

**COCHIN PORT TRUST**  
**GENERAL ADMINISTRATION DEPARTMENT**  
**(ESTATE DIVISION) COCHIN – 9**  
**Phone: 0484- 2582127, 2582100 Fax: 0484-2668163**

Tender No. MSTC/TVC/COCHIN PORT TRUST/5/WILLIGDON ISLAND/21-22/3716 Dated: 24.05.2021

**Replies to Pre-bid meeting queries**

Replies to the queries raised by bidders in the pre-bid meeting conducted through online on 21.05.2021 in connection with the tender for lease of 1.7773 ha (4.39 acre) of land in Willingdon Island for a period of 30 years on Annual Lease Rent basis with payment of Onetime Non-Refundable Premium (ONRP) as tender variable on tender-cum-auction for setting up Dry Cargo handling, storage and allied facilities (MSTC/TVC/COCHIN PORT TRUST/5/WILLIGDON ISLAND/21-22/3716) are given below.

S No.	Clause No.	Tender clause	Queries	CoPT's Responses
1	2.19. 2.3.	Soft copy of GST registration certificate and PAN in favour of the bidder shall be submitted along with the technical bid	We currently do not have GST registration for the state of Kerala, as we are not operating in the state. However, we have GST registration for the neighbouring state of Karnataka, where we have full-fledged operation. In the prevailing Covid situation, any new GST registration may take longer duration than usual. Therefore, can we submit our GST registration of other state?	The bidder can submit any valid GST registration certificate of theirs.
2	1.6	The bidder should submit 'Pre-Contract Integrity Pact' (Section-11) to be executed between the bidder and Cochin Port Trust along with the Bid. Bids	Pre contract Integrity Pact: Is this document required to be submitted in notarized stamp paper? What would be the value of the stamp paper?	The Pre-Contract Integrity Pact may be executed in plain white paper, with the seal and signature of the bidder on each page, and Stamp paper is not required.
3	2.6	The NPV of Wharfage is computed by multiplying the throughput of Cargo for the lease period for which MGT is applicable (28 years out of 30 years) by the Coastal Rate of Wharfage at the time of tender, and discounting annually at 6%.	Please consider the MGT of the fourth year (4 <sup>th</sup> year) of the operation as the bid parameter. so effectively it would be 6 <sup>th</sup> year after land allotment. this would provide space for ramp up period for the new entrant and therefore would provide a level field	Tender condition prevails.

4	2.5	The offer of MGT should be submitted along with the Technical Bid which should be equal to or more than 3.0 Lakh Tons per annum for the entire lease period.	Please keep MGT as constant for balance year of the operation	Tender condition prevails. The bidder is free to offer a constant MGT for the lease period for which MGT is applicable.
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Note: This document is also form part of the tender document

**Sd/-  
Secretary**