



भारतीय विमानपत्तन प्राधिकरण / AIRPORTS AUTHORITY OF INDIA
विमानपत्तन निदेशक कार्यालय / OFFICE OF THE AIRPORT DIRECTOR
बागडोगरा कास्टमहाईअड्डा / BAGDOGRA CUSTOMS AIRPORT
जिला: दार्जिलिंग / Dist-DARJEELING, पिन: 734421 / PIN-734421

Phone: 0353-2698431, Fax: 0353-2698317

Ref no. AAI/BD/COMMI/ SNACK BAR I-SHA/AWARD 16151-53 Date 06.01.2026

To,
M/s AS Enterprises
(Mrs. Archana Singh, Proprietor)
3 No. BAG, Airport Tiraha Amausi metro Station
Kanpur Road lucknow - 226008.

Subject: - Award of license for Snack Bar in International Security Hold Area (I-SHA) at Bagdogra Airport.

Sir,

Please refer to your participation in e-tender for the subject facility (tender ID: 2025_AAI_246767_1 dated 28.08.2025) for which technical bids were opened on 19.09.2025 and financial bid was opened on 23.12.2025. The competent authority is please to award the subject concession on the following terms and conditions: -

Sr. No.	Particulars	Details
1.	Facility	Snack Bar in International SHIA at Bagdogra Airport.
2.	Location	International Security Hold Area (SHIA) at Bagdogra Airport.
3.	Area	3.04 sqm
4.	Periodicity of License	03 (three) years or till the time of operationalization of new terminal building, whichever is earlier
5.	Business Incubation period	a) 30 days from the date of issuance of LoA, in which the concessionaire shall fulfil the post award contract formalities (like acceptance of the LoA, submission of security deposit, signing of agreement etc.) as shall be mentioned in LoA (Letter of Award). The site shall only be handed over after fulfilment of above formalities within the business incubation period. b) The sites shall be handed over to the licensee/concessionaire on or before expiry of the Business Incubation Period, upon fulfilment of contract formalities to be done by the licensee during business incubation period. If the licensee fails to complete the post-Award formalities which are pre-requisite for handing over of site, or fails to turn up to take over the sites then the Gestation Period will be deemed to have commenced on the day consequent to the date of expiry of Business Incubation period and extension thereof, if any, approved by Competent Authority.
6.	Gestation period	Gestation period of 60 Days, reckoned from the date of handing over of sites shall be permissible. During the gestation period, Awardee shall construct/develop the outlets and obtain all the License/permits/ approvals required for commencement of the facility

7.	Handing Over of Sites:	a) Sites will be handed over to the selected bidder upon fulfillment of conditions of award within the stipulated time of business incubation period. b) 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 i.e. immediately after expiry of business incubation period. However, actual handing over of sites shall only be done after completion of all prerequisite conditions as per LoA. c) In case tender process has been completed and successful tenderer has been awarded LoA, but, concession/ license period of incumbent licensee is not over, then, AAI shall make endeavor to hand over the sites not later than 7th day of expiry of incumbent license or access date (whichever is later). However, in extreme circumstances, if due to some reason, the vacant site could not be made available, the AAI in consultation with concessionaire may identify an alternate location for commencement of concession/ license. Rebate shall not be considered in such a case.	
8.	License Fee payable for the first month.	Quoted License Fee	Rs.4,64,078/- (Rupees Four Lakh Sixty-Four Thousand Seventy-Eight only) per month.
		Common Area Maintenance (CAM) charges (10% of Space license fee for 3.04 sqm)	Rs.508/- per month
		Tax/GST @ 18%	Rs.83,625/-
		Gross License Fee	Rs.5,48,211/- per month
9.	Annual Escalation	a) License Fees shall be subject to annual escalation of 10% b) The first annual escalation will be applicable after completion of one year of license period. Thereafter the same will be applicable after completion of subsequent one-year period therefrom. Even if, on account of any delay whatsoever, licensee could not commence business operations on the expiry of gestation period stipulated in NIT, OR the gestation period has been extended for any reason whatsoever, the date of first annual escalation shall be reckoned from the next day of expiry of original gestation period stipulated in NIT.	
10.	Charges towards consumption of electricity and water	Licensee shall pay all utility charges towards consumption of electricity, water, internet, data ports etc. as per actual consumption, as may be, due as determined by the Authority and at the rate(s) fixed by it from time to time. Such charges shall be paid within the date(s) specified in the bill(s). The Licensee shall have to provide his own meter(s) for the purpose, failing which Licensee shall be billed on assessed consumption. In default of payment of said charges, the	

