



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

No. AAI/Leh/Commercial/Snack Bar/Cityside/2026/884

Date: 26/08/2026

To,

M/s Angrish and Group
480, Sector-2, Rohtak
Haryana-124001

Subject: Award of Short-Term License (Under Stop Gap Arrangement) for Snack Bar Facility outside Terminal Building at KBR Airport, Leh

Sir/Madam,

1. Please refer to your participation in e-tender for the subject facility (tender ID: 2026_AAI_278415_1) for which technical bids were opened on 19.06.2026 and financial bid was opened on 06.07.2026. The undersigned is pleased to award the subject concession on the following terms and conditions:

Sr. No.	Point	Remarks	
1.	Facility	Short-Term License (Under Stop Gap Arrangement) for Snack Bar Facility outside Terminal Building at KBR Airport, Leh	
2.	Location	Outside Terminal Building (Cityside), KBR Airport, Leh	
3.	Area	10 sqm	
4.	Periodicity	03 (Three) months or till commencement of operations in the New Terminal Building , whichever is earlier, unless terminated earlier in accordance with the NIT/License Agreement. The license may be terminated by giving 30 days' notice in writing without assigning any reason, subject to the applicable provisions of the NIT/Agreement.	
5.	Business Incubation Period	Not applicable. All post-award formalities are required to be completed within the permitted Gestation Period.	
6.	Gestation Period	10 (Ten) days reckoned from the date of issuance of the Award Letter. During the gestation period, the Awardee shall construct/develop the outlet and obtain all requisite licenses / permits / approvals required for commencement of the facility.:	
7.	License Fee payable for the first month	Quoted License Fee	Rs. 95,230/-
		Common Area Maintenance (CAM) charges (10% of Space License fee for 10 sqm)	Rs. 1,190/-
		GST @ 18%	Rs. 17,355.60/-
		Gross License Fee (R/off)	Rs. 1,13,776/-



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8.	Annual Escalation	License Fee shall be subject to annual escalation of 10% as stipulated in the NIT. Considering the short-term periodicity, escalation shall apply only if attracted under the applicable tender/extension provisions.										
9.	Charges towards consumption of electricity and water	Charges towards electricity, water, internet, data ports and other utilities shall be payable as per actual consumption/use and at the rates fixed/notified by AAI from time to time.										
10.	Interest free Security Deposit (SD) payable to AAI	Interest-free Security Deposit towards license fee equivalent to 03 months' Gross License Fee i.e. Rs. 3,41,326.80/-. Security Deposit of Rs. 68,265.36/- towards Utilities (Electricity, Water, Data Port, Telephone etc.). Total Security deposit Rs. 4,09,592.16/- Security Deposit shall be made within the Gestation Period In case the Security Deposit is submitted through Bank Guarantee, the BG shall comply with the validity, claim period, SFMS verification and other requirements stipulated in the NIT. The BG shall be from a Nationalized/Scheduled Commercial Bank and in favour of Airport Director, AAI, KBR Airport, Leh.										
11.	Advance License Fee	One-month advance Gross License fee of Rs. 1,13,776/- , is payable in the form of RTGS/NEFT in favour of Airport Authority of India within the Gestation period.										
12.	Execution of Agreement	Agreement has to be executed on non-judicial Stamp Paper of Rs. 200/- within the gestation period. The cost of Stamp Paper(s) and related costs to be borne by the licensee.										
13.	Following are the details of Bank for RTGS/NEFT to KBR Airport, Leh:	<table><tr><td>Bank</td><td>State Bank of India</td></tr><tr><td>Account No.</td><td>10942149333</td></tr><tr><td>Branch</td><td>Main Bazar, Leh</td></tr><tr><td>IFSC code</td><td>SBIN0001365</td></tr><tr><td>Beneficiary Name</td><td>Airports Authority of India Leh</td></tr></table>	Bank	State Bank of India	Account No.	10942149333	Branch	Main Bazar, Leh	IFSC code	SBIN0001365	Beneficiary Name	Airports Authority of India Leh
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IFSC code	SBIN0001365											
Beneficiary Name	Airports Authority of India Leh											
14.	PAN and GST of KBR Airport, Leh:	PAN No. – AAACA6412D GST No. – 38AAACA6412D1Z5										



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.
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. <u>Security Clearance</u> - 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. <u>Security Programme</u> - 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.

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 LoA.
3. Further, the formalities listed at para 10, 11 & 12 of the table above must be completed within the time lines specified therein.



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4. 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.
5. The licensee shall employ only Indian nationals and get their antecedents and loyalty verified before employing them on the job. The licensee shall ensure that no person of doubtful antecedent and nationality is in anyway associated with the job.
6. In case of Civil/Electrical works, NOC has to be obtained from AAI beforehand.
7. 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,

(ए. उमाशंकर) / (A. Umasankar)

निदेशक विमानपत्तन / Airport Director

के.बी.आर, हवाईअड्डा, लेह / KBR Airport, Leh

Copy to:

1. Regional Executive Director, NR, AAI, New Delhi - 110037
2. General Manager (Finance), NR, AAI, New Delhi - 110037
3. Jt. General Manager (Commercial), NR, AAI, New Delhi - 110037

Internal Distribution:

1. In-charges KBR Airport, Leh – Electrical/Finance/Civil/CNS/Ops/Security/Fire etc.

Signature Not Verified

Digitally signed by HARISH KUMAR

Date: 2026.09.02 19:02:25 IST

Location: eProcurement System for Central PSUs

कार्यालय विमानपत्तन निदेशक, कु. ब. री. हवाई अड्डा, लेह-श
O/o Airport Director, Kushok Bakula Rinpoche Airport, Leh
Phone: 01982-251783 (O), 09419179020 (M), Fax: 01982-251781