



No. MSTC/TVC/COCHIN PORT TRUST/1/WILLIGDON ISLAND/24-25/11585 Dated: 11.06.2024

Bid Notice

1.1. Electronic bids (e-bids) in single stage two bid system (Technical Bid and Price Bid) are invited by the Secretary, Cochin Port Authority, Willingdon Island, Cochin 682009 vide bid No. MSTC/TVC/COCHIN PORT TRUST/1/ WILLIGDON ISLAND/24-25/11585 for lease of 5 plots in Willingdon Island North side for a period of 30 years with Annual Lease Rent as tender variable on Tender-cum-Auction for port related Commercial/Warehouse/Industrial activities. Details of the plots put up for tender and the financial parameters are given below.

S. No	Description	Location (W/Island North)	Area in ha (cents)	Category & annual lease rent as per SoR (Rs./ ha/ year)	Proposed Usage	Reserve Price for Annual Lease Rent (excl. GST) (Rs.)	EMD (Rs)	Average Annual Turnover (Rs.)	Tentative permitted height from MSL (m) (subject to confirmation from Navy)	Coordinates
1	Land Adjacent to BSNL Exchange	P S Parameswaran Road	0.0607 (15)	Commercial 30,73,935	port related Commercial/Warehouse/Industrial activities	1,90,320	19,000	10,21,405	18	9.964433, 76.269081
2	Land Near Young India	Kowdy Company Road	0.1417 (35)	Commercial 30,73,935		4,44,288	44,000	23,84,401	16	9.962422, 76.271981
3	Ex National Insurance Land	Marar Road	0.2024 (50)	Commercial 30,73,935		6,34,608	63,000	34,05,807	16	9.962873, 76.271627
4	Land Behind GAC Shipping	Subramaniam Road	0.0809 (20)	Commercial 30,73,935		2,53,655	25,000	13,61,313	28	9.966584, 76.264137
5	Ex E.K Mohammed land	Subramaniam Road	0.0624 (15.41)	Commercial 30,73,935		1,95,650	20,000	10,50,012	28	9.966667, 76.264986

1.2. Bid documents can be downloaded from the e-bid portal <https://www.mstcecommerce.com/auctionhome/kopt/indexcpt.jsp> or from the Cochin Port website www.cochinport.gov.in or from the Central Public Procurement (CPP) Portal www.eprocure.gov.in/cppp/.

1.3. Electronic Bidding. The bidder has to register with MSTC e-bid portal and should possess at least Class II signing type digital certificate issued by any of the Certifying Authorities for submitting their bid.

1.4. The bids should be submitted in electronic form only through e-bid portal <https://www.mstcecommerce.com/auctionhome/kopt/indexcpt.jsp>. The bidders shall upload soft copy of all the required documents in the e-bid portal.

1.5. Earnest Money Deposit (EMD): EMD as at Section 1.1 above should be remitted through RTGS/NEFT or in the form of Banker's Cheque or DD issued by Nationalized/ Scheduled Banks, drawn in favour of FA & CAO, Cochin Port Authority, payable at Cochin. Bank Details of Cochin Port Authority are given in Section 2.6 of the Bid Document.

1.6. The bidders need to obtain onetime User ID & password for login to e-bid portal <https://www.mstcecommerce.com/auctionhome/kopt/indexcpt.jsp> from the service provider M/s MSTC. Details of registration with MSTC are given in Section 3 of bid document.

1.7. The bids shall be submitted "online" strictly in accordance with the Instructions for Bidding and other Terms & Conditions given in the bid document.

1.8. Time schedule for various activities in connection with this bid will be as follows:

Activity	:	Date	Time
Availability of Bid Document	:	11.06.2024	10.00
Pre-Bid Meeting	:	20.06.2024	14.30
Start date of uploading by bidders	:	24.06.2024	10.00
Last date of submission of Bid	:	10.07.2024	14.30
Technical Bid opening	:	10.07.2024	15.00
Price Bid opening		Before E-auction	
E-auction	:	Will be announced separately	

**Sd/-
Secretary
Cochin Port Authority
For and on behalf of the Board of
Major Port Authority for Cochin Port**