



No. MSTC/TVC/COCHIN PORT TRUST/4/WILLIGDON ISLAND/24-25/20073 Dated:05.08.2024

### **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/4/WILLIGDON ISLAND/24-25/20073 for lease of 7.6803 ha (18.9780 acre) of land in Willingdon Island for a period of 30 years on Tender-cum-Auction for setting up Dry Cargo handling, processing, storage and allied facilities with Annual lease rent as tender variable and commitment of annual Minimum Guaranteed Throughput (MGT). Details of the plots put up for tender and the financial parameters are given below.

S. No	Description	Location (W/Island)	Area in ha (Acre)	Category & current annual lease rent as per SoR (Rs./ha/ year) as in 17.11.2023	Proposed Usage	Reserve Price for Annual Lease Rent (excl. GST) (Rs.)	Details of Building/Structure	Depreciated cost of building/structure (Rs.)	EMD (Rs)	Average Annual Turnover (Rs.)	Tentative permitted height from MSL (subject to confirmation from Navy)	Coordinates at Plot-1
1	Plot-1, Plot-2 & Plot-3	Q9 Berth back up area and nearby	7.6803 (18.9780)	Commercial	for setting up Dry Cargo handling, processing, storage and allied facilities	2,40,80,921	13 buildings having plinth area 7,538 Sq m	2,12,70,600	24,00,000	12,92,37,244	14 to 38	9.965 11, 76.27 122

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](http://www.cochinport.gov.in) or from the Central Public Procurement (CPP) Portal [www.eprocure.gov.in/cppp/](http://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 2.10 of the Bid Document.

1.6. Pre-Contract Integrity Pact (IP) shall cover this tender throughout its various phases, and IP would be deemed as a part of the tender through an appropriate provision. The bidder should submit 'Pre-Contract Integrity Pact' (as per Section-11 in the bid document) to be executed between the bidder and Cochin Port Authority along with the Bid. Bids, not accompanied with duly signed "Pre-Contract Integrity Pact" will be rejected. IP would be implemented through the Independent External Monitor (IEM), (1) Shri. M.J. Joseph, ICAS (Retd.), 37, Da Costa Square, 3<sup>rd</sup> cross, Cooke Town, Bangalore, 560084, Email: [joseph.iem@cochinport.gov.in](mailto:joseph.iem@cochinport.gov.in). (2) Shri. Punati Sridhar, IFoS (Retd.), 8C, Block-4, 14-C Cross, MCHS Colony, HSR 6<sup>th</sup> Sector, Bangalore, 560102, E-mail id: [sridhar.iem@cochinport.gov.in](mailto:sridhar.iem@cochinport.gov.in).

1.7. 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.

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

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

Activity	:	Date	Time
Availability of Bid Document	:	05.08.2024	10.00
Pre-Bid Meeting	:	19.08.2024	14.30
Start date of uploading by bidders	:	27.08.2024	10.00
Last date of submission of Bid	:	20.09.2024	14.30
Technical Bid opening	:	20.09.2024	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**