



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA
लाल बहादुर शास्त्री अन्तरराष्ट्रीय विमानतल
Lal Bahadur Shastri International Airport

दिनांक : 23.03.2026.

वारा/वाणिज्य/261/2026/ 2037-44

सेवा मे/To,
खेला एंटरप्राइजेज,
भूतल, Flat no. 108, जैप एन्क्लेव,
अजनाला रोड, हर्षा छीना,
राजा सांसी, अमृतसर, पंजाब.

M/s. KHELA ENTERPRISES,
Ground Floor,
Flat no. 108, Jap Enclave,
Ajnala Road, Harsha Chhina,
Raja Sansi, Amritsar, Punjab-143101.
Email: khelaenterprises2022@gmail.com

Subject: Award of License of Massage Chair facility at LBSI Airport, Varanasi Airport

Sir,

1. Please refer to your participation in e-tender for the subject facility (tender ID : 2026_AAI_266297_1). The competent authority is please to award the subject concession on the following terms and conditions:

Sr. No.	Particulars	Details
i.	Facility	Massage Chair facility
ii.	Location	DEPARTURE Ground Floor, DOMESTIC SHA.
iii.	Area	7.5 sqmt
iv.	Periodicity of License	03 years

v.	Business Incubation period	30 days from the date of issuance of this Award letter.	
vi.	Gestation period	90 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. 3,13,013/-pm
		Common Area Maintenance (CAM) charges (10% of Space License fee for 7.5 sq mtr)	Rs.2378/-
		Tax/GST @ 18%	56,770/-
		Gross License Fee	Rs.3,72,161/-
viii.	Annual escalation	Annual escalation in license fee shall apply as per clause 4 of NIT.	
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.14,88,644/- towards License fee as per clause 5(c) of NIT. (ii) Security Deposit of Rs. 1,87,808/- towards Utilities (Electricity, Water, Data Port, Telephone etc.) as <u>per clause 10 OF DRAFT License agreement of NIT</u> <u>Total Security deposit – Rs.16,76,452.</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.3,72,161/-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 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><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				
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. Wherever the billing is dependent on passenger data/ any other data and provisional billing is already done every month on 1st in advance, the invoices for true-up data shall be raised by 10th of succeeding month on the basis of pax data or actual data submitted by the concessionaire/ agency. <i>(This para to be striked out if not applicable viz. in cases of billing on MMG/Fixed License fee).</i> 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.											

14/5/21

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. 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. **Novation Clause :-**

“Notwithstanding anything contained in this agreement, Parties agree that during the Concession Term, in the event the Authority opts to transfer its rights such as operation, maintenance, development etc. of the Airport to a third party under PPP model or in any manner as may be decided by AAI/Government of India, then the Authority shall have the right to assign/novate/alter this Agreement, in favour of such third party, to which concessionaire hereby gives their consent unconditionally and Authority will not be bound to obtain any further consent of concessionaire. Such assignment/novation/alteration would release Authority of all liabilities and obligations arising under this agreement from and after the date of and other arrangements

entered into in accordance with the provisions of this Agreement shall be vested in such third party. The parties, along with relevant third party shall execute necessary documentation or put in place necessary agreements for the aforesaid assignment/novation/alteration as and when need arise."

8. Set-Off Clause:

"In the event of a default or breach in payment of license fee or interest amount or any other amount due with the licensee of whatever nature as per the provision of this contract, AAI is hereby authorized to adjust such amount from time to time to the fullest extent, with prior notice of 7 (seven) days to the licensee, by set off and apply any or all amount at any time held with AAI as security deposit or bank guarantee or any other amount as part of this contract or from any other expired/closed /terminated contracts of licensee with AAI. This is without prejudice to any rights and remedies available with AAI to recover the dues from licensee as prescribed by Law".

Explanation 1 – For the purposes of this agreement, set of means adjustment of any outstanding dues(s) of Licensee, with any amount in form of BG/SD or otherwise, held by AAI in relation to any other agreement, at any AAI airport/airport premises.

Explanation 2 – Outstanding dues shall mean and include any amount accrued/due against the licensee under this or any other agreement at any of AAI airport or airport premises.

9. 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.

भवदीय

23/3/26

विवेक विक्रम

प्रबन्धक (वाणिज्य)

कृते निदेशक विमानपत्तन

आंतरिक :-

प्रभारी - वित्त , सुरक्षा , विद्युत् , प्रचालन , सिविल विभाग विमानपत्तन निदेशक ।

प्रतिलिपि : क्षेत्रीय कार्यकारी निदेशक, उत्तरी क्षेत्र, एएआई, नई दिल्ली 110037.