



**No. MSTC/TVC/COCHIN PORT TRUST/31/WILLIGDON ISLAND/25-26/59095 Dated: 30.01.2026**

### **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/31/ WILLIGDON ISLAND/25-26/59095 for lease of 1.8211 ha (4.5 acres) of land at Vallarpadam Non-SEZ Area 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	Des. Area & in ha (acre)	Location (Vallarpadam Non-SEZ Area)	Category & annual lease rent as per SoR (Rs./ha/ year)	Proposed Usage	Reserve Price for Annual Lease Rent (excl. GST) (Rs.)	EMD (Rs)	Average Annual Turnover (Rs.)	Coordinates
1	Plot - 1A 1.8211 (4.5)	North of IOCL Truck Parking Terminal,	Warehouse 36,53,427	Empty Container yard and/or Truck Parking Yard. 15% of the area can be utilized for allied activities	66,53,256	6,65,000	3,62,12,007	9.98713, 76.24767

**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 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	:	02.02.2026	10.00
Pre-Bid Meeting	:	17.02.2026	14.30
Start date of uploading by bidders	:	24.02.2026	10.00
Last date of submission of Bid	:	03.03.2026	14.30
Technical Bid opening	:	03.03.2026	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**