



Ref. No. AAI/ AT/ ER-151 (Massage Chair)/ 1327-29

Dated: 10/01/2025

To,
M/s. Rare Planet Handicrafts Pvt. Ltd
1st Floor, 53, Sikdarpara street, Kolkata
West Bengal - 700007

Subject:- Award of license for Provision for Massage Chair Facility at Security Hold Area, NITB of MBB Airport, Agartala.

Dear Sir,

Reference is made to the proposal submitted by M/s. Rare Planet Handicrafts Pvt. Ltd. in response to vide Tender ID No. 2024_AAI_201396_1 for "Provision for Massage Chair Facility at Security Hold Area, NITB of MBB Airport, Agartala", for which the Technical Bid was opened on 06/08/2024 and Financial Bid was opened on 17/12/2024.

The Competent Authority is pleased to grant you the referred License on the following Terms & Conditions: -

Terms and Conditions:

- Description of Facility:** Massage Chair Facility at Security Hold Area at NITB of MBB Airport, Agartala.
- Location:** NITB, MBB Airport, Agartala.
- Space/Area (in Sqm):**

04 Sq. Mtr. in Security Hold Area. In case of future demands/requirement for additional space, the area can increase and the License fee shall also be increased on proportionate basis, subject to the approval of the Competent Authority.

4. Concession Terms:

The period of concession shall be for 03 (three) years, unless terminated earlier mentioned in the NIT/ Tender Documents. If the licensee does not operate the license up to 50% of the contract period then the party is liable to be debarred for one year from the date of issuance of orders.

- Concession Fee:** During the license period, the licensee shall pay to the Authority every month in advance, by way of concession fee and applicable charges and taxes on or before 10th day of English calendar month as under:

Period	Quoted Minimum Monthly Guarantee (QMG)/ Monthly License Fee (INR)
1 st year	Rs. 35,200/- (Rupees Thirty Five Thousand and Two Hundred only) plus applicable charges and taxes

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6. Rate of Escalation:

- (a) License Fees shall be subject to annual escalation of 10% compounded annually.
- (b) The first annual escalation will be applicable after completion of one year concession period. Thereafter the same will be applicable after completion of subsequent one-year period there from. Even if, on account of any delay whatsoever, Concessionaire could not commence business operations on the expiry of gestation period stipulated in NIT, for the purpose of calculation of date on which 12 months of concession are completed (date on which first escalation is applied) shall be deemed from next day of expiry of gestation period stipulated in NIT.

7. Business Incubation Period:

Business Incubation Period shall mean a period **15 days** from the date of issuance of LOIA to the selected bidder. The selected bidder will be under obligation to complete all the formalities/ conditions of award as will be specified in the LOIA.

8. Gestation Period:

Gestation period of maximum **ninety (90) Days**, reckoned from the date of handing over of site shall be permissible.

9. Other Charges:

- (a) Utility/Facilitation Charges at 10% of space rent.
- (b) Charges for the consumption of electricity and water.
- (c) GST shall be applicable as per Govt. of India notification

10. Space Rent:

At present A/C area space rent is Rs. 1,250/- per sq. mtr. p.m. for the F.Y. 2024-25, which is subject to annual compound escalation @7.5% effective 1st April every year or as may be decided by AAI from time to time. The rates derived after annual escalation shall be rounded off to nearest multiple of 10 (ten).

11. Electricity and Water:

Bill for Electricity charges will be raised separately every month as per the actual consumption & AAI norms.

12. Advance License Fee:

You are required to pay one-month Licence Fee in advance (by RTGS/NEFT), of **Rs. 42,126/- (Rupees Forty Two Thousand One Hundred and Twenty Six only)** (Including utility/facilitation charges & GST) within the business incubation period.

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13. Security Deposit:

Payment of Security Deposit amounting to **Rs. 1,42,800/- (Rupees One Lac Forty Two Thousand and Eight Hundred only)** within 15 days from the date of issuance of award letter, amounting to 4 months equivalent License fee of the 1st year to AAI **as an interest free security deposit** in the form of Demand Draft/Pay Order/Bank Guarantee of a Nationalized/Scheduled Bank in favour of AAI, payable at Agartala, Airport Director, AAI, Agartala Airport within 15 days. Bank Guarantee from cooperative bank, even scheduled, will not be accepted. **The SD (Bank Guarantee) should be valid for the entire period of license plus 6 months from the date of expiry of contract. No interest is payable on Security Deposit by AAI.**

Format of Bank Guarantee should be as per **Annexure - K** of the Tender Document attached herewith.

