



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA



IMS ISO 9001:2015, ISO 14001:2015 & ISO 45001:2018

Ref.No.AAI/CBE/R-5(A)/CommI/Massage Chair/2025

BY SPEED POST & E-mail

Date: 30.12.2025

To

M/s. Rasoi Canteen & Caterers
(Shri Sachin Yadav-Sole Proprietor)
WZ101, Raj Nagar, Part-2, Gali No.2
Palam Colony
NEW DELHI – 110 077.

GST No: 07ACFPY6073J1Z0

Sub: Award of License to Operate Massage Chair facility in SHA at Coimbatore International Airport (E-NIT No: 2025_AAI_245388_1)

Sir/Madam,

Please refer to your participation in e-tender for the subject facility (E-NIT No: 2025_AAI_245388_1) for which technical bids were opened on 08.09.2025 and financial bid was opened on 20.11.2025. The approval of competent authority is hereby conveyed to award the subject concession on the following terms and conditions:

Sr. No	Particulars	Details	
1	Facility	Massage Chair facility in SHA at Coimbatore International Airport	
2	Tentative Location	Ground Floor SHA	
3	Area	6 Sqm (Adjacent to Chennai Silks)	
4	Period of the License	03 (Three) Years	
5	Business Incubation period	30 days from the date of issuance of this award letter.	
6	Gestation period	90 days reckoned from the date of expiry of business incubation period.	
7	License Fee payable for the first month	Quoted License fee	Rs. 2,14,000/-
		Utility Charges	Rs. 1770/-
		Tax/GST@18%	Rs. 38838.60
		Gross License Fee	Rs. 254609/-
8	Annual Escalation	Annual escalation in license fee shall apply as per clause 4(a) of NIT. First annual escalation will be applicable after completion of one year of license period.	
9	Charges towards consumption of electricity and water	To be paid by the Licensee as per clause 1(v)(iii) of NIT.	

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कोयंबतूर/COIMBATORE-641014

Tel: 0422- 2571941/ 2571956/2573603/2573602/2573561/ Fax 0422 – 2592384/2573223
Email: apdcoimbatore@aai.aero

[Signature]
31/12/25



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10	Interest free Security Deposit (SD) payable to AAI	i. Security Deposit of Rs.10,18,500/- (Rupees Ten Lakhs Eighteen Thousand Five hundred only) amounting to 04 (four) months equivalent gross license/Concession fee of the first year to AAI shall be paid in the form of NEFT/RTGS/DD/PO/Bank Guarantee in favor of Airports Authority of India, Coimbatore Airport within 15 days from the date of issue of award letter. ii. Security Deposit of Rs.1,53,000/- (Rupees One Lakh Fifty Three thousand only) towards Utilities (Electricity, Water, Data Port, Telephone etc.) shall be paid in the form of NEFT/RTGS/DD/PO/Bank Guarantee in favor of Airports Authority of India, Coimbatore Airport within 15 days from the date of issue of award letter. Total Security Deposit: Rs.11,71,500/- (Rupees Eleven Lakhs Seventy One thousand Five hundred only) The SD to be furnished in the form of Bank Guarantee only to be issued by scheduled commercial bank having a validity period of 180 days from the date of expiry of the contract. However, BG from Cooperative Bank (even Scheduled) or in the form of FDR is not acceptable.								
11	One-month advance Gross License fee of Rs.2,54,609/- is payable in the form of RTGS/NEFT in favor of Airport Authority of India, Coimbatore Airport within the business incubation period.									
12	Following are the details of Bank for RTGS/NEFT to Coimbatore Airport: - • Bank: State Bank of India • Branch: Coimbatore (Main) Branch • IFSC Code: SBIN0000827 • Beneficiary Name: Airports Authority of India • A/C No. 32920223548 PAN and GST of Coimbatore Airport: • PAN No. AAACA6412D • GST No. 33AAACA6412D1ZF									
13	Agreement has to be executed on non-judicial Stamp Paper of Rs. 100 /- within the business incubation period. The cost of Stamp Paper(s) and related costs to be borne by the licensee.									
14	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"><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 of Posting</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 of Posting					
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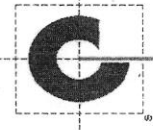
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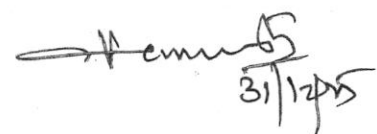
15	Authority shall raise all bills for the current month on 1st day of month in advance except true-up and reimbursement of expenditure bills like electricity, water etc. The invoices for reimbursement of expenditure like electricity, water charges etc. for the completed month shall be raised on 5th 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. The licensee to make all payments through Biller Direct module of AAI or Virtual Account Number (VAN).
16	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.
17	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 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 Sr. No 14 above.

3. Further, the formalities listed at Sr. No 10,11, & 13 must be completed within the time lines specified therein.

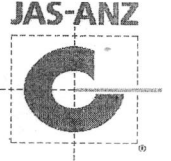
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31/12/15



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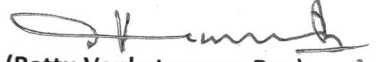


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4. Non-acceptance of award or on account of non- completion of post-award formalities within the prescribed time, you shall be liable to be debarred by AAI for further participation in the tenders at its airports or at any other place under the control 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. In case of Civil/Electrical works, NOC has to be obtained from AAI beforehand.
7. All other terms and conditions shall be as per NIT/Tender document. This award letter, handing over/taking over Note (to be signed) and all terms and conditions as mentioned in the E-tender shall be part and parcel of the license agreement.

Thanking you,

Yours faithfully,


(Battu Venkateswara Rao)
Asst. General Manager (Commercial)
For Airport Director
Coimbatore International Airport

Copy to: -

1. Regional Executive Director /AAI SR, Chennai-600 027
(Kind Attn.: -Jt. GM (Commercial)) -for information
2. Internal – JGM(ATC/Civil/Elect/Ops/FIN)/DGM(CNS)/CSO/DTM

बट्टु वेंकटेश्वर राव / BATTU VENKATESWARA RAO
सहायक महाप्रबंधक (वाणिज्य)/Asst. Gen. Manager (Commercial)
भारतीय विमानपत्तन प्राधिकरण / Airports Authority of India
कोयंबटूर अन्तरराष्ट्रीय हवाई अड्डा / Coimbatore Intl. Airport
कोयंबटूर / Coimbatore - 641 014.

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