No. MSTC/TVC/COCHIN PORT TRUST/42/WILLIGDON ISLAND/26-27/43135 **Dated: 20.11.2026**

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/42/WILLIGDON ISLAND/26-27/43135 for lease of 4 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 tenderand the financial parameters are given below.

SNo	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)	Cordinates
1	Plot V-82, Opp to Customs Quarters	Marar Road	0.4214 (1.041)	Warehouse/ Industrial 26,61,666	port related /Warehouse/ Industrial activities	11,21,626			1,12,000	61,04,729	16	9.9603, 76.27189871
2	Ex National Insurance Land	Marar Road	0.2024 (0.5)	Commercial 33,27,083	port related Commercial/Warehouse/ Industrial activities	6,73,402			67,000	36,65,156	25	9.96273, 76.2709296
3	Part of 13th Cross Road near Hotel the Fern	Bristow Road	0.0809 (0.20)	Commercial 33,27,083		2,69,161			27,000	14,64,976	7	9.95866, 76.2690679
4	Ex-Tea Board Land	I.G. Road	0.1012 (0.25)	Commercial 33,27,083		3,36,701	Office Bldg GF-470 Sq m FF-153 Sq m	12,40,144	1,58,000	18,32,578	30	9.96582, 76.26377

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 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	:	20.11.2026	10.00
Pre-Bid Meeting	:	27.11.2026	14.30
Start date of uploading by bidders	:	02.12.2026	10.00
Last date of submission of Bid	:	21.12.2026	14.30
Technical Bid opening	:	21.12.2026	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