No. MSTC/TVC/COCHIN PORT TRUST/41/WILLIGDON ISLAND/26-27/43134 Dated: 19.11.2026

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/41/WILLIGDON ISLAND/26-27/43134 for lease of 1.426 ha (3.52 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	Area in ha (acre)	Location (Vallarpadam Non-SEZ Area)	Annual lease rent as per SoR (Rs./ ha/ year) as on 17.11.2026& Category	Proposed Usage	Reserve Price for Annual Lease Rent (excl. GST) (Rs.)	EMD (Rs)	Average Annual Turnover (Rs.)	Coordinates
1	Plot-4 1.426 (3.52)	East end of Vallarpadam, adjacent to MPEDA Office	37,26,333 (Warehouse /Industrial category at Vallarpadam Non-SEZ Area	CFS, Container Yard or Container Truck Parking Yard, specified at para-2.1 of the tender document. Up to 15% of the total allotted area may be utilised for the allied activities specified therein	53,13,751	5,31,000	2,89,21,421	9.9887, 76.2574

1.2. Bid documents can be downloaded from the e-bidportalhttps://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 posses 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	:	19.11.2026	10.00
Pre-Bid Meeting	:	26.11.2026	14.30
Start date of uploading by bidders	:	01.12.2026	10.00
Last date of submission of Bid	:	18.12.2026	14.30
Technical Bid opening	:	18.12.2026	15.00
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