

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

No MSTC/TVC/COCHIN PORT TRUST/19/WILLIGDON ISLAND/21-22/3730 Dated: 04.06.2021

Bid Notice

1. Electronic bids (e-bids) in single stage two bid system are invited by the Secretary, Cochin Port Trust, Willingdon Island, Cochin 682009 vide bid No. MSTC/TVC/COCHIN PORT TRUST/19/WILLIGDON ISLAND/21-22/3730 for lease of six plots 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 various Purposes. Details of the plots put up for tendering and the financial parameters are given below.

Descr iption	Area in ha (acre)	Location (W/Island)	Category	Reserve Price for ONRP (Rs)	Depreciated cost of building (Rs.)	Annual lease rent as in 2021- 22 (Rs.)	EMD (Rs)	Average Annual Turnover (Rs)
Plot-1	0.8097 (2.00)	Along Bristow Road, Armoury Jn.	Commercial	98,28,098		22,84,017	2,61,000	1,54,00,000
Plot-2	1.0122 (2.50)	Along G.V. Iyer Road, RNAS Area	Commercial	1,22,86,033		28,55,232	3,27,000	1,93,00,000
Plot-3	0.5182 (1.28)	Along Marar Road, RNAS Area	Commercial	62,89,886		14,61,748	1,67,000	99,00,000
Plot-4	0.4049 (1.00)	Along Marar Road, RNAS Area	Commercial	49,14,656		11,42,149	1,31,000	77,00,000
Plot-5	0.4049 (1.00)	Along Bristow Road, Armoury Jn.	Commercial	49,14,656	62,70,269	11,42,149	1,31,000	77,00,000
Plot-6	0.2713 (0.67)	Along Malabar Road, North End	Commercial	32,93,026	2,90,63,100	7,65,288	88,000	52,00,000

2. Bid documents can be downloaded from the e-auction portal <https://www.mstcecommerce.com/auctionhome/kopt/indexcpt.jsp> or from CoPT website www.cochinport.gov.in or from Central Public Procurement (CPP) Portal www.eprocure.gov.in/cppp/.

3. The Process involves 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) 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 Trust, payable at Cochin. Bank Details of Cochin Port Trust are given in section 2.3 of Bid Document.

6. 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' (Section-11 of bid document) 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.

7. The bidders need to obtain onetime User ID & password for login to e-Bidding 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.

8. The bids shall be submitted "online" strictly in accordance with the Instructions to Bidders and other Terms & Conditions given in the bid document.

9. Time schedule for various activities in connection with this bid will be as follows:

Activity	:	Date	Time
Availability of Bid Document	:	04.06.2021	10:00
Pre-Bid Meeting	:	21.06.2021	14:30
Start date of uploading by bidders	:	30.06.2021	10:00
Last date of submission of Bid	:	21.07.2021	14:30
Technical Bid opening	:	21.07.2021	15.00
E-auction	:	Will be announced separately	

Sd/-
Secretary
Cochin Port Trust
For and on behalf of the Board of
Trustees of the Cochin Port Trust