



Speed Post
भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

Ref. No. : AAI/RC/COMML/CHOCOLATE/N-114 /482

Date : 23/12/2022

To
M/s RBA Hospitality and Hotels Pvt.Ltd.
C19,Jay Yogiraj Soccity,
Nr Police Station, Sardarnagar
Ahmedabad - 382475

Sub : Award of Licence For Retail outlet For Branded Chocolate Store In SHA At Birsa Munda Airport, Ranchi.

Dear Sir,

We are pleased to inform you that Competent Authority has accepted your bid for "Licence For Retail outlet For Branded Chocolate Store In SHA At Birsa Munda Airport, Ranchi." in response to this E-bid No. 2022_AAI_133513_1, dated 27.10.2022.

The licence is hereby accorded to M/s RBA Hospitality and Hotels Pvt.Ltd., for a period of 01 Year extendable by 01 year as per the following terms & conditions:

1. This award letter will be a part & parcel of agreement to be submitted by the licensee by signing as acceptance within 07 days from the date of issue of this award letter.
2. **Business Incubation Period is 15 days** from the date of issuance of award letter bidder will be under obligation to complete all the formalities/conditions of award letter.
3. Gestation period of **120 days is applicable**, which will be reckoned from the date of expiry of Business Incubation Period i.e. from the **16th day** of issue of award letter and expiring on the **135th day** from the date of issue of award letter.
4. The licence will be valid for a period of 01 Year extendable by 01 year or till finalization of Master concessionaire, whichever is earlier (contract can be terminated by AAI on a short notice of 30 days, in case of finalization of the Master Concession). Commercial billing will start on commencement of business or expiry of gestation period, whichever is earlier.
5. The details of the licence fee & area, space rent, etc. will be as follows :

Name of the Licence and Area	Monthly Licence Fee	10 % Utility Charges on space rent	GST @ 18%	Monthly Payable Amount
(1)	(2)	(3)	(4)	(5)
Licence For Retail outlet For Branded Chocolate Store In SHA At Birsa Munda Airport, Ranchi. Area – 14.5 Sqm. (Approx)	2,88,888/- Per Month.	Rs. 1812.5/- [10 % on space rent of Rs. 18,125/- for Financial Year 2022-23 (i.e. Rs. 1250/- x 14.5sqm.)]	Rs 52,327/-(On applicable Monthly License Fee + Utility Charges)	Rs. 3,43,028/-(Rupees Three Lakh Forty Three Thousand Twenty Eight only)





भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

Page :: (2) ::

6. GST and all other applicable taxes/ levies / fees at the prevailing rates are payable by the licensee in addition to the licence fee.
7. Utility charge @ 10% on space rent shall be payable in addition to licence fee by the licensee. Compound annual escalation @ 10% of space rent or at the rates prescribed by AAI, CHQ will be applicable on 1st April every year or revised by AAI from time to time.
8. The licensee shall pay the charges for the consumption of the electricity and water charges as per actual usage.
9. The licence fee is payable by the licensee in advance on or before 10th day of each month. In the event of outstanding dues exceeds one month, the Authority may without prejudice to other rights and remedies be entitled to charge penal interest @12% per annum on delayed payment.
11. **Payment of advance licence fee i.e. Rs. 3,43,028/- (Rupees Three Lakh Forty Three Thousand Twenty Eight only) including applicable GST at the prevailing rates is payable by the licensee within 15 days from the date of issue of this award letter.**
12. **The licensee is requested to deposit an amount equal to four months licence fees, i.e. Rs. 13,72,112/- (Rupees Thirteen Lakh Seventy Two Thousand One Hundred Twelve Only) [i.e. Rs. 3,43,028/- x 4 months] within 15 days from the date of award letter.** The security deposit will be accepted only in the form of Bank Guarantee of a nationalized /scheduled bank in favour of Airports Authority of India, payable at Ranchi. Bank Guarantee from Cooperative Bank or Gramin Bank will not be accepted. The Bank Guarantee shall be valid during the currency of contract and 06 months thereafter. No interest is payable on Security Deposit. Bank Guarantee shall be SFMS system verifiable as per attached format.
13. **The Security Deposit for Electricity is Rs. 2,05,817/- (Rupees Two Lakh Five Thousand Eight Hundred Seventeen Only) as Security Deposit required for Electricity / Water / Telephone, etc within 15 days from the date of award letter.**
14. The licensee shall be allowed to use the allotted counter exclusively for the purpose of services for which it is allotted and not for any other purpose under any circumstances.
15. The licensee is requested to submit site hand over report at this office within 15 days from the date of issue of this award letter. The joint measurement would be carried out by AAI and the party within 15 days from the date of issue of this award letter. The joint measurement would form a part of the agreement.
16. The licensee is requested for execution of Licence Agreement on Rs. 100/- non-judicial stamp paper within 15 days from the date of issue of this award letter. The cost of stamp paper which will be borne by the licensee.
17. The licensee is required to submit a lay-out plan of the shop for approval of the Competent Authority.
18. The licensee shall abide by all the rules and regulation of Labour Laws applicable from time to time.



