

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

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

PART I –TECHNICAL BID

Tender No.MSTC/BLR/COCHIN PORT TRUST/2/WILLIGDON ISLAND/19-20/5137 Dated:06.06.2019

SECTION-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 22.351 ha (55.231 acre) of Land in between Kannanghat Bridge and Alexander Parambithara Bridge on W/Island for Business District and Hospitality node purpose for a period of 30 years on annual lease rental basis with payment of one-time non-refundable premium 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 , MSTC 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 having an average annual financial turnover for the last 3 years ending on 31st March 2018 as stipulated in ‘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-
- 1.6. **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. Annual lease rent as per the Scale of Rates shall also be payable.
- 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.63,58,000/- (Indian rupees sixty three lakhs fifty eight thousand only)** {NEFT/RTGS/DD/BC or BG as per format in Annexure-9}

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

1.9. **Reserve Price against One Time Non-refundable premium fixed for the plot put to tender is Rs.216,42,00,000/- (Indian rupees two hundred and sixteen crores and forty two lakhs only)**

SCHEDULE OF TENDER (SoT):

a	E tender No.(System generated)	MSTC/BLR/COCHIN PORT TRUST/2/WILLIGDON ISLAND/19-20/5137
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 by the Secretary, Cochin Port Trust (CoPT)
c	Dates on which NIT is available to download	From 06/06/2019 to 06/09/2019
d	Queries, if any, to be sent by e mail	23/07/2019
e	Date and Time of Off line Pre-Bid meeting (1)	26/06/2019 at 1430 hrs.
f	Date and Time of Off line Pre-Bid meeting (2)	24/07/2019 at 1430 hrs.
g	Likely date of uploading the addendum if any	06/08/2019
h	Date of starting of e-tender for submission of online technical bid and price bid at http://www.mstcecommerce.com	From 07/08/2019
i	Date of closing of online e tender for submission of technical bid & price bid.	Up to 14.30 Hrs on 06/09/2019
j	Date and time of opening of Part-I(Technical Bid)	At 15.00 hrs on 06/09/2019
k	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/-
Secretary
Cochin Port Trust
For and on behalf of the Board of
Trustees of the Cochin Port Trust**