



No. MSTC/TVC/COCHIN PORT TRUST/ 5/WILLIGDON ISLAND/24-25/24407 Dated: 02.09.2024

Bid Notice

1.1. Electronic bids (e-bids) in single stage two bid system (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/5/WILLIGDON ISLAND/24-25/24407 for lease of 5 plots (with building) in Willingdon Island (inside Toll Gate) for a period of 30 years with Annual Lease Rent as tender variable on Tender-cum-Auction. Details of the plots put up for tender and the financial parameters are given below.

S. No	Description	Location (W/Island North)	Area in ha (cents)	Category & annual lease rent as per SoR (Rs./ ha/ year)	Proposed usage	Reserve Price for Annual Lease Rent (excl. GST) (Rs.)	Details of Building/ Structure	Depreciated cost of Building/ Structure	EMD (Rs)	Average Annual Turnover (Rs.)
1	Ex-Peirce Leslie India Limited (Unit-1)	Bristow Road	0.4039 (99.77)	Warehouse 25,08,331	Warehouse/Industrial Activities (Port related)	10,13,115	RCC- 390 Sq m Godown- 2445 Sq m	21,73,049	3,19,000	54,37,174
2	Ex-Devi Traders & Agencies (Unit-2)	I.G. Road	0.0486 (12)	Commercial 31,35,414	Commercial/Warehouse/Industrial Activities (Port related)	1,52,381	Building GF- 133.78 Sq m	6,04,577	76,000	8,17,797
3	Ex-Tea Board (Unit-3)	I.G. Road	0.1011 (25)	Commercial 31,35,414		3,16,990	Office Bldg GF- 470 Sq m FF-153 Sq m	12,40,144	1,56,000	17,01,221
4	Ex-Poovath Parry & Co (Unit-4)	Subramanian Road	0.0227 (5.62)	Hospitality 34,22,371	Hospitality Activities	77,688	Bldg GF- 120.40 Sq m	1,21,000	20,000	4,16,934
5	Old CAD Canteen area (Unit-5)	I.G. Road	0.0242 (6)	Hospitality 34,22,371		82,821	Bldg GF- 159 Sq m	15,20,100	1,60,000	4,44,485

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 or from the Central Public Procurement (CPP) Portal 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 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.

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	:	02.09.2024	10.00
Pre-Bid Meeting	:	11.09.2024	14.30
Start date of uploading by bidders	:	19.09.2024	10.00
Last date of submission of Bid	:	03.10.2024	14.30
Technical Bid opening	:	03.10.2024	15.00
Price Bid opening	:	Before E-auction	
E-auction	:	Will be announced separately	

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



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