



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

वारा/वाणिज्य-258/2025/3064-71

दिनांक : 07.05.2025

सेवा में/ To,
हिमालय वेलनेस कंपनी/ Himalaya Wellness Company
तुमकुर रोड, मकाली/ Tumkur Road, Makali,
बैंगलोर-562162/ Bangalore-562162
जीएसटी संख्या/ GST No, 09AADFT3025B1ZN

ई-मेल/ E-mail : antony.raj@himalayawellness.com

विषय/Sub: एलबीएसआई हवाई अड्डा, वाराणसी में शिशु देखभाल कक्ष सुविधा के प्रबंधन और संचालन के लाइसेंस का अवार्ड।
Award of License for Managing and Operating Baby Care Room Facility at LBSI Airport, Varanasi.

महोदय/ Sir,

- कृपया विषय सुविधा (निविदा आईडी: 2024_एआई_212035_1) के लिए ई-निविदा में अपनी भागीदारी का संदर्भ लें, जिसके लिए तकनीकी बोलियाँ 27.11.2024 को खोली गई थीं और वित्तीय बोली 30.01.2025 को खोली गई थी। सक्षम प्राधिकारी द्वारा निम्नलिखित नियमों और शर्तों पर विषय सुविधा प्रदान की जाती है:
1. Please refer to your participation in e-tender for the subject facility (tender ID: 2024_AAI_212035_1) for which technical bids were opened on 27.11.2024 and financial bid was opened on 30.01.2025. The competent authority is pleased to award the subject concession on the following terms and conditions:

Sr. No.	Particulars	Details
i.	Facility	Managing and Operating Baby Care Room
ii.	Location	Departure SHA 1 st Floor
iii.	Area	13.95 sqmt.
iv.	Periodicity of License	3 (Three) Years
v.	Business Incubation period	15 days from the date of issuance of this Award letter.

Antony

vi.	Gestation period	60 days, reckoned from the date of handing over of sites or actual commencement of Commercial Operations, whichever is earlier.	
vii.	License Fee payable for the first month	Quoted License Fee	₹39,250/-
		Space rental)if applicable as per tender conditions(	NA
		Common Area Maintenance (CAM) charges (10% of Space License fee for 13.95 sq mtr)	₹4,115/-
		Tax/GST @ 18%	₹7806/-
		Gross License Fee	₹51,171/-
viii.	Annual escalation	Annual escalation in license fee shall be applicable @ 10%.	
ix.	Charges towards consumption of electricity and water	As per actual consumption.	
x.	Interest free Security Deposit (SD) payable to AAI	(i) Security Deposit of Rs. 1,57,000/- towards License fee as per NIT. The Security to be deposited in the form of Demand Draft/Pay order/RTGS/NEFT/Bank Guarantee (having claim period of 180 days from the date of expiry of contract) from any scheduled commercial bank (Bank Guarantee from co-operative bank, even scheduled/Societies/Payment Banks, or by means of FDR, will not be accepted). (ii) Security Deposit of Rs. 23,550 /- towards Utilities (Electricity, Water, Data Port, Telephone etc.) as per NIT. The value of such Security Deposit for utilities will be determined equivalent to 5% of annual license/concession Fee of first year, subject to minimum deposit of Rs.10,000 and a maximum deposit of Rs.10 lakhs. (iii) <u>Total Security deposit</u> - ₹1,80,550/- This exercise of submission of SD is to be done within the business incubation period.	
xi.	One-month advance Gross License fee of Rs. 51,171 /-, is payable in the form of RTGS/NEFT in favor of Airport Authority of India within the business incubation period.		
xii.	Following are the details of Bank for RTGS/NEFT to Varanasi Airport: - • Bank : State Bank of India • Branch : Air Cargo Complex, Babatpur • IFSC Code : SBIN0002512 • Beneficiary Name: Airports Authority of India, Varanasi Airport • A/C No. : 30141204943		