75
आज़ादी का
अमृत महोत्सव

भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

Page :: (3) ::

19. Airport Entry Passes will be issued as per guidelines of BCAS on payment of applicable charges by the licensee.
20. The Licensee shall maintain at his own cost all the electric fittings, installations and such other electric equipments including Fire Alarm System as may be provided by the Authority in the said premises or as may hereafter be provided by the said Authority in the said premises.
21. The Licensee shall not use the premises for any purpose other than that for which the licence has been granted. The Licensee shall not erect or display any other type of advertisement or signboards upon the said premises without prior permission in writing from the Authority.
22. The licensee is also requested to intimate the names of the persons to be employed for the said licence before commencement of the licence.
23. This award letter will be an integral part of licence agreement binding both the parties, i.e. the licensee and Airports Authority of India.
24. All other terms & conditions will be as per NIT.

It is requested that an acceptance letter may please be conveyed to this office and all other formalities as mentioned above may please be completed within the stipulated time period of 07 days.

Thanking you,

Yours faithfully,

(Chandrashekhhar Kumar)
AM (Comm)
For Airport Director



Internal Copy to :

JtGM (Elect)/DGM(OPS)/ DGM (Finance) / AGM (Civil) /CSO / OSD to Airport Director, B. M. Airport, Ranchi.

FORM OF BANK GUARANTEE

(To be executed on Non-Judicial Stamp Paper of Rs.100/- by the successful tenderer)

WHEREAS by a License Agreement dated..... made between AIRPORTS AUTHORITY OF INDIA, the Licensor (hereinafter called "the AUTHORITY") of the one part and (hereinafter referred to as "the Licensee") of the other part, the Authority has granted to the Licensee, the license for operating the (complete name and place of work) and the License Fee and Royalty and other charges and for the due and performance of the covenants and conditions as stated or contained in the said License Agreement.

1. Now therefore in consideration of the promises aforesaid and at the request of the licensee we, _____ do, hereby irrevocably and unconditionally undertake to pay to you, the Authority on demand and without demur or protest and without reference to the Licensee, any sums of money at any time or from time to time demanded by the Authority on account of the License Fee and Royalty and other outstanding dues / charges due from the Licensee (inclusive of any costs or expenses and interest) and or by way of losses and damages caused or that would be caused to the Authority by reason of any breach by the Licensee of any of the terms or conditions of the said License Agreement and AAI shall be the sole judge for this demand: PROVIDED that our liability under this Guarantee shall be limited to a sum of Rs. /- (Rupees) and extended for the amount increased from time to time as aforesaid.
2. Notwithstanding any right the Licensee may have against the Authority or any dispute raised by the Licensee or any suit or proceedings pending in any Court/Tribunal/ any statutory authorities relating thereto or before any Arbitrator(s), your written demand stating that the amount is due to the Authority as stated herein above shall be conclusive evidence to us that the amount demanded by you, the Authority is payable under the terms of the said License Agreement without any consent or knowledge of the licensee.
3. We shall not be discharged or released from the aforesaid undertaking and guarantee by any variation(s) or any of the terms & conditions of the said License Agreement made between the Authority and the Licensee and or any act of omission on part of AAI or any indulgence to the Licensee by the Authority or any forbearance whether as to payment, time performance or otherwise or to enforce any of the terms and conditions of the said License Agreement without our consent and knowledge.
4. This Guarantee shall be a continuing guarantee and binding on us and our successors and assignee(s) and shall not be discharged or affected by any change in the constitution of _____ or that of the Licensee or the Authority.
5. We further confirm that the Guarantee has been issued with due observance and compliance of the appropriate Exchange Control laws and Foreign Exchange Regulations and applicable laws as in force in India.
6. This Guarantee shall be valid till _____ and you have the right to encash this Guarantee upto _____ from the said date unless extended on demand by AAI.

