

**COCHIN PORT TRUST  
TRAFFIC DEPARTMENT  
(ESTATE DIVISION)  
COCHIN – 9**

**Phone: 0484-2582127, 2582200, Fax: 0484-2666418**

**PART I –TECHNICAL BID**

Tender No. **MSTC/BLR/COCHIN PORT TRUST/2/WILLIGDON ISLAND/18-19/4937** Dated: 11.05.2018

SECTION-1

**1. 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 8 Nos plots on W/Island for a period of 30 years on annual lease rental basis for Port related Commercial/warehouse purposes with payment of onetime non-refundable premium 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 (CPPP), **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+ shall be rejected**. IP would be implemented through the Independent External Monitor (IEM), Sri. K.K.Vijayakumar, IAS (Retd), Kalarikkal, KRA-33, Kunnumpuram Civil Station Road, Kakkanad, Cochin-682 030.
- 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. 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.
- 1.6. **Minimum Qualification Criteria (MQC) required to participate in the tender:** 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 31<sup>st</sup> 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 respective 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. Reserve Price for one-time nonrefundable premium, Cost of tender documents & Earnest Money Deposit (EMD) are given below. Tenders without Cost of Tender Document, EMD and duly signed pre contract integrity pact will be rejected

S.No	Description of Land	Area in ha	Purpose	Location	Cost of Tender document in Rs.	EMD in Rs.	Reserve Price (in Rs)	Depreciated cost of building in the land (Rs.)
1	Ex. Unilever India Exports Ltd.	0.4049	Commercial	Bristow Road	10,500	1,07,700	45,75,375	
2	Ex. Container Corporation of India Ltd. (CONCOR)	1.70	Commercial	Indira Gandhi Road		4,51,900	1,92,10,020	2,98,080
3	Ex. Indian Bank	0.2025	Commercial	Venkitaraman road		53,900	22,88,252	5,99,644
4	Ex. Rubber Board	0.0608	Commercial	Indira Gandhi road		16,200	6,87,041	5,03,239
5	Plot No. B	1.98	Commercial	Marar Road		5,26,350	1,85,97,964	
6	Plot No. V-25,26 & Ex. IWAI	1.44	Commercial	Opp. CISF Barrack		3,82,800	1,35,25,793	
7	Plot No.V-82	0.3563	Warehouse	Marar road		75,800	26,77,355	
8	Plot No.V-20	0.1280	Commercial	6th cross road		34,100	14,64,048	

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

a	E tender No.(System generated)	<b>MSTC/BLR/COCHIN PORT TRUST/2/WILLIGDON ISLAND/18-19/4937</b>
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 11.05.2018 to 12.06.2018
d	Queries, if any, to be sent by e mail	21.05.2018
	Date and Time of off line Pre-Bid meeting.	22.05.2018 at 14.30 Hrs.
e	Likely date of uploading the addendum if any	31.05.2018
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 02.06.2018
g	Date of closing of online e tender for submission of technical bid & price bid.	Upto 14.30 Hrs on 12.06.2018
h	Date and time of opening of Part-I(Technical Bid)	At 15.00 hrs on 12.06.2018
i	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 Cochin Port Trust**