



क्र.:भाविप्रा/खजु./वा./टी.आर.स्टाल/2025/148/1461

दिनांक: 20.08.2025

प्रति,

मैसर्स फैशन पॉइंट,
जैन मंदिर रोड, खजुराहो
जिला - छतरपुर (म.प्र.) 471606
Email:- monusahu2003@gmail.com
GST No. 23BSWPS9513D3Z9

**विषय:-खजुराहो एयरपोर्ट के एस.एच.ए. में टीआर-स्टॉल सुविधा के लाईसेंस हेतु
अवार्ड पत्र।**

**Subject: Award of License for TR-Stall facility in SHA at Khajuraho Airport,
Khajuraho (M.P.).**

महोदय/Sir,

1. Please refer to your participation in e-tender for the subject facility (tender ID: **2025_AAI_238625_1**) for which technical bids were opened on **09.07.2025** and financial bid was opened on **29.07.2025**. The competent authority is please to award the subject concession on the following terms and conditions:

Sr. No.	Particulars	Details
i.	Facility	TR-Stall
ii.	Location	SHA Ground Floor
iii.	Area	11.38 Sq.m. (approx.)
iv.	Periodicity of License	05 (Five) years
v.	Business Incubation period	15 days from the date of issuance of this Award letter.
vi.	Gestation period	60 days, reckoned from the expiry of the business incubation period OR the date of handing over of sites, whichever is earlier.
vii.	License Fee payable for the first month	Quoted License Fee
		Rs. 41,701/- (Rupees Forty One Thousand Seven Hundred One only)
		Space rental (if applicable as per tender conditions)
		0.00
		Common Area Maintenance (CAM) charges (10% of Space License fee for 11.38 sq mtr)
		1,229.04/-
		Tax/GST @ 18%
		7,727.40/-
		Gross License Fee
		50,657.44/- say Rs. 50,657/-
viii.	Annual escalation	Annual escalation in license fee shall apply as per clause 04 of Notice Inviting E-Tender (NIET).

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कार्यालय- निदेशक विमानपत्तन, नागर विमानक्षेत्र, खजुराहो, छतरपुर (म.प्र.) - 471606

दूरभाष - (07686) 272805, 274767, 274041, फैक्स-272810, 274765

Office of the Airport Director, Civil Aerodrome, Khajuraho, Chhatarpur, (MP)-471606

Ph. (07686) 272805, 274767, 274041 Fax- 272810, 274765

"हिन्दी पत्रों का स्वागत है"
"पर्यावरण की रक्षा, परतों की सुरक्षा"

ix.	Charges towards consumption of electricity and water	To be paid by the Licensee as per clause <u>1(c)(ii)</u> of Notice Inviting E-Tender (NIET).								
x.	Interest free Security Deposit (SD) payable to AAI	(i) Security Deposit of Rs. <u>3,03,942/-</u> towards License fee as per clause <u>5(C)</u> General Information and Guidelines of NIET. (ii) Security Deposit of Rs. <u>25,021/-</u> towards Common Area Maintenance and Utilities (Electricity, Water, Data Port, Telephone etc.) as per Agreement clause <u>10</u> of NIET. Total Security deposit – <u>3,28,963/-</u> . This exercise of submission of SD is to be done within the business incubation period.								
xi.	One-month advance Gross License fee of Rs. <u>50,657/-</u> 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 <u>Khajuraho</u> Airport: - • Bank: <u>State Bank of India</u> • Branch: <u>Khajuraho</u> • IFSC Code: <u>SBIN0002863</u> • Beneficiary Name: <u>Airports Authority of India</u> • A/C No.: <u>31926390725</u> PAN and GST of <u>Khajuraho</u> Airport: • PAN No - <u>AAACA6412D</u> • GST No. - <u>23AAACA6412D1ZG</u>									
xiii.	Agreement has to be executed on non-judicial Stamp Paper of Rs. <u>500/-</u> (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><tr><td>Name of the person proposed to be employed</td><td>Designation</td><td>Your relationship with the said person</td><td>Place of Posting</td></tr><tr><td></td><td></td><td></td><td></td></tr></table>		Name of the person proposed to be employed	Designation	Your relationship with the said person	Place of Posting				
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xv.	Authority shall raise all bills (including MMG/MAG and any other bills except annual land lease bills) for the current month on 1 st 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 5 th of succeeding month.									



xvi.	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. The licensee to make all payments through Biller Direct module of AAI or Virtual Account Number (VAN).
xvii.	Joint measurement of the area offered under license, to be conducted by AAI and Licensee/the authorized representative(s) of the licensee at the time of handing over / taking over of possession of site. This Joint measurement along-with report on handing over / taking over of site shall form part of the agreement to be executed.
xviii.	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.

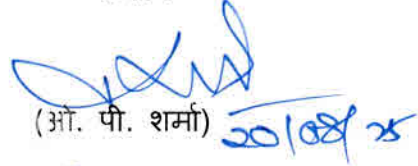
2. A copy of this Award Letter duly signed by Licensee, accepting all Terms and Conditions of NIET and of this Award Letter, must be forwarded to this office **within seven (07) days** of receipt of this LoA. The acceptance to this award letter to accompany declaration as per **para xiv** above.
3. Further, the formalities listed at **para x, xi & xiii** must be completed within the time lines specified therein.
4. 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. 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. You have to ensure the Police verification / antecedents' verification of your employees (as per guidelines of BCAS) before applying for Airport Entry Passes (AEPs). The Charges applicable for issuance of Airport Entry Passes (AEPs) of your employees shall be borne by you.
7. In case of Civil/Electrical works, NOC has to be obtained from AAI beforehand.
8. You shall not erect or display any advertisements or signboards except after obtaining the prior approval in writing of the Authority.
9. You shall be required to strictly follow the special terms and conditions (Appendix-2 of Annexure-A of tender document) for efficient Management of subject licence
10. All other terms and conditions shall be as per NIET/Tender document. This award letter and NIET/Tender document along with their enclosures shall form a part of the license agreement.

Thanking you.

भवदीय


(ओ. पी. शर्मा) 20/08/25

प्रभारी (वाणिज्यिक)
In Charge (Commercial)
कृते निदेशक विमानपतन
For Airport Director
नागर विमानक्षेत्र, खजुराहो
Civil Aerodrome, Khajuraho

Signature Not Verified

Digitally signed by Ravi Singh
Date: 2025.09.17 13:02:24 IST
Location: eProcurement System for
Central PSUs