



भारतीय विमानपत्तन प्राधिकरण

AIRPORTS AUTHORITY OF INDIA
SRINAGAR AIRPORT SRINAGAR
TEL: 0194-2303000 - 03 (FAX) 2303313

AAI/SXR/Comml/SPA/ 448-

Date: 29.11.2022

To,

M/s RBA Hospitality and hotels Pvt. Ltd., By Speed Post/E mail
C19- Jay yogiraj Society , Nr. Police station
Sardarnagar Ahmedabad 382475.

Subject: License for Operating Wellness Centre / SPA and Massage Chair inside Domestic Security Hold Area at Srinagar International Airport, Srinagar.

Dear Sir,

Please refer to your participation in the e-tender no. 2022_AAI_131490_1 for the subject facility. The competent authority is pleased to award you the License for Operating Wellness Centre / SPA Massage Chair inside Domestic Security Hold Area at Srinagar International Airport, Srinagar on the following terms and conditions:

Terms and Conditions:

1. Description of Facility:

License for Operating Wellness Centre / SPA and Massage Chair inside Domestic Security Hold Area at Srinagar International Airport, Srinagar.

2. Location and Space/Area (in SQM):

Domestic Security Hold Area, First Floor or as decided by AAI
Total Area 70.85 SQM

3. Period of License: The license shall be valid for a period of 05 (Five) years unless terminated earlier on account of following:

- By giving 120 days' notice in writing from either side without assigning any reason.
- Terminated by AAI on a short notice on account of un-satisfactory performance.
- Termination of expiry of the specified time period allotted for unresolved internal dispute resolution.
- Termination for regulatory / legislative or supervisory requirements.

4. License Fee: During the license period, the licensee shall pay to the Authority every month in advance, by way of license fee and applicable charges and taxes on or before 25th day of English calendar month as under: -

Period	Monthly License Fee (INR) excluding CAM/utility/GST
1 st year	Rs. 319888.00 + Utility facilitation charges + applicable charges and taxes

5. Rate of Escalation: The quoted licence fee/MMG is subject to annual escalation as per following: -

- License Fee shall be subject to annual escalation of 10%.
- The first annual escalation will be applicable after completion of 01 (one) year + 06 (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,

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licensee could not commence business operations on the expiry of gestation period stipulated in NIET, for the purpose of calculation of date on which **18 (eighteen) months** of license are completed (date on which first escalation is applied), shall be deemed from next day of expiry of gestation period stipulated in NIET.

6. Business Incubation Period shall mean a period of **thirty (30) days** from the date of issuance of Letter of Intent to Award (LOIA) to the selected bidder. The selected bidder will be under obligation during this period to complete all formalities of award (Submission of Acceptance, Security Deposit/BG, Advance License Fee, Execution of Agreement and handing / taking over the site, submission of security clearance documents to BCAS etc.) and meet other obligations as will be specified in the LOIA.

7. Handing Over of site: -

- a. Site 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 site shall only be done after completion of all conditions of award.
- c. In case tender process has been completed and successful tenderer has been awarded LOIA, but, concession/license period of incumbent licensee is not over, then, date of hand over of site should not be later than **7th day** of expiry of incumbent license or expiry of business incubation period (whichever is later). However, in extreme circumstances, if due to some reason, the vacant site could not be made available, the **Airport Director** in consultation with concessionaire can identify an alternate location for commencement of concession / license. Rebate shall not be considered in such a case.

8. Gestation Period

- a. Gestation period of **one-hundred twenty (120) days**, reckoned from the date of Handing over of site shall be permissible.
- b. No gestation period is to be permitted in case of renewal / award of the concession / license in favor of the existing licensee in the same place (i.e. same area as well as location). However,
 - i. Where there is change in location or due to suspension of the business to carry-out modification at the existing area etc. in the concession / license premises, normal gestation period, as defined above, may be permitted.
 - ii. If there is increase in the area in the new license at the same location awarded to existing licensee, the Gestation period would be applicable for the incremental area only (if he continues with the business from the existing area and needs development period for the incremental area). In this scenario, licensee shall continue to be billed on the basis of quoted license fee on pro-rata basis for existing area. Billing for the newly developed / incremental area shall be started after expiry of gestation period.

You are required to procure all Applicable Permits/Licenses under applicable Laws including BCAS security clearance, which are required to perform the License and submit copies thereof to Authority, within this period. No extension of gestation period on any reason whatsoever will be granted.

9. **Space Rent (if applicable):** A/C area space rent is Rs 1340/- psqm p.m. and space rent for non-A/C area (if applicable) is Rs890/- psqm p.m., which is subject to annual compound escalation as mentioned in NIT. The rates are subject to revision every financial year.

