

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

**Phone: 0484-2666412, 2582103, Fax: 0484-2668163**

No. MSTC/TVC/COCHIN PORT TRUST/32/WILLIGDON ISLAND/22-23/11450 Dated:26.08.2022.

**1. Bid Notice**

1.1. Electronic bids (e-bids) in single stage two bid systems (Technical Bid and Price Bid) are invited by the Secretary, Cochin Port Authority, Willingdon Island, Cochin 682009 vide bid No MSTC/TVC/COCHIN PORT TRUST/32/WILLIGDON ISLAND/22-23/11450 for lease of 6 plots with existing structures in Willingdon Island for a period of 30 years with Annual Lease Rent as tender variable on Tender-cum-Auction for Commercial/Warehouse Purposes. Details of the plots put up for tender and the financial parameters are given below

S. No	Descri-ption	Area in ha	Location (W/Island)	Category	Proposed Usage	Reserve Price for Annual Lease Rent (excluding GST) (Rs.)	Details of Building/ Structure	Depreciated cost/valuation by the value of building/ structure (Rs.)	EMD (Rs) (EMD 10% of annual lease rent)	EMD (Rs) (EMD 10% of depreciated value of structure)	Average Annual Turnover (Rs.)
1	Unit-3	0.116 (28.66 cents)	Land along Marar Road(HTC)	Warehouse		2,79,668	Godown Truss roof – 5272 sqft	13,18,000	27,967	1,31,800	14,87,000
2	Unit-8	0.081 (20.00 cents)	Land along KPK Subramanian Road(Kinship)	Commercial		2,44,107	Bldg-I GF+1-3704 sft Bldg-II GF-3000 Sft.	13,10,182	24411	1,31,018	12,98,000
3	Unit-9	0.47 (116.10 cents)	Land along Marar Road(kinship)	Commercial		14,16,421	RCC- GF-6597 sft FF 6211 sft SF-2042 sft Sheet roof-30051 sqft	35,60,382	141642	3,56,038	75,29,000
4	Unit-10	0.1372 (33.90 cents)	Land along GV Iyyer Road(MO Devassy)	Warehouse		3,30,779	<b>Block-I</b> Warehouse Building Trussed roof - 874.21m2 Loading/Unloading area with cantilever truss covered with roofing- 79.8m2 Canopy- 47.5m2 <b>Block-II</b> Double storied RCC building Office bldg-GF- 148.48m2, FF- 148.48m2, Cantilever porch-9.24m2	30,66,000	33078	3,06,600	17,58,000
5	Unit-11	0.0607 (15.00 cents)	Land along IG Road(Cochin Steamer Agents Assn)	Commercial		1,82,929	Office-3183sft	47,43,000	18293	4,74,300	9,72,000
6	Unit-12	0.3269 (80.75)	Land at EDC Jn. along Milne Road (Indian Potash Limited)	Warehouse		7,88,133	Office area-413.82 sft Godown area- 26287.54sft	1,12,14,571/-	78813	11,21,457	41,89,000

1.2. Bid documents can be downloaded from the e-bid portal <https://www.mstcecommerce.com/auctionhome/kopt/indexcpt.jsp> or from the Cochin Port website [www.cochinport.gov.in](http://www.cochinport.gov.in) or from the Central Public Procurement (CPP) Portal [www.eprocure.gov.in/cppp/](http://www.eprocure.gov.in/cppp/).

1.3. 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.

1.4. 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.

1.5. Earnest Money Deposit (EMD): EMD shall be derived at 10% of the annual lease rent for the plot as per the SoR. EMD as at Section 1.1 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 Authority, payable at Cochin. Bank Details of Cochin Port Authority are given in section 2.6 of the Bid Document.

In the case of renewal of lease, EMD for 10% of the value of the existing building/structure shall also be remitted by the bidders except the existing lessee.

1.6. The bidders need to obtain onetime User ID & password for login to e-bid 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.

1.7. The bids shall be submitted "online" strictly in accordance with the Instructions for Bidding and other Terms & Conditions given in the bid document.

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

Activity	:	Date	Time
Availability of Bid Document	:	<b>30.08.2022</b>	<b>10:00</b>
Pre-Bid Meeting	:	<b>12.09.2022</b>	<b>11:00</b>
Start date of uploading by bidders	:	<b>19.09.2022</b>	<b>17:00</b>
Last date of submission of Bid	:	<b>30.09.2022</b>	<b>15:00</b>
Technical Bid opening	:	<b>30.09.2022</b>	<b>15:00</b>
Price Bid opening	:	Before E-auction	
E-auction	:	Will be announced separately	

1.9. Contact Person of MSTC

Dy. Manager, MSTC, 1<sup>st</sup> Floor, BSNL CTO Building, Mahatma Gandhi Rd., Opp. Kerala State Secretariat, Statue, Thiruvananthapuram, Kerala – 695 001, Phone Number- 0471-2574257, 8884600700 Email id: [skrajendran@mstcindia.co.in](mailto:skrajendran@mstcindia.co.in)

1.10. Contact Person of Cochin Port

Dy.Chief Mechanical Engineer(M)/Asst Engineer(C), Estate Division, Cochin Port.

Phone Number-0484-2582103/2582194

Email id: [bhagavathsing@cochinport.gov.in](mailto:bhagavathsing@cochinport.gov.in) ; [shibu.ms@cochinport.gov.in](mailto:shibu.ms@cochinport.gov.in)

Sd/-  
Secretary  
Cochin Port Authority  
For and on behalf of Board of  
Major Port Authority for Cochin Port