



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

संदर्भ संख्या : भाविप्रा/छ. सं./वाणिज्यिक/स्पा-एसएचए/2025-2026/184-193

दिनांक : 06/03/2026

11/03/2026

सेवा में ,

श्री ललीथा कॅटेरर्स / SRI LALITHA CATERERS

6/4, Sadhrana road, Garthi harsaru,

गुरगांव, हरयाना-122505 / Gurgaon, Haryana-122505

PAN – BHRPK3066K GST No. – 06BHRPK3066K1ZW

विषय: स्पा और वेलनेस सेंटर तथा मसाज चेयर की सुविधा (एसएचए-प्रथम तल) ठेका अवार्ड पत्र संबंधी।

Subject: Award of License of Spa and Wellness Centre and Massage Chair Facility (SHA – First Floor) at AAI Chhatrapati Sambhajinagar Airport-WR

महोदय,

1. Please refer to your participation in e-tender for the subject facility (Tender ID : 2025_AAI_256836_1) for which technical bids were opened on 06/01/2026 and financial bid was opened on 23/02/2026. The competent authority is please to award the subject concession on the following terms and conditions :

Sr. No.	Particulars	Details	
i.	Facility	Spa and Wellness Centre and Massage Chair Facility (SHA - First Floor) at AAI Chhatrapati Sambhajinagar Airport-WR.	
ii.	Location no. / Serial No.	SHA First Floor inside Terminal building / F-9 (as per approved floor plan)	
iii.	Area in sq.mtr. with dimensions	27 sq.mtr. (8 m x 3.3 m at SHA-First Floor) as per approved floor plan	
iv.	Periodicity of License	Five (05) Years.	
v.	Business Incubation period	30 days from the date of issuance of this Award letter.	
vi.	Gestation period	120 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. 1,11,501/-
		Space rental (if applicable as per tender conditions)	NA
		Common Area Maintenance (CAM) charges (10% of Space License fee @ Rs. 1,670/-* per sq.mtr. per month (A/C space) for 27 sq.mtr. (* rate escalate as per policy)	Rs. 4,509/-
		Tax / GST @ 18%	Rs. 20,882/-
		TCS as per prevailing rate (if applicable) present rate 2% on license fee	NA
		Gross License / Concession Fee	Rs. 1,36,892/-
viii.	Annual escalation	Annual escalation in license fee shall apply as per clause 04 of NIT.	
ix.	Charges towards consumption of electricity and water	To be paid by the Licensee as per clause 1 e (iii) NIT.	

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दूरभाष : (0240) 2476147, फॅक्स : (0240) 2485344





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x.	(i) Security Deposit of <u>Rs. 8,21,352/-</u> towards License fee as per clause 9 of Draft License Agreement of NIT/Tender document. (ii) Security Deposit of <u>Rs. 82,135/-</u> towards Utilities (Electricity, Water, Data Port, Telephone etc.) as per clause 10 of Draft License Agreement of NIT/Tender document. Total Security deposit – 9,03,487/- This exercise of submission of SD is to be done within the business incubation period.
xi.	One-month advance Gross License fee of <u>Rs. 1,36,892/-</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 Chhatrapati Sambhajinagar Airport :- Bank : STATE BANK OF INDIA Branch code : 13030 IFSC Code : SBIN0013030 A/C No.: 33820408194 Beneficiary Name : AIRPORT AUTHORITY OF INDIA PAN and GST of Chhatrapati Sambhajinagar Airport : PAN No - AAACA6412D GST No. – 27AAACA6412D1Z8
xiii.	Agreement has to be executed on non-judicial Stamp Paper of Rs. 100/- (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, along with the acceptance of this award letter.
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 15th 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.

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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.

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.
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 and entire EMD shall be forfeited.
5. The licensee shall employ only Indian nationals and get their antecedents and loyalty verified before employing them on the job. The licensee shall have to submit necessary character & antecedent verification from police authorities for issuance of PIC for staff.
6. In case of Civil / Electrical works, NOC has to be obtained from AAI beforehand.
7. All the 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 !

भवदीय
10/03/2024
विजय कोरडे

संयुक्त महाप्रबंधक।संचार। व प्रभारी - वाणिज्य
कृते, विमानपत्तन निदेशक, भाविप्रा - छत्रपती संभाजीनगर

प्रतिलिपी :-

1. क्षेत्रिय कार्यपालक निदेशक, भाविप्रा, पक्षे, मुम्बई
(ध्यानार्थ : सं. महाप्रबंधक - वाणिज्यिक)

विमानपत्तन निदेशक का कार्यालय, भाविप्रा- छत्रपती संभाजीनगर एयरपोर्ट, जालना रोड, छत्रपती संभाजीनगर - 431007

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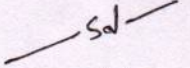
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2. उप. समादेष्टा - के. औ. सु. बल-औरंगाबाद

आंतरिक वितरण :- For information please.

- | | | |
|--------------------------|--------------------------------|--------------------------------|
| 1. वि. नि. के निजी सचिव | 2. सहा. महाप्रबंधक-इंजी. सिविल | 3. सहा. महाप्रबंधक-विद्युत |
| 4. मुख्य सुरक्षा अधिकारी | 5. सहा. महाप्रबंधक - वित्त | 6. प्रभारी-अग्नी |
| | | 7. प्रभारी - टर्मिनल मैनेजमेंट |

भवदीय



विजय कोरडे।

संयुक्त महाप्रबंधक। संचार। व प्रभारी - वाणिज्य
कृते, विमानपत्तन निदेशक, भाविप्रा - छत्रपती संभाजीनगर

विमानपत्तन निदेशक का कार्यालय, भाविप्रा- छत्रपती संभाजीनगर एयरपोर्ट, जालना रोड, छत्रपती संभाजीनगर - 431007
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Signature Not Verified

Digitally signed by MEDISSETTI ARJUN
SAI PRASAD
Date: 2026.07.29 16:10:23 IST
Location: eProcurement System for
Central PSUs