



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA



IMS ISO 9001:2015, ISO 14001:2015 & ISO 45001:2018

BY SPEED POST & E-mail

Ref.No.AAI/CBE/R5(A)/COMML/MassageChair/2022

Date:06.10.2022

To,

M/s Ekantha Enterprises,
28, Sivasakthi Nagar,
V K Road Peelamedu,
Coimbatore – 641 004

Sub: License to Operate Massage Chair at Coimbatore International Airport (E-NIT No: 2022_AAI_125558_1)

Sir/Madam,

The approval of Competent Authority is hereby conveyed for the award of License to Operate Massage Chair at Coimbatore International Airport to M/s Ekantha Enterprises, 28, Sivasakthi Nagar, V K Road, Peelamedu, Coimbatore – 641 004 as per the following terms and conditions: -

1	Licence for	Massage Chair at Coimbatore International Airport
2	Tentative Location	6 Sqm at SHA Ground Floor (Next to Bipha Drug Laboratories Shop) The area is subject to actual measurement.
3	Period of the Licence	03 (Three) years
4	Licence Fee	Rs. 117999/- (Rupees One Lakh Seventeen Thousand Nine Hundred & Ninety-Nine Only) plus applicable taxes per month. In addition to the above, utility charges payable at Rs.1422/- per month (ie @ 10% of normal applicable space rent; (present A/C space rent is Rs.2370/- per sqm pm) – to be escalated 7.5% every 1 st April), License fee should be paid on or before 25th of the same month, failing which interest on delayed payment at the rate of 9% per annum shall be charged from the due date for delay period of upto 30 days and if delay is for more than 30 days, then interest at the rate of 18% per annum shall be charged from the due date, for entire delay period.
	Annual Escalation	License Fees shall be subject to annual escalation of 10%. The first annual escalation will be applicable after completion of one year + six months license period. Thereafter the same will be applicable after completion of subsequent one year period there from. Even if, on account of any delay whatsoever, licensee could not commence business operations on the expiry of gestation period stipulated in NIT, for the purpose of calculation of date on which 18 months of license are completed (date on which first escalation is applied) shall be deemed from

कोयम्बतूर अन्तरराष्ट्रीय हवाई अड्डा/COIMBATORE INTERNATIONAL AIRPORT
कोयम्बतूर/COIMBATORE-641014

Tel: 0422- 2571941/ 2571956/2573603/2573602/2573561/ Fax 0422 – 2592384/2573223
Email: apdcoimbatore@aai.aero

Sudipta



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		next day of expiry of gestation period stipulated in NIT.
5	Charges for electricity & Water	As per Bills issued at applicable rates.
6	Security Deposit	Rs.5,64,000/- (Rupees Five Lakh Sixty-Four Thousand only) amounting to 04 (four) months equivalent Concession fee of the first year to AAI as an interest free Security Deposit shall be paid in the form of DD/Pay order/Bank Guarantee in favour of Airports Authority of India, Coimbatore Airport within 15 days from the date of issue of award letter. The SD amount equivalent to four months concession fee to be submitted in the form of BG from any scheduled commercial bank (Bank Guarantee from co- operative bank, even scheduled, will not be accepted) or by way of NEFT/RTGS or DD/PO. The BG should be valid for the complete period of licence plus 6 months beyond the licence period. No interest is payable on SD.
7	Interest on delayed payment	As per terms and conditions of NIT.
8	Security deposit for Electricity/ water/telephone	Rs.71,000/- (Rupees Seventy One thousand only) by way of Demand Draft/Pay order/Bank Guarantee payable to Airports Authority of India at Coimbatore.
9	Advance license fee	Rs.1,40,917/-(Rupees One Lakh Forty Thousand Nine Hundred and Seventeen only) including GST @ 18%.
10	Obligation of Govt. laws/rules	The licensee, his agents and servants shall observe, perform and comply with all rules and regulations of Shop and Establishment Act, Factories Act, Industrial Disputes Act, Minimum wages Act and any rules and regulations made by Govt./Airports Authority of India.
11	Business Incubation period	15 days from the date of issuance of LOIA
12.	Gestation Period	120 days reckoned from the date of handing over of sites shall be permissible.

