कोचिन पत्तन प्राधिकरण
Cochin Port Authority

BID DOCUMENT

Re-Tender forLicense of 11Building Areaand oneopenspace for commercial purpose

Bid Number	**: MSTC/TVC/COCHIN PORT TRUST/44/ WILLIGDON ISLAND/26-27/44376(Re-tender of Bid Number: MSTC/37/26-27/29295)**
Availability of Bid Document	**: From 10:00hrson 25.11.2026to 15:00 hrs. On 16.12.2026**
Last date of submission of Bid	**: 15:00hrs on 16.12.2026**
TechnicalBid opening	**: 15:00hrs on 16.12.2026**
E-auction	**: Will be announced separately**

Estate Division
Cochin Port
Cochin 682009

Contents

1. Notice inviting bid and Instructions for bidding 3
2. General conditions of license 7
3. Instructions on e–bidding procedures 9
4. Undertaking by the bidder 13
5. Profile of Bidder& Details of the project proposed 14
7. Format of License Deed for Building Area 16
7. Supplementary Deed Format 24
8. Format of Price bid 25

1. Notice inviting bid and Instructions for bidding

1.1. Electronic bids (e-bids) in single stage two bid system(Technical Bid and Price Bid) is invited by the Secretary, Cochin Port Authority, Willingdon Island, Cochin 682009 vide bid No.MSTC/TVC/COCHIN PORT TRUST/44/WILLIGDON ISLAND/26-27/44376 (Re-tender ofBid Number : MSTC/37/26-27/29295)for licensing of 11 Building Areas in Willingdon Island for Commercial/Office purpose and one open space at Thoppumpady for commercial purposefor a period of 5 years with monthly license fee as tender variableon tender-cum-auction. Bids should be submitted in accordance with the Instructions to Bidder and Conditions of license.

1.2. Bid Documentcan be downloaded from www.cochinport.gov.in; www.eprocure.gov.in/cppp/or https://www.mstcecommerce.com/auctionhome/kopt/indexcpt.jspfrom 25.11.**2026**to 15:00hrs on **16.12.2026**.

1.3. E-bids can be submitted up to 15:00 hrs on **16.12.2026**.Technicalbids will be opened on **16.12.2026**at 15:00 hrs.

1.4. Date & Time of e-auction will be announced later.

1.5. Details of Real Estate Assets:

Sl No	Building Name and location	Description of office/ open space unit	Area in Sq m	Reserve price for Monthly license fee (Pre revised) @ 210.46 /m2 for building area and 49.60 for open space (Rs)	EMD @ 10% of annual license fee with a minimum of Rs 5,000/-
BUILDING AREAS (Office/Commercial Purpose)					
1	PUC 2, Ex.DLD Main Bldg , IG Road	GF, Unit-9	26	5,472	6,567
2	Ext.1 Ex. South India H'craftBldg ,IG Road	SF Unit-2	36	7,577	9,092
3	Ext.1, Ex.South India H'craftBldg,IG Road	SF Unit-3	36	7,577	9,092
4	Ext-2, Ex.South India H'craftBldg ,IG Road	TF Unit-3	41	8,629	10,355
5	PUC No.2- (Ex.DLD Main Bldg) ,IG Road	SF Unit-3	45	9,471	11,365
6	PUC No.2- (Ex.DLD Main Bldg) ,IG Road	FF Unit-7	79	16,627	19,952
7	PUC No.2- (Ex.DLD Main Bldg) ,IG road	SF Unit-2	14.64	3,082	5,000
8	Ex.E.K.MohammedBuilding,Subramonian Road	GF,Unit-9	8	1684	5000
9	ElixerBuilding,Venkitaremanan Road	GF Unit-I	17	3578	5000
10	Old Dispensary Building,GV Iyyer Road	GF,Unit-N	8	1684	5000
11	Ex. Avanth Bldg., KPK Menon Road	GF, Unit-8	22	4631	5557
OPEN SPACE					
12	Water side near Choice Marina ,Thoppumpady	Unit-27	281	13938	16726

1.6. The property will be allotted on 'as is where is' condition and the successful bidder can repair/ modify the same suitably, without any permanent construction, with the approval of the Civil Engineering Department of Cochin Port. The required repairs to the structures during the license period also should be carried out by the Licensee. After the license period, the property shall be returned to Port in a condition, not inferior than the initial condition. However, normal wear and tear is acceptable.

