



No. MSTC/TVC/COCHIN PORT TRUST/6/WILLIGDON ISLAND/26-27/4953 Dated: 24.04.2026

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/6/WILLIGDON ISLAND/26-27/4953 for lease of 2 plots in Willingdon Island 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)	Area in ha (acres)	Category & annual lease rent as per SoR (Rs./ ha/year)	Proposed Usage	Reserve Price for Annual Lease Rent (excluding GST) (Rs.)	Details of Building/ Structure with approx. Area	Depreciated cost of building/ structure (excluding GST) (Rs.)	EMD (Rs)	Average Annual Turnover (Rs.)	Tentative permitted height from MSL (m) (subject to confirmation from Navy)	Coordinates
1	Land near Hotel The Fern	GV Ayyer Road	1.0724 (2.65)	Commercial 32,61,988	port related Commercial/Warehouse/Industrial activities	34,98,156	20 numbers of old quarter buildings, having a total built-up area of 4,640 Sq m	93,20,000	12,82,000	1,90,39,587	9	9.9596, 76.2705
2	Land Near Young India	Kowdy Company Road	0.1417 (0.35)	Commercial 32,61,988		4,62,224	NA	0	46,000	25,15,770	34	9.9624, 76.2720

1.2. Bid documents can be downloaded from the e-bidportal <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 **Error! Reference source not found.** 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	:	24.04.2026	10.00
Pre-Bid Meeting	:	05.05.2026	14.30
Start date of uploading by bidders	:	11.05.2026	10.00
Last date of submission of Bid	:	22.05.2026	14.30
Technical Bid opening	:	22.05.2026	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