*** हिंदी पत्रों का स्वागत है ***

कार्यालय: विमानपत्तन निदेशक

बिरसा मुण्डा हवाई अड्डा, राँची-834002

टेलि: 0651-2253395 (का)

फैक्स: 0651-2250500 (का)

O/o The Airport Director

Birsa Munda Airport, Ranchi-834002

Tel: 0651- 2253395(O)

Fax: 0651-2250500(O)





भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

NOTWITHSTANDING anything contained herein:

- i. Our liability under this Guarantee shall be limited to a sum of Rs. during the currency of the contract and **six (6) months** thereafter.
- ii. This bank guarantee shall be valid up to and you have the right to encash this guarantee up to **180 (one hundred eighty) days** from the said date.
- iii. We are liable to pay the guarantee amount or any part thereof under this bank guarantee amount or any part thereof under this bank guarantee only and if you serve upon as a written claim or demand on or before

For Bank Name

Dated:

Place:

Witnesses:

*** हिंदी पत्रों का स्वागत है ***

कार्यालय: विमानपत्तन निदेशक

बिरसा मुण्डा हवाई अड्डा, राँची-834002

टेलि: 0651-2253395 (का) फैक्स: 0651-2250500 (का)

O/o The Airport Director

Birsa Munda Airport, Ranchi-834002

Tel: 0651- 2253395(O)

Fax: 0651-2250500(O)

(Letter of understanding from the Depositor to be submitted along with Bank Guarantee to AAI)

The Branch Manager,

..... Bank,

.....

Sub: My/Our bank Guarantee No.dated for
Rs.....issued in favour of AAI A/c No.....

Sir,

The subject Bank Guarantee is obtained from your branch for the purpose of Security/Earnest money on account of contract awarded/to be awarded by M/s Airports Authority of India to me/us.

I hereby authorize the AAI in whose favour the deposit is made to encash / close the subject bank guarantee before maturity/on maturity towards adjustment of dues without any reference / consent / notice from me / our side and the bank is fully discharged by making the payment to Airports Authority of India.

Signature of the Depositor

Place:

Date:

*** हिंदी पत्रों का स्वागत है ***

कार्यालय: विमानपत्तन निदेशक
O/o The Airport Director

बिरसा मुण्डा हवाई अड्डा, राँची-834002 टेलि.: 0651-2253395 (का) फैक्स: 0651-2250500 (का)
Birsa Munda Airport, Ranchi-834002 Tel: 0651- 2253395(O) Fax: 0651-2250500(O)





75
Azadi Ka
Amrit Mahotsav
Har Ghar Tiranga
13th-15th August 2022

भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

BG Verification through SFMS

1. AAI has made arrangement for Verification of Bank Guarantee received by AAI from prospective successful bidder through Structured Financial Messaging System (SFMS) of ICICI bank. The prospective successful bidder may submit BG in accordance with bank details:-

CORPORATE NAME	: AIRPORTS AUTHORITY OF INDIA BANK
NAME	: ICICI BANK
IFSC CODE	: ICIC0000007
BG ADVISING MESSAGE	: IFN 760COV (BG ISSUE) IFN 767COV (BG AMENDMENT)
UNIQUE IDENTIFIER CODE	: AAIRANCHI (to be mentioned in field 7037 of the BG advising message code)

2. While submitting the documents to BG issuing bank, the bidder will also submit letter to the issuing bank as per the format mentioned in Appendix-2 of ANNEXURE: M.

