

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

Phone: 0484-2582127, 2582103, Fax: 0484-2668163

SECTION-1

NOTICE INVITING TENDER (NIT)

No. MSTC/BLR/COCHIN PORT TRUST/1/WILLIGDON ISLAND/18-19/604

dated.31/03/2018

- 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 Trust for “**Lease (Renewal) of 4 units (6 Nos plots) with existing structures/buildings (Presently leased to various Lessees but lease period expired) in W/Island for Port related Commercial/Office/Warehouse purposes on annual lease rental basis for a period of 30 years with payment of onetime non-refundable premium as tender variable on tender cum auction method**”. **Right of First Refusal (RFR) will be extended to the existing lessee.**
- 1.2. The lease period will be 30 years from the date of acceptance of the offer by the Board of Trustees of Cochin Port.
- 1.3. Tender Document and corrigendum/addendum/clarifications if any will be hosted in the websites of Cochin Port Trust www.cochinport.gov.in, MSTC www.mstcecommerce.com and CPPP www.eprocure.gov.in. **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.
- 1.4. 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-6**.
- 1.5. 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-7**. In case no payment is made or not proposed to be made a ~~Nil~~ statement shall be enclosed.
- 1.6. **Minimum Qualification Criteria (MQC) required to participate in the tender: The existing lessee of the land is eligible for submitting the tender.** The bidders other than the existing lessee of the land, who wish to participate in the tender, must fulfil the following requirements and bids of only those who fulfil these requirements shall be considered for detailed evaluation and auction. The bidder should be a Firm or Company or Joint Venture or Consortium having an average annual financial turnover for the last 3 years ending on 31st March 2017 as stipulated in the schedule given in the ~~Instructions~~ to the tenderers in the Tender Document. In case the bidding entity is not in existence for the last 3 years, the average annual financial turnover of the entity should be equal to or more than the above said amount for the period of their existence. In case, Tenderer / Company does not have financial turnover, Tenderer / Company should submit an unconditional undertaking given by the holding Company of the Tenderer/Company to the effect that the Holding Company will support the project financially throughout the period of the lease.

1.7. **Bidding criteria:** The land shall be allotted to the bidders, who quote the highest onetime non-refundable premium for the land in the price bid or in the auction. Taxes will be applicable for one-time non-refundable premium. The successful tenderer shall remit the onetime non-refundable premium to the Port after award of the lease.

1.8. **Cost of tender document, Earnest Money Deposit and Reserve Price.**

1.8.1. If a bidder wish to quote for more than one unit, the tender document cost to be paid is Rs 2,000/- Plus GST only, whereas EMD shall be remitted separately for each unit.

1.8.2. **Tenders without Cost of Tender Documents and EMD will be rejected.**

Sl.No	Description of Land	Area in ha (cents)	Purpose	Cost of Tender Document (Rs)	EMD in Rs	RESERVE PRICE (in Rs)
Unit-1	M/s. Philpson & Sons	(0.0162+0.0527+0.0567+0.1256)(31.02)	Commercial /office	2,000/- +GST	33,000/-	3,27,325/-
Unit-2	M/s M.P Abraham	0.0405(10)	Commercial	2,000/- +GST	11,000/-	1,05,547/-
Unit-3	M/sRajagopal &Company	0.2027(50.09)	Warehouse	2,000/- +GST	42,300/-	4,22,604/-
Unit-4	M/s Siewart & Dholakia Pvt.Ltd.	0.2025(50.03)	Warehouse	2,000/- +GST	42,300/-	4,22,187/-

1.9. **SCHEDULE OF TENDER (SoT):**

a	E tender No.(System generated)	MSTC/BLR/COCHIN PORT TRUST/1/WILLIGDON ISLAND/18-19/604
b	Mode of Tender	E tender System by online Part I (Technical Bid) and online Part II (Price Bid) through http://www.mstcecommerce.com 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 to the Sr. Asst. Estate Manger, Cochin Port Trust (CoPT).
c	Date of NIT available to parties to download.	From 31/03/2018 to 02/05/2018

d	Queries, if any, to be sent by e mail	09/04/2018
	Off line Pre-Bid meeting date & time	10/04/2018 at 11:00 Hrs.
e	Likely date of uploading the addendum if any	17/04/2018
f	Date of starting of e-tender for submission of online technical bid and price bid at http://www.mstcecommerce.com	From 18/04/2018 to 02/05/2018
h	Date of closing of online e tender for submission of technical bid & price bid.	Upto 14:30 Hrs on 02/05/2018
i	Date and time of opening of Part-I(Technical Bid)	At 15:00 hrs on 02/05/2018
j	Date &time of e- auction and opening of Part-II(ie Price Bid)	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/-
Traffic Manager
Cochin Port Trust
For and on behalf of the Board of
Trustees of the Cochin Port Trust