1.7. In the case of renewal of lease, the existing lessee of the tendered Building should participate in the tender, if they wish to renew the same. The Right of First Refusal (RoFR) will be extended to the existing lessee ie for Sl No. 1,2,3,4,5,6,7,8,9&10and they will be allowed to match the H-1 bid after tender-cum-auction process. In case the existing lessee is not willing to match the H-1 bid, the tendered asset will be considered for awarding to the H-1 bidder after observing all conditions stipulated in the tender document. Sl No. 11&12 being a licensed area RoFR provision is not applicable for the existing licensee.

1.8. **Tender variable:**Tender Variable (Bidding Parameter) of the tender is the monthly license fee for the property. Reserve Price of the Tender Variable is the monthly license fee as per the Scale of Rates (SoR) as approved by the Tariff Authority for Major Ports (TAMP) or any other Competent Authority in accordance with the Major Port Authorities Act, 2021, which is stated in the price bid. Bidders are required to quote price above the reserve price. Any price quoted not above the reserve price for the property will not be considered and will be rejected. GST at prevailing rate will be charged extra.

1.9. **Minimum Qualification Criteria (MQC):**Bidders must submit the following proof of entity to qualify in the bidding, which should be uploaded in the portal. Bids which do not satisfy the MQC will be summarily rejected and will not be considered for further evaluation. MQC and Financial Eligibility Criteria are not applicable for the existing lessee/licensee of the building area/open space in the case of renewal, provided the lessee/licensee is not in default. In case the existing lessee/licenseeof the building area/open space is in default, the bids of such lessees/licensees will be rejected

1.9.1. Proof of entity:

1.9.1.1. In case of individual: Adhaar Card/ PAN / Election Commission Photo ID Card/Passport.

1.9.1.2. In case of a firm: GST registration certificate/Trade license.

1.9.1.3. Existing lesseeshould clear all dues payable to CoPA to be eligible to participate in the tender. Offer of existing lessee having dues will be rejected.

1.9.1.4. Proposals from religious institutions or political institutions or for religious purposes shall not be entertained.

1.10. **Remittance of EMD:**EMD shall be derived at 10% of the license fee for the plot for one year as per the SoR.EMD as given in the section1.5shall be remitted in either of the two methods given below:

1.10.1. **Through RTGS/NEFT:**

Bank Details of Cochin Port, are given below:

Name of Bank	: State Bank of India
Name of Branch	: Cochin Port Trust
IFSC Code	: SBIN0006367
Account No	: 41401802288
Account Holder's Name	: Cochin Port Authority General Reserve Fund (GRF)

UTR number of the transaction should be communicated to the e-mail id of the contact person of Cochin Port as mentioned in Section1.30, at least one day before the date and time of opening of e-tender. Cochin Port will verify receipt of EMD as referred in the UTR number, in the Bank account mentioned above. If EMD amount has not reflected in the Bank account of Cochin Port, the bid will be rejected.

1.10.2. **By DD/Bankers Cheque:** Bidder has the option to remit EMD as given in the section1.5in the form of the DD/Bankers Cheque from a Scheduled / Nationalized bank, drawn in favour of FA&CAO, Cochin Port, payable at Cochin. Original DDs in lieu of EMD should be put into an envelope superscribed with tender number, due date, name of bidder and unit number for which the bid is submitted. The envelope containing EMD should be dropped in the tender box marked "Estate Division", placed in the reception area, in the

Ground Floor of Administrative Building, Cochin Port, prior to the due date and time for submission of bid, failing which the bid will be rejected. Earnest money in the form of Cheque/ Bank Guarantee will not be accepted.

1.11. Bids without EMD as stated in section1.5 will not be accepted and will be rejected without opening the contents of the Technicalbid.

1.12. **Refund of EMD:**The EMD(s) of disqualified bidders will be refunded immediately after completing technical evaluation of the tender. EMD of unsuccessful bidders will be refunded after completing the E-auction of the respective property. The EMD of successful bidder will be refunded on remittance of License Fee as applicable and Security Deposit.