Idem

	PAN and GST of Varanasi Airport: - PAN No - AAACA6412D - GST No. - 09AAACA6412D1Z6								
xiii.	Agreement has to be executed on non-judicial Stamp Paper of appropriate value within the business incubation period. The cost of Stamp Paper(s) and related costs to be borne by the licensee.								
xiv.	Details of persons employed by agency or going to be employed, who are near relatives of AAI employees, or are ex-employees of AAI who have separated from AAI in the past two years to be furnished by you (on letter head in the below format), along with the acceptance of this award letter: <table border="1" data-bbox="232 548 1372 751"> <thead> <tr> <th>Name of the person proposed to be employed</th><th>Designation</th><th>Your relationship with the said person</th><th>Place Posting of</th></tr> </thead> <tbody> <tr> <td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	Name of the person proposed to be employed	Designation	Your relationship with the said person	Place Posting of				
Name of the person proposed to be employed	Designation	Your relationship with the said person	Place Posting of						
xv.	Authority shall raise all bills (including MMG/MAG and any other bills except annual land lease bills) for the current month on 1st day of month in advance except true-up and reimbursement of expenditure bills like electricity, water etc. The invoices for reimbursement of expenditure like electricity, water charges etc. for the completed month shall be raised on 5th of succeeding month. A credit period of 15 days (date of invoice plus 15 days) shall be provided, which is subject to reduction as and when decided by Authority. Authority shall levy penal interest @ 12% per annum from the due date (i.e. date of invoice plus 15 days) till the actual date of payment received in Authority's account in the cases concessionaire/ agencies settled the invoice after due date but within 90 days (date of invoice plus 90 days) and @ 18% per annum from the due date till the actual date of payment received in Authority's account in the case of concessionaire/ agencies settled the invoices after 90 days. In case of part payment made by any agency, same rate of interest on the balance amount of invoice as applicable shall be charged.								
xi.	The licensee to obtain all necessary security approvals/clearances from BCAS/any other regulatory agency as required. Security Clearance - The selected Bidder/Licensee/Concessionaire shall apply to Bureau of Civil Aviation Security (BCAS) for Security Clearance, within a period of 10 days (30 days in case the Bidder is to form SPV as per RFP conditions) from the issuance of LOA and submit copies thereof to the Authority. Security Programme - The selected Bidder/Licensee/Concessionaire shall apply to Bureau of Civil Aviation Security (BCAS) for approval of the Security Programme, within a period of 10 days from the issuance of LOA and submit copies thereof to the Authority, in case the Selected Bidder/Licensee/ Concessionaire is having prior Security Clearance from BCAS. In case the Selected Bidder/Licensee/ Concessionaire is not having prior Security Clearance from BCAS on the date of issuance of LOA, then the Selected Bidder/Licensee/Concessionaire has to apply to BCAS for approval of security program within								



a period of 05 days from the date of receipt of Security Clearance from BCAS and submit copies thereof to the Authority.

2. लाइसेंसधारी द्वारा विधिवत हस्ताक्षरित इस अवार्ड लेटर की एक प्रति, जिसमें एनआईटी की सभी नियम व शर्तें तथा इस अवार्ड लेटर को स्वीकार किया गया हो, इस एलओए की प्राप्ति के सात (07) दिनों के भीतर इस कार्यालय को भेजनी होगी। इस अवार्ड लेटर की स्वीकृति के साथ पैरा xiv के अनुसार घोषणा पत्र संलग्न करना होगा।
A copy of this Award Letter duly signed by Licensee, accepting all Terms and Conditions of NIT and of this Award Letter, must be forwarded to this office **within seven (07) days** of receipt of this LoA. The acceptance to this award letter to accompany declaration as per **para xiv** above.
3. इसके अतिरिक्त, पैरा x, xi और xiii में सूचीबद्ध औपचारिकताएं वहां निर्दिष्ट समय सीमा के भीतर पूरी की जानी चाहिए।
Further, the formalities listed at **para x, xi & xiii** must be completed within the time lines specified therein.
4. निर्धारित समय के भीतर पुरस्कार स्वीकार न करने या पुरस्कार के बाद की औपचारिकताओं को पूरा न करने के कारण, आपको एनआईटी द्वारा अपने हवाई अड्डों या एनआईटी के नियंत्रण में किसी अन्य स्थान पर निविदाओं में आगे भाग लेने के लिए एक (01) वर्ष की अवधि के लिए प्रतिबंधित कर दिया जाएगा।
Non-acceptance of award or on account of non- completion of post-award formalities within the prescribed time, you shall be liable to be debarred by AAI for further participation in the tenders at its airports or at any other place under the control of AAI, for a period of one (01) year.
5. लाइसेंसधारक केवल भारतीय नागरिकों को ही नौकरी पर रखेगा और उन्हें नौकरी पर रखने से पहले उनके पिछले इतिहास और वफादारी का सत्यापन करेगा। लाइसेंसधारक यह सुनिश्चित करेगा कि नौकरी से किसी भी तरह से संदिग्ध पिछले इतिहास और राष्ट्रीयता वाला कोई व्यक्ति जुड़ा न हो।
The licensee shall employ only Indian nationals and get their antecedents and loyalty verified before employing them on the job. The licensee shall ensure that no person of doubtful antecedent and nationality is in anyway associated with the job.
6. सिविल/इलेक्ट्रिकल कार्यों के मामले में, एनआईटी से पहले ही एनओसी प्राप्त करना होगा।
In case of Civil/Electrical works, NOC has to be obtained from AAI beforehand.
7. अन्य सभी नियम और शर्तें एनआईटी/निविदा दस्तावेज़ के अनुसार होंगी। यह पुरस्कार पत्र और एनआईटी/निविदा दस्तावेज़ उनके संलग्नकों के साथ लाइसेंस समझौते का एक हिस्सा बनेंगे।
All other terms and conditions shall be as per NIT/Tender document. This award letter and NIT/Tender document along with their enclosures shall form a part of the license agreement.
8. स्थानांतरण से संबंधित दायित्व (नवीकरण खंड):

