

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

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No.MSTC/TVC/COCHINPORTTRUST/33/WILLINGDONISLAND/26-27/22973 dt:13.08.2026.

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/33/WILLIGDON ISLAND/26-27/22973 for lease of one plot 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 activities. Details of the plots put up for tender and the financial parameters are given below

S N o	Descri ption	Loca tion (W/Is land)	Area in ha (cent s)	Category & annual lease rent as per SoR (Rs./ ha/ year)	Propose d Usage	Reserve Price for Annual Lease Rent (excluding GST) (Rs.)	Details of Buildin g/ Structur e	Depreciate d cost/valuat ion by the valuer of building/ structure (Rs.)	EMD-1 (Rs)	EMD-2 (Rs)	Average Annual Turnover (Rs.)	Coordi nates
1	Unit-A	Land along Peru mano or Jetty Road (Seaf ood Expor ters Assoc iation of India)	0.1012 (25)	Commerci al 32,61,988	Office	3,30,113	Single storied RCC/she et roofed office building — 2315.69 sqft	7,51,441	33,011	75,144	17,96,723	9.9603 , 76.273 5

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 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	:	14.08.2026	10.00
Pre-Bid Meeting	:	20.08.2026	14.30
Start date of uploading by bidders	:	24.08.2026	10.00
Last date of submission of Bid	:	14.09.2026	15.00
Technical Bid opening	:	14.09.2026	15.00
Price Bid opening		Before E-auction	
E-auction	:	Will be announced separately	

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