Furthermore, a copy of **Annexure - L** as per tender document attached herewith shall be submitted to BG issuing Bank and a copy shall be sent to AAI along with BG.

AAI has implemented the verification of Bank Guarantee via Structured Financial Messaging System (SFMS) through ICICI Bank for verification of Bank Guarantee. In this context a Bank Guarantee submitted to AAI requires your issuing Bank to forward the Bank Guarantee advice. A copy of the same is to be forwarded to AAI along with the Bank Guarantee. While submitting the documents to BG issuing bank, the concessionaire will also submit letter to the issuing bank as per the format attached.

14. Electricity Deposit:

The electricity security deposit amounting to **Rs. 25,555/- (Rupees Twenty Five Thousand Five Hundred and Fifty Five only)** equivalent to 5% of annual concession fee of the last year, for electricity charges shall be deposited to AAI in addition to the above security deposit in absolute favour of Airports Authority of India, Agartala in the form of Bank Guarantee/ DD/ Pay Order/ NEFT/ RTGS. The Performance Security Deposit and Electricity Security Deposit are collectively referred to as "Security Deposit". **No interest is payable on security deposit by AAI.**

15. License Agreement:

Execution of the Agreement and Integrity Pact within 15 (fifteen) days from the date of issuance of award letter/ LOIA (on Stamp Paper of Tripura Govt. appropriate value to be borne by the licensee).

16. 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.

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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.

17. 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.

- 18.** In addition, all terms and conditions enumerated in the Tender ID No. 2024_AAI_201396_1 and this award letter (LOIA), its acceptance, the NIT documents and its corrigendum (as applicable) shall be part and parcel of the License Agreement.

This is issued with the approval of the Competent Authority.

Yours sincerely

Encl:- BG Verification letter format

10/01/25

(Chandan Kumar)

Sr. Manager (E-E)/ Comm. In-Charge
AAI, MBB Airport, Agartala

Copy to:

1. The Airport Director, AAI, MBB Airport, Agartala – 799009.
2. The Dy. General Manager (Comm.), AAI, LGBI Airport, Guwahati – 781015.

Internal copy:-

Jt.GM (Engg. Civil), Jt. GM (CNS), DGM (Engg. Elect.), AGM (Fin.), AGM (Security),
Terminal In-charge.

10/01/25

(Chandan Kumar)

Sr. Manager (E-E)/ Comm. In-Charge
AAI, MBB Airport, Agartala

Format of Bank Guarantee

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

WHEREAS by a Concession Agreement dated _____ made between AIRPORTS AUTHORITY OF INDIA, the Licensor (hereinafter called "the AUTHORITY") of the one part and _____, the Concessionaire for the Concession Agreement (hereinafter referred to as "the Licensee") of the other part, the Authority has granted to the Licensee the License for _____ at _____ Airport, _____ (Name of City) 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 Concession Agreement.

1. Now therefore in consideration of the promises aforesaid and the 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 Concession Agreement and AAI shall be sole judge for this demand: PROVIDED that our liability under this Guarantee shall be limited to a sum of (Rupees..... /USD.....) 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 Concession 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 Concession Agreement made between the Authority and the Licensee and or any act of omission on part of Authority 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 Concession 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 other applicable laws as in force in India.
6. This Guarantee shall be valid until _____ and you have the right to encash this Guarantee up to _____ from the said date unless extended on demand by Authority.

NOTWITHSTANDING anything contained herein:

1. Our liability under this Guarantee shall be limited to a sum of _____ during the currency of the contract and six (6) months thereafter.
2. This bank guarantee shall be valid up to _____ and you have the right to encash this guarantee up to one hundred and eighty (180) days from the said date.
3. 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:

Authority

For Successful bidder only

(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 s
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:

**Request letter Transmission of Bank Guarantee Cover Message to be submitted
by applicant to BG issuing banks**

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/ Ma'am,

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

Thanking You,

(Vendor/ Customer/ Concessionaire)