13. It may be noted that the Earnest Money Deposit of the successful bidder may be forfeited and the bidder shall be liable to be debarred for further participation in AAI's tender(s) /e-tender(s) for a period of one (01) year, on account on non- completion of the following:

- Acceptance of the offer within 07 (seven) days from the date of issuance of the award letter addressed to the party.
- Payment of advance license fee for one month within 15 days from the date of issuance of the award letter.
- Payment of Performance Security Deposit within 15 days from the date of issuance of award letter.

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- d) Execution of the Agreement within 15 days from the date of issuance of award letter (on stamp paper of appropriate value, related costs to be borne by the Licensee).
- e) Commencement of the facility within the stipulated period.
14. All security guidelines shall be applicable. Necessary security clearance shall be obtained by the Licensee for obtaining AEP for their staff.
- 14 (i) Bureau of Civil Aviation Security (BCAS), Chennai, has advised the following guidelines to be followed while applying for AEPs: -
- The Temporary Aerodrome Entry Permit (TAEP) initially for a period of 30 days will be issued by Airport Director, Airports Authority of India (AAI)/ respective Airport Operators, with whom the entity entered into written Agreement, following the due procedures, to commence business inside the Airport.
 - Immediately, thereafter, formalities to comply with the instructions of BCAS i.e. obtaining Provisional Security Clearance / Security Clearance through E-Sahaj Portal and submission of Security Programme, are to be strictly adhered to. Necessary assistance / guidelines, if required may be obtained from the Airport Operator / BCAS in this regard. The above are mandatory requirements for continuing business in the Airport premises.
 - The entities who have already obtained Security Clearance for their operations in other region(s) should intimate RO, BCAS, Chennai, accordingly duly enclosing 1) Intimation Letter regarding establishing their business in Coimbatore Airport 2) Security Clearance issued by BCAS, HQ 3) Provisional Security Clearance(s) issued by the RO, BCAS, of other Region(s) 4) Written Contract Agreement by the Airport Director, Coimbatore 5) Authorised Signatory for Coimbatore Airport and 6) Security Programme for Coimbatore Airport.
 - Failure to comply with any of the above instructions will entail suspension or withdrawal of TAEP/AEP issued.
 - The above points are not exhaustive and the updation/addition/omission if any will be appraised from time to time
15. One copy of this award letter may be returned to this office duly signed along with the acceptance letter /token of having accepted the terms and conditions of the award.
16. In the event of the Licensee committing any breach of the terms and conditions of the license agreement, the Authority may without prejudice to other rights and remedies be entitled to forfeit the Security Deposit or any part thereof. On the expiration or earlier determination of the license the Authority shall return the Security Deposit or part thereof which has not been forfeited as aforesaid, to him, without interest.

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RAGAN IHTKAS AVIS 85

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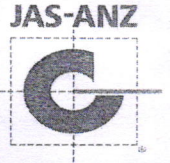
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17. In accordance with the directions of Government of India, cashless transaction system is being promoted by AAI and hence you are also instructed to use the Point of Sales (PoS)/Swipe Machines from the inception of the contract period. Apart from it, all the available modes of e-payment should be followed at your outlet. Licensee shall mandatorily employ at least two different e-payment modes at all times.

18. Coimbatore Airport is a plastic free zone. Hence, you will ensure that no single use plastic is used at your outlet.

19. All the above conditions along with those mentioned in the E-tender shall be binding on the licensee.

20. This award letter, Handing over/taking over Note (to be signed) and all terms and conditions as mentioned in the e-tender shall be a part and parcel of the agreement to be executed between Airports Authority of India and M/s Ekantha Enterprises, 28, Sivasakthi Nagar, V K Road Peelamedu, Coimbatore – 641 004.

Thanking you,

Yours truly,

Sudipta
6/10/22

(Sudipta S)

Asst. Manager (Commercial)
For Asst. General Manager (Commercial)
For Airport Director
Coimbatore International Airport

Copy to: -

1. Regional Executive Director, AAI SR, Chennai-600 027
(Kind Attn.: -Jt. GM (Commercial)) -for information
2. Internal – JGM(ATC/Civil/Elect)/DGM(Ops/CNS/FIN)/ CSO/DTM

Received on
6/10/22
[Signature]

EKANTHA ENTERPRISES
28, SIVA SAKTHI NAGAR,
PEELAMEDU,
COIMBATORE - 641 004.

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