3. While submitting the original BG document, the bidder shall attach copy of the SFMS BG confirmation message sent by the BG issuing bank to ICICI bank.

*** हिंदी पत्रों का स्वागत है ***

कार्यालय: विमानपत्तन निदेशक
O/o The Airport Director

बिरसा मुण्डा हवाई अड्डा, राँची-834002
Birsa Munda Airport, Ranchi-834002

टेलि.: 0651-2253395 (का) फैक्स: 0651-2250500 (का)
Tel: 0651- 2253395(O) Fax: 0651-2250500(O)

Advisory: For Bidder and its BG issuing Bank Branch

1. It is to be noted that along with physical BG; we have also activated an online facility to view the issued BG cover message transmitted to ICICI Bank through SFMS platform.

a). For availability of BG in this platform, it is necessary that BG issuing/amending bank send the BG advice in the form of message format IFN 760COV (BG Issuance)/IFN 767COV (BG Amendment) via SFMS (Structured Financial Messaging System) as provided by RBI.

b). In the event of BG issuing/amending bank not sending the message IFN 760COV/IFN 767COV or **committing any error while capturing the details** at least in the below field, **BG confirmation through online portal would not be updated.**

2. Request you to notify your bank (BG issuing bank) to update below details at a time of submission of BG issuance/amendment request to their respective banks:

BG advising message – IFN 760COV/IFN 767COV via SFMSIFSC
CODE: ICIC0000007

Corporate Name- Airport Authority of India

Field Number

Particulars (to be mentioned in Row1)7037

AAIRANCHI

Please note that the issuing bank while issuing/amending the BG, should ensure that the above information is correctly captured in the message i.e. IFN 760COV/IFN 767COV.

Sl. No.	Name of the AAI Unit	Email ID	UNIQUE CODE (7037)	IDENTIFIER
1.	RANCHI	bgv.ranchi@aai.aero	AAIRANCHI	

*** हिंदी पत्रों का स्वागत है ***

कार्यालय: विमानपत्तन निदेशक
O/o The Airport Director

बिरसा मुण्डा हवाईअड्डा, राँची-834002
Birsa Munda Airport, Ranchi-834002

टेलि.: 0651-2253395 (का) फैक्स: 0651-2250500 (का)
Tel: 0651- 2253395(O) Fax: 0651-2250500(O)





भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

Request Letter: Transmission of Bank Guarantee Cover Message <to be submitted by applicant to BG issuing Bank>

Date: _____

The Manager,

(Bank Branch)

Sub: Inclusion of unique identifier code of AAI while transmitting BG cover messages where beneficiary bank is ICICI Bank (IFSC-ICIC0000007)

Dear Sir/Madam,

I/We, _____, request you to include unique identifier _____ in field 7037 of the SFMS cover messages IFN COV 760 (for BG issuance) and IFN COV 767 (for BG amendment) while transmitting the same to the beneficiary bank (ICICI Bank- IFSC-ICIC0000007).

Thanking You,

(Bidder)

*** हिंदी पत्रों का स्वागत है ***

कार्यालय: विमानपत्तन निदेशक
The Airport Director

बिरसा मुण्डा हवाई अड्डा, राँची-834002
Birsa Munda Airport, Ranchi-834002

टेलि: 0651-2253395 (का) फैक्स: 0651-2250500 (का) O/o
Tel: 0651- 2253395(O) Fax: 0651-2250500(O)



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

RTGS DETAILS

BENEFICIARY NAME- AIRPORTS AUTHORITY OF INDIA

(REVENUE)

CURRENT A/C NO.- 32909130918

BANK- STATE BANK OF INDIA

BRANCH- HINOO, RANCHI

ACCOUNT TYPE- CURRENT ACCOUNT

BRANCH CODE- 30527

MICR CODE- 834002033

IFSC CODE- SBIN0030527

Chh...
प्रबंधक (वित्त)

भारतीय विमानपत्तन प्राधिकरण
बिरसा मुन्डा विमानपत्तन, राँची

A/C No. Verified



25/7/18