

**COCHIN PORT TRUST**  
**GENERAL ADMINISTRATION DEPARTMENT**  
**(ESTATE DIVISION)**  
**COCHIN – 9**

**Phone: 0484- 2582127, 2582100, Fax: 0484-2668163**

MSTC/BLR/COCHIN PORT TRUST/17/WILLIGDON ISLAND/19-20/19365 Dated 31.10.2019

**NOTICE INVITING TENDER (NIT)**

- 1.1. e- Tender under single stage two bid system(**Part-I Technical Bid & Part –II, Price Bid**) are invited on behalf of the Board of Trustees of Cochin Port for **“Lease of 4.05 ha (10 acre) of land at South End Reclamation (SER) Area, W/Island for establishing a Multispecialty Hospital for a period of 30 years on upfront payment as tender variable on tender-cum auction Method”**.
- 1.2. Tender Document and corrigendum/addendum/clarifications, if any, will be hosted in the websites of Cochin Port Trust [www.cochinport.gov.in](http://www.cochinport.gov.in) , MSTC [www.mstcecommerce.com](http://www.mstcecommerce.com) and Central Public Procurement Portal. **However Bid documents and extension or any other notice /corrigendum/addendum/clarifications if any, may be downloaded from MSTC websites only**. Bidders are advised to visit the websites regularly.
- 1.3. 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’ (Annexure-5)** to be executed between the bidder and Cochin Port Trust 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), Sri. P.R.Ravikumar, IRS (Retd), Akshath, No.84, First Avenue, Kumaranasan Nagar, Elamkulam (PO), Ernakulam – 682 020.
- 1.4. The bidders shall give an undertaking that they have not made any payment or illegal gratification to any person/authority connected with the bid process so as to influence the bid process and have not committed any offence under the PC Act in connection with the bid as per proforma at **Annexure-7**.
- 1.5. **Minimum Qualification Criteria (MQC) required to participate in the tender:** The bidder should be a Registered Partnership Firm or Company or Joint Venture or Consortium or Societies or Trusts or other Statutory Bodies having an average annual financial turnover for the last 3 years ending on 31<sup>st</sup> March 2019 as stipulated in ‘Instructions to the tenderers’ in the Tender Document. The bidder should have 5 Years experience of financing, administration, managing, maintaining of at least 250 bedded Multispecialty Healthcare Service / hospital with all major specialties in India.
- 1.6. **Bidding criteria:** The land shall be allotted to the bidders, who quote the highest upfront payment for the land in the price bid or in the auction, subject to clause 3.22 of the tender document. Taxes will be applicable for upfront payment. The successful tenderer shall remit the upfront payment to the Port after award of the lease.
- 1.7. The Bidders shall disclose any payments made or proposed to be made to any intermediaries in connection with the bid as per proforma at **Annexure-8**. In case no payment is made or not proposed to be made a ‘Nil’ statement shall be enclosed.
- 1.8. Cost of tender documents & Earnest Money Deposit (EMD)
  - 1.8.1. Cost of Tender Documents - **Rs.10,500/-(10,000+500GST) (Indian Rupees Ten Thousand And Five Hundred only) {NEFT/RTGS/DD/BC}**

1.8.2. Earnest Money Deposit (EMD) - **Rs.15,50,000 (Indian Rupees Fifteen lakhs and fifty thousand only)** {NEFT/RTGS/DD/BC or BG as per format in Annexure-10 of tender document}

1.8.3. Tenders without Cost of Tender Document and EMD will be rejected.

1.9. Reserve Price against upfront payment fixed for the plot put to tender is **Rs.33,45,54,255** (Rupees thirty three crores forty five lakhs fifty four thousand two hundred and fifty five only).

**SCHEDULE OF TENDER (SoT):**

a	E tender No.(System generated)	MSTC/BLR/COCHIN PORT TRUST/17/WILLIGDON ISLAND/19-20/19365
b	Mode of Tender	E tender System by online Part I (Technical Bid) and online Part II (Price Bid) through <a href="http://www.mstcecommerce.com">http://www.mstcecommerce.com</a> of MSTC Ltd. The intending bidders are required to submit their offers electronically as per following schedules through e-tendering portal. No tender shall be accepted by the office of CoPT, if submitted by hard copy, except the documents specifically called for by the Secretary, Cochin Port Trust (CoPT).
c	Dates on which NIT is available to download.	From 31.10.2019 to 16.12.2019
d	Queries, if any, to be sent by e mail	12.11.2019
	Date and Time of off line Pre-Bid meeting	13.11.2019 at 1430 hrs.
e	Likely date of uploading the addendum if any	21.11.2019
f	Date of starting of e-tender for submission of online technical bid and price bid at <a href="http://www.mstcecommerce.com">http://www.mstcecommerce.com</a>	From 22.11.2019
g	Date of closing of online e tender for submission of technical bid & price bid.	Up to 14.30 Hrs on 16.12.2019
h	Date and time of opening of Part-I (Technical Bid)	At 15.00 hrs on 16.12.2019
i	Date & time of e- auction	Shall be informed separately at appropriate time to the technically qualified bidders.

1.10. The Process involves Electronic Bidding for submission of Technical Bid as well as Price Bid. The bidder has to register with MSTC, e – tender portal which is free of cost and should possess at least Class II signing type digital certificate for submitting their bid.

**Sd/-**  
**Secretary**  
**Cochin Port Trust**  
**For and on behalf of the Board of**  
**Trustees of the Cochin Port Trust**