



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

Ref. No. : AAI/RC/COMML/SPECIALITY STORE /N-116/438(C-3)/267 Date : 27/06/2023

Revised

To
M/s Rare planet Handicrafts Pvt Ltd,
53, First Floor,
Sikdar Para Street,
Kolkata -700007

Sub : Award of Licence For Speciality Retail Store At Ranchi Airport.

Dear Sir,

We are pleased to inform you that Competent Authority has accepted your bid for "LICENSE FOR SPECIALITY RETAIL STORE at Ranchi Airport," in response to this E-bid No. 2023_AAI_154463_1, dated 17.05.2023.

The licence is hereby accorded to M/s Rare planet Handicrafts Pvt Ltd, for a period of 05 Years as per the following terms & conditions:

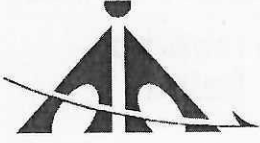
1. This award letter will be a part & parcel of agreement to be submitted by the licensee by signing as acceptance within 07 days from the date of issue of this award letter.
2. **Business Incubation Period is 15 days** from the date of issuance of award letter bidder will be under obligation to complete 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 **5 Years**. 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)
License for Speciality Retail Store At Ranchi Airport. (SHA First Floor-30 Sqm Arrival Area- 10 Sqm Total Area – 40 Sqm.) (Approx)	10,22,340/- Per Month.	Rs. 5000/- [10 % on space rent of Rs.50,000/- for Financial Year 2022-23 (i.e. Rs. 1250/- x 40 sqm.)]	Rs 1,84,921/- (On applicable Monthly License Fee + Utility Charges)	Rs. 12,12,261/- (Rupees Twelve Lakh Twelve Thousand Two Hundred Sixty One only)



बिरसा मुंडा विमानपत्तन, राँची-834002
Birsamunda Airport, Ranchi-834002

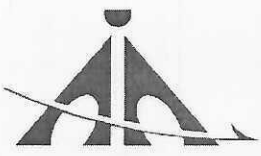
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भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

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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 install bilingual board both Hindi and English for branding licensee name as per AAI guidelines.
9. The licensee shall pay the charges for the consumption of the electricity and water charges as per actual usage.
10. 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.
12. **Payment of advance licence fee i.e. Rs. 12,12,261/- (Rupees Twelve Lakh Twelve Thousand Two Hundred Sixty One 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.**
13. **The licensee is requested to deposit an amount equal to Six months licence fees, i.e. Rs. 72,73,566/- (Rupees Seventy Two Lakh Seventy Three Thousand Five Hundred Sixty Six Only) [i.e. Rs. 12,12,261/- x 6 months] within 15 days from the date of award letter.** The security deposit will be accepted only in the form of Pay order / RTGS/NEFT/ 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 sytem verifiable as per attached format.
13. **The Security Deposit for Electricity is Rs. 6,16,404 /- (Rupees Six Lakh Sixteen Thousand Four Hundred Four Only) as Security Deposit required for Electricity / Water / Telephone, etc within 15 days from the date of award letter.**
15. 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.
16. 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.
17. The licensee is requested for execution of Licence Agreement on Rs. 100/- non-judicial stamp paper of Jharkhand State only within 15 days from the date of issue of this award letter. The cost of stamp paper which will be borne by the licensee.
18. The licensee is required to submit a lay-out plan of the shop for approval of the Competent Authority.



19. The licensee shall abide by all the rules and regulation of Labour Laws applicable from time to time.
20. Airport Entry Passes will be issued as per guidelines of BCAS on payment of applicable charges by the licensee.
21. The Licensee shall maintain at his own cost all the electric fittings, installations and such other electric equipment's 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.
22. 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.
23. The licensee is also requested to intimate the names of the persons to be employed for the said licence before commencement of the licence.
24. This award letter will be an integral part of licence agreement binding both the parties, i.e. the licensee and Airports Authority of India.
25. 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

(Anupam Sandeep Lakra)

Manager (Finance /Commercial)

for Airport Director



Internal Copy to :

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