10. **Other Charges:**

- CAM (Common Area Maintenance) charges: As per the tender provisions.
- Utility /Facilitation charges: As per the tender provisions.
- Electricity and Water: As per the tender provisions.
- GST or any other tax levied by State / Central Govt. as applicable from time to time will be extra.

11. **Advance License Fee:** You are required to pay one-month License Fee in advance (by RTGS/NEFT), of Rs. 3,88,671/- as per the details below:

Particulars	Amount (Rs.)
Monthly License Fee	Rs. 319888.00
CAM/Utility/Facilitation Charges	Rs. 9494/- (70.85 x 1340 = Rs. 94939 (10% of Rs. 94939)
Sub Total	Rs.3,29,382.00
GST @18% on above	Rs 59,289.00
Total	Rs 3,88,671.00

12. **Security Deposit towards license fees:**

The performance security deposit amounting to Rs.**23,33,000.00 (Rupees Twenty three lakhs Thirty three thousand only)** equivalent to 06 (Six) months quoted license fee shall be deposited in the form Demand Draft /Bank Guarantee/RTGS from any Nationalized/Scheduled Bank (Bank Guarantee from Co-operative Banks, even scheduled co-operative banks, shall not be acceptable) in the absolute favour of Airports Authority of India, Srinagar Airport. The Bank Guarantee should be valid for the entire period of license plus Six (06) months. No interest is payable on performance security deposit by AAI. **The BG shall be submitted through SFMS.**

13. **Security Deposit towards utility/electricity Charges:**

The utility/electricity security deposit amounting to Rs.**2,34,000.00 (Rupees Two Lakh thirty four Thousand Only)** for electricity charges shall be deposited by you to AAI in addition to the above security deposit in absolute favour of Srinagar Intl. Airport, Srinagar in the form of Bank Guarantee/DD/Pay Order/NEFT/RTGS. No interest is payable on security deposit by AAI. The said security deposit will cover SD towards all types of utilities such as Electricity, Water, Data Port, Telephone etc.

14. **License Agreement:** You shall have to enter into an Agreement on Non-judicial stamp paper (of appropriate value/ Rs.100) within 15 (Fifteen) days from the date of issue of this award letter.

15. **BCAS Clearance:** You have to obtain all necessary Security Clearance from BCAS/any other regulatory agency as required (as applicable), within the Gestation Period. You are required to login and apply in 'e-Sahaj' portal within 05 (Five) days from the date of award letter. The required documents for security clearance are to be submitted to this Office within 10 (Seven) days from the date of award letter. No extension of Gestation Period, on account of non-receipt of BCAS clearance will be given.

16. **Airport Entry Pass:** Work Permits will be issued to your legitimate workers for construction/fabrication of counters/kiosks etc., on submission request along-with valid documents as per BCAS requirement, subject to verification. Airport Entry Pass (AEP) will be issued to your legitimate staff on submission of request along-with valid documents, subject to verification. Mere submission of request will not entail you for the issue of AEP/Worker Permits. The fees for issuance

of Airport Entry Permits/Passes payable to BCAS/appropriate authorities shall be borne by the licensee.

17. Layout Plan: You have to submit the layout plan of the outlets with detailed drawings and get them approved by the concerned Departments of AAI, before execution of work.

18. Electric Load: You have to submit the electrical load requirements and electrical fittings layout of the counters/kiosks and get them approved by the concerned Departments of AAI, before execution of the works.

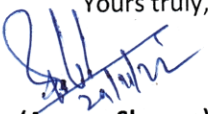
19. Single Point of Contact (SPOC): The Commercial Department will act as the SPOC for obtaining all internal permits, remittance of SD/License Fee and execution of License Agreement.

20. 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 (1) year**, on account on non-completion of the following: -

- a) Acceptance of the offer within **seven (7) days** from the date of issuance of the award letter / LOIA addressed to the party.
- b) Submission of required documents to BCAS for security clearance with ten (10) days from the date of issuance of the award letter / LOIA.
- c) Payment of **one (1) month's** advance license fee for within **fifteen (15) days** from the date of issuance of the award letter / LOIA.
- d) Payment of Security Deposit within **fifteen (15) days** from the date of issuance of award letter as per following: -
- e) An interest free Security Deposit (SD) equivalent to Six (6) months licence fee of first year is to be submitted in the form of Bank Guarantee (BG) from any Nationalized / Scheduled Commercial Banks (as per Reserve Bank of India guidelines) in the format as per Annexure-K having a validity period of 180 (one hundred eighty) days from the date of expiry of contract.
- f) Commencement of the facility within gestation period.

21. This Letter of Award (LoA)/revised LoA (if any), its acceptance, the NIT documents and its corrigenda (as applicable) will for part and parcel of the License Agreement. This is issued with the approval of the Competent Authority.

Yours truly,


(Anurag Sharma)

Sr. Manager (Comml.)