1.13. **Forfeiture of EMD:**The EMD shall be forfeited under following circumstances:
1.13.1. If the price quoted in the price bid is not above the reserve price for the property.
1.13.2. In the event of the bidder withdrawing / modifying his bid before the expiry of bid validity of 90 days from due date of the tender.
1.13.3. Failure to pay the initial one month's license fee and Security Deposit within the stipulated/extended time upon award of allotment order.

1.14. Bidders have to read the entire bid document carefullyand should give an undertaking as per section 4 that they have accepted all terms and conditions of allotment. Undertaking as per section 4 should be signed and uploaded in the e-tender portal.

1.15. **Site inspection:** It would be deemed that prior to submission of bid, the bidder has made a complete and careful study of the existing conditions including but not limited to (a) the site conditions; (b) condition of building/structure; and (c) condition of the access road & surroundings, and has assessed the extent of the work/construction requirements to utilize the allotted property for utilization. It is also deemed that they are fully aware of all the applicable laws and applicable permits pertaining to the purpose for which they intent to use the premises. The Port shall not be liable for any mistake or error or neglect by the bidder in respect of the above. The tendered asset is offered on "as is where is basis". Previous licensees might have made modifications/improvements to the asset under tender at their cost after obtaining approval of CoPA. If the existing licensee of such asset emerges the successful bidder, they are permitted for continued use of such asset with the said modifications/improvements. In case the existing licensee is not the successful bidder, theyare required to reinstate the asset to its original condition, if demanded by CoPA, before handing over the asset.

1.16. Bidder should fill-in details as given in section 5 of this document on-line, which includes activities proposed in the licensed property.

1.17. **Validity of Bid**: The bid shall remain valid for a period of 90 days from date of opening of technical bid. Cochin Port, for any reason, whether at his own initiative or in response to query from prospective bidders, may modify the Tender document by an amendment, at any time,3 days prior to the due date of submission of the tender.

1.18. Details of property offered are given in section1.5 of this document.

1.19. This e-bid of Cochin Port is executed through the service provider MSTC Ltd , 1st Floor, BSNL CTO Building, Mahatma Gandhi Rd., Opp. Kerala State Secretariat, Statue, Thiruvananthapuram, Kerala – 695 001.

1.20. **Submission of Bid:**The bidders are required to submit bid ine-bid modeonly on https://www.mstcecommerce.com/auctionhome/kopt/indexcpt.jsp before the due date and

time fixed for opening of Technicalbid. The following documents should be uploaded in the tender portal.

1.20.1. EMD should be submitted as stated in this tender document
1.20.2. Documents to prove MQC as stated in section 1.9
1.20.3. Undertaking as per format given in section 4

1.21. Price Bid should be filled online by the bidder.

1.21.1. Reserve price for the propertywill be displayed by the system on-screen in the Price Schedule format.

1.21.2. Then the bidder should quote monthly license fee, he is willing to pay for the tendered property. The quoted amount shall be greater than the 'Reserve Price'.

1.21.3. Immediately, the system will display the quoted monthly license fee for the total area of the property, with taxes extra thereon.

1.22. **Opening of Technical bids:**Technical Bid will be opened at 15:00hrs on **16.12.2026** in the e-bid portal https://www.mstcecommerce.com/ auctionhome/kopt/indexcpt.jsp.

1.23. **Opening of Price bids:**Price bids of those bidders who satisfy MQC as per clause 1.9will be opened subsequently.

1.24. **E-auction** shall be conducted after opening price bid, with highest price bid as the floor price for e-auction.Date and time of e-auction will be intimated to the qualified bidders through e-mail in advance.

1.24.1. During e-auction, a willing bidder shall get time to submit bid or improve the same as may be desired until the closing time.

1.24.2. In case of submission of any bid within eight minutes immediately before closing time of e-auction, the system will allow further bid by any other technically qualified bidders for the next eight minutes from the time of submission of last online bid. This will go on till no bid is received within eight minutes of the last bid received. Once the period of eight minutes without any bid is over, the bidding will automatically closed and no further bidding will be allowed by the system.

