



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

No. AAI/RC/COMML/ HRC /N-128/1000 (C-5)

Date: 15.12.2025

To,
M/s Kalyana Aviation & Security Services Private Limited
Diwan Mahalla, Gwal Toli,
Meena Bazar, Patna City
Patna, Bihar-800008

GST No 20AAKCK0717B1ZA

Subject: Award of License for Tour Operator Cum Hotel Reservation Counter in Arrival Area (NITB) (AC-Space) at Birsa Munda Airport, Ranchi.

Sir,

Please refer to above subject for License for Tour Operator Cum Hotel Reservation Counter in Arrival Area (NITB) (AC-Space). The competent authority is please to award the subject concession on the following terms and conditions:

Sl.No.	Particulars	Details	
i.	Facility	Tour Operator Cum Hotel Reservation Counter.	
ii.	Location	Arrival Area (AC Space)	
iii.	Area	6.9 Sqm (Approx.)	
iv.	Periodicity of License	3 (Three) Years	
v.	Business Incubation period	30 days from the date of issuance of this Award letter.	
vi.	Gestation period	30 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	License Fee	81501.00
		Common Area Maintenance (CAM) charges (10% of Space License fee for 6.9 sq mtr) Space rental @ 1340/Sqm.	924.60
		Tax/GST @ 18%	1,4836.60
		Gross License Fee	97,262.00

कार्यालय: वाणिज्य विभाग

बिरसा मुंडा विमानपत्तन, राँची-834002

टेली: 0651- 2250035

ईमेल : rc_cml@aai.aero

O/o Commercial Directorate Birsa Munda Airport, Ranchi-834002 Tel: 0651- 2250035

e-mail: rc_cml@aai.aero

प्रभारी (वाणिज्य) / Incharge (Commercial)

Pg 1 of 4

भारतीय विमानपत्तन प्राधिकरण / Airports Authority of India

बिरसा मुंडा हवाई अड्डा, राँची / Birsa Munda Airport, Ranchi

viii.	Annual escalation	i. Annual Escalation on License Fee @ 10% after completion of one year of license period. ii. Space Rent for (FY 2025-26), AC (Space) is Rs. 1340/- Per Sqm per month iii. The annual escalation on Space Rental @ 7.5% will be applicable on 1st April every Year. The rates derived after annual escalation shall be rounded off to the nearest multiple of Rs. 10/-. iv. The rates are subject to revision from time to time.
ix.	Charges towards consumption of electricity and water	The Security Deposit for Electricity is Rs 58,357/-
x.	Interest free Security Deposit (SD) payable to AAI	(i) Security Deposit equivalent to 06 months' gross license fee of first year of Rs. 5,83,572/- (ii) Security Deposit of Rs. 58,357 /- towards Utilities (Electricity, Water, Data Port, Telephone etc.) Total Security deposit – 6,41,929/-. This exercise of submission of SD is to be done within the business incubation period.
xi.	One-month advance Gross License fee of Rs. 97,262/- , 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>Birsa Munda Airport, Ranchi</u> :- - Bank: <u>32909130918</u> - Branch: <u>Hinoo, Ranchi</u> - IFSC Code: <u>SBIN0030527</u> - Beneficiary Name: <u>Airports Authority of India (Revenue)</u> - A/C No.: <u>32909130918</u> PAN and GST of <u>Birsa Munda Airport, Ranchi</u>: - PAN No - <u>AAACA6412D</u> GST No. - <u>20AAACA6412D1ZM</u>	
xiii.	Agreement has to be executed on non-judicial Stamp Paper of Rs. <u>100 /-</u> (appropriate value) within the business incubation period. The cost of Stamp Paper(s) and related costs to be borne by the licensee.	

Ravi Kumar

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:

Name of the person proposed to be employed.	Designation	Your relationship with the said person	Place of Posting

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.

The licensee to make all payments through Biller Direct module of AAI or Virtual Account Number (VAN).

xvi. 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.

xvii. 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.

प्रभारि (वाणिज्य) / Incharge (Commercial)

भारतीय विमानपत्तन प्राधिकरण / Airports Authority of India
बिरसा मुंडा हवाई अड्डा, राँची / Birsa Munda Airport, Ranchi

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 *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. 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 and NIT/Tender document along with their enclosures shall form a part of the license agreement.

Thanking you.

Yours faithfully,

Ravi Raushan Kumar
15/12/2015

प्रभारी (वाणिज्य) / Incharge (Commercial)
भारतीय विमानपत्तन प्राधिकरण / Airports Authority of India
बिरसा मुंडा हवाई अड्डा, राँची / Birsa Munda Airport, Ranchi

(Ravi Raushan Kumar)

Assistant Manager

For, Airport Director

Birsa Munda Airport, Ranchi.

Copy to:

In-charges Birsa Munda Airport, Ranchi – Elect./Finance/Civil/CNS/Ops/Security/Fire etc.