Obligations relating to Transfer (NOVATION CLAUSE):

प्राधिकरण इस बात से सहमत है कि इस समझौते की अवधि के दौरान, यदि प्राधिकरण हवाई अड्डे के संचालन और रखरखाव के अधिकार किसी तीसरे पक्ष को हस्तांतरित करता है, तो प्राधिकरण यह सुनिश्चित करेगा कि:

Signature

The Authority agrees that during the period of this Agreement, in the event the Authority transfers the rights to operate and maintain the Airport to a third party(s), the Authority shall ensure that;

- (क) प्राधिकरण इस समझौते को ऐसे तीसरे पक्ष के पक्ष में हस्तांतरित/नवीनीकृत करेगा. इस सिद्धांत पर कि ऐसा हस्तांतरण/नवीनीकरण प्राधिकरण को ऐसे अधिकारों के हस्तांतरण/नवीनीकरण की तिथि से और उसके बाद उत्पन्न होने वाली सभी देनदारियों और दायित्वों से मुक्त कर देगा। संबंधित तीसरे पक्ष के साथ पक्षकार आवश्यक दस्तावेज तैयार करेंगे या उपरोक्त हस्तांतरण/नवीनीकरण के लिए आवश्यक समझौते करेंगे; और
- (a) Authority shall cause to transfer/novate this Agreement, in favour of such third party, on the principle that such transfer/novation would release Authority of all liabilities and obligations arising from and after the date of transfer / novation of such rights. The Parties, along with relevant third party(s) shall execute necessary documentation or put in place necessary agreements for the aforesaid transfer/novation; and
- (ख) प्राधिकरण और कंसेशनर के बीच इस समझौते के प्रावधानों के अनुसार किए गए सभी अनुबंधों और अन्य व्यवस्थाओं के तहत या उसके अनुसार अधिकार और दायित्व ऐसे तीसरे पक्ष में निहित होंगे।
- (b) The rights and obligations under or pursuant to all contracts and other arrangements entered into in accordance with the provisions of this Agreement between Authority and Concessionaire shall be vested in such third party.

भवदीय/ Yours faithfully,

[Signature]
07/5/25

विवेक विक्रम/Vivek Vikram

प्रभारी(वाणिज्य)/Incharge(Commercial)

कृते विमानपत्तन निदेशक/For Airport Director

वाराणसी एअरपोर्ट /Varanasi Airport

NOO:

आंतरिक/Internal : प्रभारी/In-charge: (विद्युत/वित्त/सिविल/प्रचालन/सुरक्षा) एवं विमानपत्तन निदेशक
(Elect./Finance/Civil/Ops/Security) and APD

प्रतिलिपि/Copy to:

संयुक्त महाप्रबंधक (वाणिज्य), उत्तरी क्षेत्र, भारतीय विमानपत्तन प्राधिकरण, नई दिल्ली- 110037

Jt. G.M. (Commercial), Northern Region, Airports Authority of India, New Delhi-110037

नोट: हिन्दी और अंग्रेजी में किसी भी प्रकार की विसंगति होने पर अंग्रेजी संस्करण मान्य होगा।

Note: In case of any discrepancy in Hindi and English, English version will prevail.