For Airport Director

Srinagar International Airport

Encl: Annex.-I: Schedule of Premises

Copy to: **The Executive Director (Comml), CHQ, AAI, New Delhi-** for kind information please.
The Regional Executive Director -NR, New Delhi- for kind information please.

Internal: PS to APD Srinagar
All concerned.

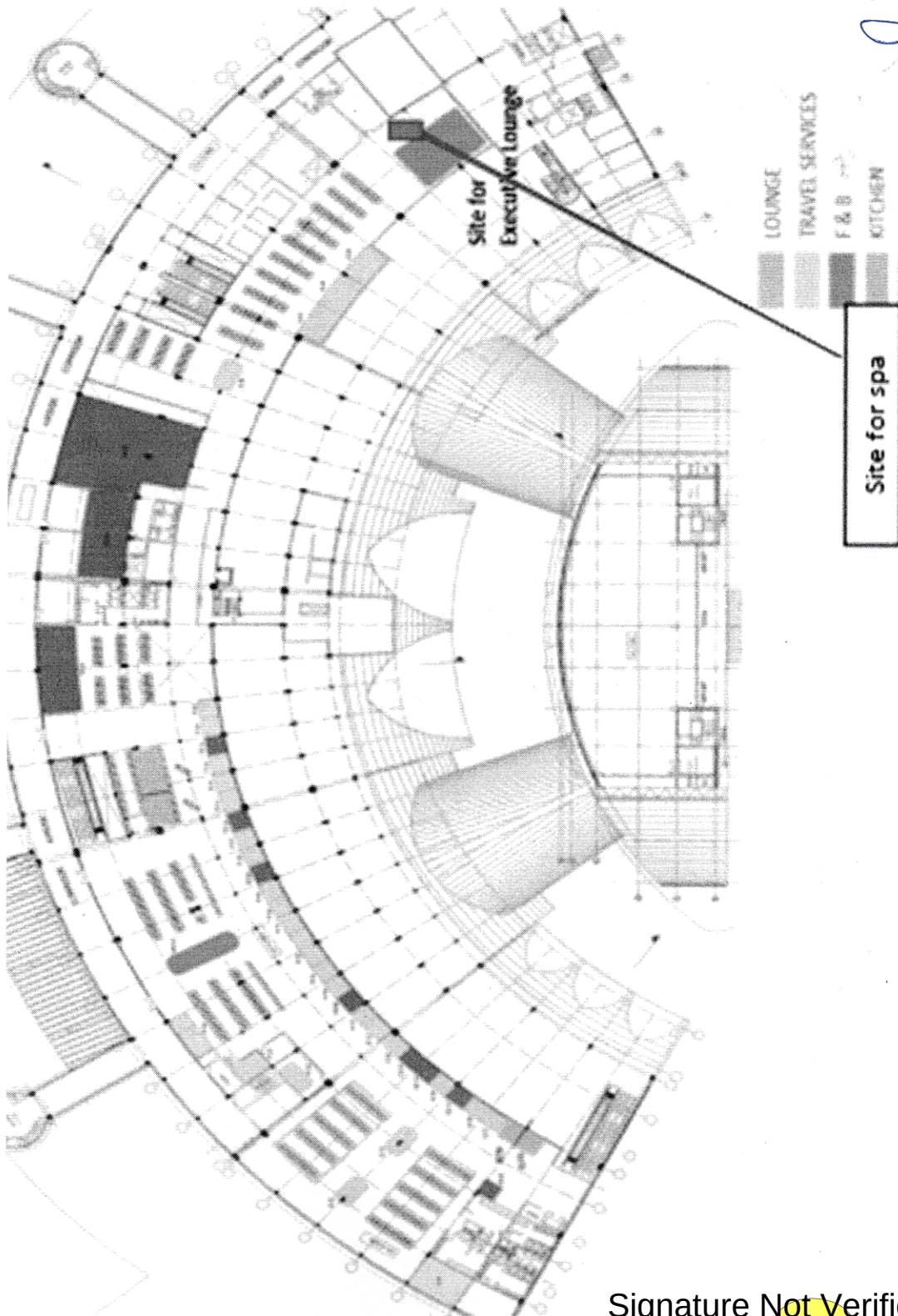
Annexure-I: Schedule of Premises

1. AREA ALLOTTED:

Total Area 70.85 SQM
Domestic Security Hold Area, First Floor or as decided by AAI
2. LOCATION: Domestic Security Hold Area, First Floor at Srinagar International Airport, or at the discretion of AAI.
3. PURPOSE: License for Operating Wellness Centre / SPA and Massage Chair inside Domestic Security Hold Area at Srinagar International Airport, Srinagar.
4. Location Layout: As enclosed


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Location layout



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Signature Not Verified

Digitally signed by ANURAG SHARMA
Date: 2023.03.31 17:19:59 IST
Location: eProcurement System for
Central PSUs