@Rs 720 /- per sqm for 5.55 sqm)	Rs 400/-
		Tax/GST @ 18 %	Rs 6111/-
		Gross License Fee per month	Rs 40,061(approx..)
viii.	Annual escalation	10% after completion of one year license period. Thereafter the same will be applicable after completion of subsequent one-year period there from.	
ix.	Charges towards consumption of electricity and water	The Licensee is also liable to pay all charges towards consumption of electricity and water as may be due as determined by the Authority and at the rate(s) fixed by it from time to time in addition to the above said license fee.	
x.	Interest free Security Deposit (SD) payable to Deoghar Airport Limited.	(i) A sum of Rs. 3,20,500/- (Rupees Three Lacs Twenty Thousand Five Hundred only) i.e an amount equal to 08 months of license fee as an interest free Security Deposit in the form of NEFT/RTGS/Bank Guarantee from a Nationalized/ Scheduled Bank (Bank Guarantee from Co- operative Banks, even scheduled co-operative banks, shall not be acceptable in favour of Airport Director, AAI, Deoghar Airport Limited (ii) Security Deposit of Rs. 24,100 /- towards Utilities (Electricity, Water, Data Port, Telephone etc.) as per clause 5(d) of NIT. Total Security deposit – Rs 3,44,600/- (Rupees Three Lacs Forty Four Thousand Six Hundred only) This exercise of submission of SD is to be done within the business incubation period.	
xi.	One-month advance Gross License fee of Rs. 40,067/- , is payable in the form of RTGS/NEFT in favor of Deoghar Airport Limited of India within the business incubation period.		
xii.	Following are the details of Bank for RTGS/NEFT to Deoghar Airport Limited: - - Bank: State Bank of India - Branch: DEOGHAR BAZAR - IFSC Code: SBIN0003415 - Beneficiary Name: DEOGHAR AIRPORT LIMITED		


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	A/C No.: 00000041720406360
xiii.	Agreement has to be executed on non-judicial Stamp Paper of Rs. 500 /- (appropriate value) within the business incubation period . The cost of Stamp Paper(s) and related costs to be borne by the licensee.
xiv.	Authority shall raise all bills (including MMG/MAG and any other bills except annual land lease bills) for the current month on 1 st 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 5 th of succeeding month.
	A credit period of 15 days (date of invoice plus 15 days) shall be provided, which is subject to reduction as and when decided by Authority. Authority shall levy penal interest @ 12% per annum from the 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 but 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 by any agency, same rate of interest on the balance amount of invoice as applicable shall be charged. The licensee to make all payments through Biller Direct module of AAI or Virtual Account Number (VAN).

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xv.	The licensee to obtain all necessary security approvals/clearances from BCAS/any other regulatory agency as required. Security Clearance - The selected Bidder/Licensee/Concessionaire shall apply to Bureau of Civil Aviation Security (BCAS) for Security Clearance, within a period of 10 days (30 days in case the Bidder is to form SPV as per RFP conditions) from the issuance of LOA and submit copies thereof to the Authority. Security Programme - The selected Bidder/Licensee/Concessionaire shall apply to Bureau of Civil Aviation Security (BCAS) for approval of the Security Programme, within a period of 10 days from the issuance of LOA and submit copies thereof to the Authority, in case the Selected Bidder/Licensee/ Concessionaire is having prior Security Clearance from BCAS. In case the Selected Bidder/Licensee/ Concessionaire is not having prior Security Clearance from BCAS on the date of issuance of LOA, then the Selected Bidder/ Licensee/Concessionaire has to apply to BCAS for approval of security program within a period of 05 days from the date of receipt of Security Clearance from BCAS and submit copies thereof to the Authority.
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2. A copy of this Award Letter duly signed by Licensee, accepting all Terms and Conditions of NIT and of this Award Letter, must be forwarded to this office **within seven (07)** days of receipt of this award letter.
3. Non-acceptance of award or on account of non- completion of post-award formalities within the prescribed time, you shall be liable to be debarred by AAI for further participation in the tenders at its airports or at any other place under the control of AAI, for a period of one (01) year.
4. All other terms and conditions shall be as per NIT/Tender document. This award letter and NIT/Tender document along with their enclosures shall form a part of the license agreement.

Thanking you.

Yours faithfully,

Ramandeep Singh Saini

Airport Director

Deoghar Airport

विमानपत्तन निदेशक

Airport Director

भा० वि० प्रा०/AAI

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Copy to:

1. In-charges Deoghar Airport – Elect. /Finance/Civil/CNS/Ops/Security/Fire etc.

Signature Not Verified

Digitally signed by NASIMUS SEHAR
Date: 2025.06.16 16:02:18 IST
Location: eProcurement System for
Central PSUs