

No. MSTC/TVC/COCHIN PORT TRUST/72/WILLIGDON ISLAND/22-23/41539 Dated: 27.02.2023

Bid Notice

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/72/WILLIGDON ISLAND/22-23/41539 for lease of 4 plots in Willingdon Island South side for a period of 30 years with Annual Lease Rent as tender variable on Tender-cum-Auction for various activities. Details of the plots put up for tender and the financial parameters are given below.

S. No	Description	Location (W/Island South)	Area in ha (acre)	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	Plot-A18_1	Alongside NH966B	1.0117 (2.5)	NA 53,48,680	Commercial/Industrial/Hospitality activities which includes General Warehousing/Open Storage/Tank Farms, etc., Shipping Ancillary, Commercial/Office Complexes, Hotels, Convention Centres, Stadiums, Educational Institutes, Hospitals, Public Space, etc.	54,11,260	5,41,000	2,90,41,094	20	9.930579, 76.280719
2	Plot-A18_2	Alongside NH966B	1.0117 (2.5)	NA 53,48,680	Commercial/Industrial/Hospitality activities which includes Hotels, Convention Centres, Stadiums, Educational Institutes, Hospitals, Public Space, etc.	54,11,260	5,41,000	2,90,41,094	17	9.930067, 76.282235
3	Plot-S14 Near Ruchi Tank Farm	Vathuruthy Railway Gate Cross Road	1.166 (2.88)	Commercial 30,73,935	Commercial/ Hospitality / Industrial activities which includes Hotels, Convention Centers, Commercial / Office Complexes, Warehousing, Parking Facilities, Workshops, etc.	35,84,208	3,58,000	1,92,35,694	8-10	9.934040, 76.276601
4	Plot-S16 Near Josco Automobiles	Cross Road near Tropicana Cold Storage	1.6188 (4.00)	Commercial 30,73,935	Commercial/ Hospitality / Industrial activities which includes Hotels, Convention Centers, Commercial / Office Complexes, Warehousing, Parking Facilities, Workshops, etc.	49,76,086	4,98,000	2,67,05,611	4-14	9.935348, 76.280598

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/.

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.
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.
5. Earnest Money Deposit (EMD): EMD as at Section-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.
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.
7. The bids shall be submitted "online" strictly in accordance with the Instructions for Bidding and other Terms & Conditions given in the bid document.
8. Time schedule for various activities in connection with this bid will be as follows:

Activity	:	Date	Time
Availability of Bid Document	:	27.02.2023	10.00
Pre-Bid Meeting	:	10.03.2023	14.30
Start date of uploading by bidders	:	17.03.2023	10.00
Last date of submission of Bid	:	30.03.2023	14.30
Technical Bid opening	:	30.03.2023	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