



भारतीय विमानपत्तन प्राधिकरण  
AIRPORTS AUTHORITY OF INDIA

No. AAI/Leh/Commercial/RevSnackBar/224.

Date: 13.05.2025

To,  
M/s Aurigans India Private Limited,  
3<sup>rd</sup> Floor, Flat No. 307, New Delhi House,  
Connaught Lane, Near Bhagwat & Company, Cannaught Place  
New Delhi-110001

**Subject: License of Snack Bar/F&B facility outside terminal building at KBR Airport, Leh**

Sir,

Reference is made to the proposal submitted by M/s Aurigans India Private Limited in response to Tender ID: 2025\_AAI\_227005\_1 floated by Airports Authority of India for award of License to operate Snack Bar facility outside terminal building of KBR Airport, Leh.

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/F&B facility outside terminal building at KBR Airport, Leh                                                                                                                                                                                                                                                                       |                    |                |                                                                           |             |           |              |
| 2.                                                                        | Location                                | Outside Terminal Building of KBR Airport, Leh.                                                                                                                                                                                                                                                                                                        |                    |                |                                                                           |             |           |              |
| 3.                                                                        | Area                                    | 10.00 square meters (approx.)                                                                                                                                                                                                                                                                                                                         |                    |                |                                                                           |             |           |              |
| 4.                                                                        | Periodicity                             | 01(One) Year OR shifting of operations to new terminal building, whichever is earlier.<br><br>(a) The license can be terminated by giving <b>30 days' notice</b> in writing from either side without assigning any reasons.<br><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                        | No Gestation Period                                                                                                                                                                                                                                                                                                                                   |                    |                |                                                                           |             |           |              |
| 7.                                                                        | License Fee payable for the first month | <table><tr><td>Quoted License Fee</td><td>Rs. 1,35,900/-</td></tr><tr><td>Utility Facilitation/CAM Charges (10% of Space License fee for 10 sq mtr)</td><td>Rs. 1,110/-</td></tr><tr><td>GST @ 18%</td><td>Rs. 24,662/-</td></tr></table>                                                                                                             | Quoted License Fee | Rs. 1,35,900/- | Utility Facilitation/CAM Charges (10% of Space License fee for 10 sq mtr) | Rs. 1,110/- | GST @ 18% | Rs. 24,662/- |
| Quoted License Fee                                                        | Rs. 1,35,900/-                          |                                                                                                                                                                                                                                                                                                                                                       |                    |                |                                                                           |             |           |              |
| Utility Facilitation/CAM Charges (10% of Space License fee for 10 sq mtr) | Rs. 1,110/-                             |                                                                                                                                                                                                                                                                                                                                                       |                    |                |                                                                           |             |           |              |
| GST @ 18%                                                                 | Rs. 24,662/-                            |                                                                                                                                                                                                                                                                                                                                                       |                    |                |                                                                           |             |           |              |

कार्यालय विमानपत्तन निदेशक , कु.ब .रि हवाई अड्डा ,लेह-

**O/o Airport Director, KushokBakula Rinpoche Airport, Leh-194101.**

**Phone: 01982-251783 (O), 09419179020 (M), Fax: 01982-251781**

For AURIGANS INDIA PRIVATE LIMITED

*Gushant*  
Director



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|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Gross License Fee                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Rs. 1,61,672/- |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| 8.  | Escalation                                                                                                                                                                                                                                                                                                                                                                                                                                             | Escalation in license fee shall apply as per <u>clause 4</u> of 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 (including taxes and other charges) of first year i.e. <b>Rs. 4,85,016 /-</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. 97,003.2/-</b> towards electricity/water/telephone/data port 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. 1,61,672/-</b> , inclusive of GST is payable in the form of RTGS/NEFT in favor of Airport Authority of India <b>within 15 days</b> from the date of issue of this Award letter.                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                |
| 12. | Agreement has to be executed on non-judicial stamp paper of Rs. 200/- <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: Main Bazaar, Leh</li><li>• IFSC Code: SBIN0001365</li><li>• Beneficiary Name: Airports Authority of India Leh</li><li>• A/C No.: 10942149333</li></ul> <p>PAN and GST of AAI (Leh):</p> <ul style="list-style-type: none"><li>• PAN No - AAACA6412D</li><li>• GST No. - 38AAACA6412D1Z5</li></ul> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                |
| 14. | Authority shall raise all bills (including MMG/MAG and any other bills except annual land lease 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 invoice for the reimbursement of the expenditure like electricity, water charges etc. for the completed month shall raise on 5th of succeeding month.                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                |

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**O/o Airport Director, KushokBakula Rinpoche Airport, Leh-194101.**

**Phone: 01982-251783 (O), 09419179020 (M), Fax: 01982-251781**

For AURIGANS INDIA PRIVATE LIMITED

Director



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Whenever the billing is dependent on passenger data/ any other data and provisional billing is already done every month on 1st in advance, the invoice for the true up data shall be raised by the 10th of the succeeding month on the basis of pax data or actual data submitted by the concessionaire/ agency. (This para to be striked out if not applicable viz. in cases of billing on MMG, Fixed License Fee).

A credit period of 15 days (date on invoice plus 15 days) shall be provided, which is subject to reduction as and when decided by Authority.

Authority shall levy panel 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 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 invoice after 90 days. In case of part payment made by any agency, same rate of interest on the balance amount of the 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, Leh 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-SAHAI 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 Leh 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 Licence. 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.

19. You will have to make your own arrangements for providing the 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.

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**O/o Airport Director, KushokBakula Rinpoche Airport, Leh-194101.**

**Phone: 01982-251783 (O), 09419179020 (M), Fax: 01982-251781**

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|     |                                                                                                                                                                                                                                                                                                                                                    |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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 <b>within seven (07) days</b> 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.                                                                                                                                                                                                                 |

Thanking you.

Yours faithfully,

Airport Director  
K.B.R. Airport, Leh  
निदेशक विमानपत्तन  
Airport Director,  
भारतीय विमानपत्तन प्राधिकरण,  
आयुक्त, भारत  
को.ब.र. हवाई अड्डा, लेह 194101  
K.B.R. Airport, Leh-194101

For AURIGANS INDIA PRIVATE LIMITED

Director

कार्यालय विमानपत्तन निदेशक, कु.ब.रि हवाई अड्डा, लेह

O/o Airport Director, KushokBakula Rinpoche Airport, Leh

Phone: 01982-251783 (O), 09419179020 (M),

Signature Not Verified

Digitally signed by DIPANSHU

Date: 2023.11.28 12:04:07 IST

Location: eProcurement System for Central PSUs