		Authority may without prejudice to its other rights disconnect or cause to be disconnected the above utilities to the said premises without any notice and the Licensee shall not be entitled to any compensation whatsoever on account of any such disconnection.
11.	Interest free Security Deposit (SD) payable to AAI	(i) Security Deposit of Rs.21,92,844/- (Rupees Twenty-One Lakh Ninety-Two Thousand Eight Hundred Forty-Four Only) towards License fee as per clause 5(c) of General Information And Guidelines of NIET. (ii) Security Deposit of Rs.3,28,927/- (Rupees Three Lakh Twenty-Eight Thousand Nine Hundred Twenty-Seven Only) towards Utilities (Electricity, Water, Data port, Telephone etc.) as per clause 10 of Draft License Agreement of NIET.
12.	One month advance Gross License fee of Rs.5,48,211/- (Rupees Five Lakh Forty-Eight Thousand Two Hundred Eleven Only) is payable in the form of RTGS/NEFT in favor of Airport Authority of India within Business Incubation Period.	
13.	Following are the details of bank for RTGS/NEFT to Bagdogra Airport:- Account Name: Airports Authority of India Account Type: Current Account No: 33656879591 Bank Name : STATE BANK OF INDIA Branch : I.A.F. CAMP., BAGDOGRA IFSC Code; SBIN0007148 PAN and GST of Bagdogra Airport: PAN No- AAACA6412D GST No- 19AAACA6412D1Z5	
14.	Agreement has to be executed on non-judicial stamp paper of Rs.100/-. Within the business incubation period. The cost of Stamp paper(s) and related cost to be borne by the licensee.	
15.	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 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 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).
16.	Joint measurement of the area offered under license, to be conducted by AAI and Licensee/the authorized representative(s) of the licensee at the time of handing over / taking over of possession of site. This Joint measurement along-with report on handing over / taking over of site shall form part of the agreement to be executed.
17.	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.
18.	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 LoA.
19.	Further, the formalities listed at para 11,12 & 14 must be completed within the time lines specified therein.
20.	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.
21.	If the licensee does not operate the license upto 20% of the contract period then the party is liable to be debarred for one year from the date of issuance of orders.
22.	The notice period towards termination of contract will be as per NIT conditions.
23.	NOC/Approval plan: The party is requested to apply to AAI for NOC/Approval with acceptance letter towards layout plan before start of fabrication work/development of shop/outlet at the tendered location(s).
24.	The Licensee shall deal with all the passengers/visitors with extreme courtesy and caution and any complaints from public about misbehaviour of licensee or his/her employees shall be construed as grounds for non-performance.
25.	The Licensee shall make arrangement to obtain appropriate Insurance cover in respect of all properties/goods, if any, proposed to be stored or used by the Licensee.

26.	All the terms and conditions of agreement shall be strictly complied with. Any interior renovation work to be carried out at the stall should be approved from Airport Director, Bagdogra Airport.
27.	The licensee shall not assign or transfer the present licence or part thereof unless authorized in writing by the competent authority.
28.	It should be ensured that the personnel engaged by you at the counter should confine within the premises only. No soliciting or canvassing of business shall be done by the licensee.
29.	AAI shall be at liberty to grant licence for similar facility at the Airport in similar/other locations for which the licensee shall have no objection to the same.
30.	Licensee may be required to change the location as and when desired by AAI without any protest/demur and at his own cost.
31.	The licensee has to submit the same with authorized signature and Seal with the agreement.
32.	On expiry of the license period or on termination of the license by the Airport Authority on account of any breach on the part of the licensee, the licensee shall deliver the possession of the premises in good condition and in peaceful manner along with furniture, fittings, equipment and installations, if any, provided by the Authority. Further, licensee shall remove his / their goods and other materials from the premises within seven days, failing which Authority reserve its right to remove such goods / materials at the cost & risk of the Licensee and adjust the costs from the Security Deposit available OR demand payment for the costs incurred on such removal. If such payment is not made within 10 days, Authority shall be at liberty to dispose off the goods / materials of the Licensee by public auction to recover the cost. The licensee shall not be entitled to raise any objection in such an eventuality.
33.	The licensee shall not erect, display or use any promotional display in any form for purpose of advertisement or branding for a company upon the said premises without the prior permission in writing from the Authority. Authority reserved the right to charge for such activities.
34.	The licensee shall display the signage as per the approved design. No deviation in the design of the signage shall be allowed.
35.	This award letter is part of the licence Agreement.

Please acknowledge the receipt of the letter.

Yours faithfully,

1.8.2026
Chandra Prakash Ranjan
 Asst. Manager (Comml)
 for Airport Director
 Bagdogra Airport

NOO

Copy to:

1. The Executive Director (Commercial) CHQ, Rajiv Gandhi Bhawan, Safdarjung Airport New Delhi-110003.
2. DGM (Commercial), RIQ-ER AAI, NSCBI Airport, Kolkata-52.

Internal: DGM (Engg-Civil), DGM(Engg-Elect), DGM(Fin), MGR(Ops), AM(Fire), CSO & PA to APD.