No. MSTC/TVC/COCHIN PORT TRUST/41/WILLIGDON ISLAND/26-27/43134Dated: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 tenderand 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 a valid Class III Signing and Encryption Type Digital Signature Certificate (DSC) issued by a licensed Certifying Authority 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