1.25. In case a bidder does not participate in the e- auction, his only bid will be that given in the Price bid.

1.26. E-auction will not be conducted in case only one valid bid is received for the plot.

1.27. The bidder who has quoted the highest bid after considering the price bid and that obtained through e-auction amongst all the bidders shall be treated as the successful bidder for each property.

1.28. All taxes, as may be applicable from time to time shall be payable extra above the final bid amount.

1.29. Cochin Port will not take responsibility for any technical difficulties encountered by the bidder in participating in the e-bid.

1.30. Contact Person of Cochin Port
Sr.Asst. Estate Manager (i/c), Estate Division, Cochin Port
Phone Number-0484-2582127,2582194
Email id: estate.tech@cochinport.gov.in ;rajeshpillai@cochinport.gov.in

2. General conditions of license

2.1. **Applicable Acts and directives**: This license shall be governed by provisions of the Major Port Authorities Act, 2021, Indian Ports Act, 2025, Policy Guidelines for Land Management by Major Ports (PGLM), 2015 and all directives issued by the Government of India from time to time. It shall be binding upon the licensee to comply with all such directives issued by the Government of India and communicated by the Licensor.

2.2. **Scope of license**: What is tendered and allotted under this tender is only a license to use the property and the licensee does not have right to posses the property to the exclusion of Cochin Port. The property is only temporarily allotted on license basis for the period stated in the final allotment order, starting from the date as stated in section 2.8 of this document. The license is not automatically renewable. Any further extension, if at all, is at the sole discretion of the Port Administration. Allotment of property does not in any manner confer any right whatsoever over continued occupation / stay in the licensed property. Cochin Port reserves the right to terminate the license at any time after giving one month notice for vacating the property.

2.3. **Pre-acceptance letter**: On acceptance of bid by Cochin Port, a Pre-acceptance letter will be issued to the successful bidder for remitting one month's accepted license fee and security deposit. If the payments are not made within the stipulated time, the allotment is liable for cancellation with forfeiture of EMD.

2.4. The successful bidder shall pay to the Cochin Port the accepted monthly license fee, quoted in the tender-cum-auction for one month along with GST as applicable, within 30 days of date of receipt of Pre-acceptance letter.

2.5. **Security Deposit**: The successful bidder should pay 6 months' accepted monthly license fee as non-interest bearing refundable security deposit for the duration of the license within 30 days of the date of receipt of Pre-acceptance letter. As and when any deduction is made from the security deposit, the licensee shall within a period of one month, deposit with the CoPA as additional security deposit such further amounts as will make the total security deposit equal to 6 months' then prevailing license fee. The security deposit so paid shall be refundable without interest, after adjustment of any dues including but not limited to any arrears of license fee or other amounts due to the Licensor and/or damages to the Premises, at the time of handing over vacant possession of the licensed premises on the expiry or termination of the license. In case the license is for six months or less, the security deposit shall be 3months' accepted monthly license fee.

2.6. **Mode of Payment**: All payments to Cochin Port shall be made through e-payment or by Demand Draft drawn in favour of the Financial Advisor & Chief Accounts Officer, Cochin Port, from State Bank of India or any of its subsidiaries/ Nationalized Banks/ Scheduled Banks.

2.7. **Bank Details of Cochin Port for e-payment**

Name of Bank	: State Bank of India
Name of Branch	: Cochin Port Trust
IFSC Code	: SBIN0006367
Account No	: 41401802288
Account Holder's Name	: Cochin Port Authority General Reserve Fund (GRF)

2.8. **Taking over of property and commencement of license**: On receipt of the one month's advance license fee and security deposit, the property will be handed over (after joint survey, if required), and the license period will commence from the said date.

2.9. **Allotment order**: Allotment Order will be issued on handing over the property.

2.10. **Execution of deed**: The licensee shall execute and register a license deed within six (6) months from the date of allotment order as per the format given at Section-6, failing which the allotment will be liable to be cancelled. Further, in case at any time during the license period, the monthly license fee quoted by the bidder along with the escalation on approved rate undergoes upward revision due to the revision of the SoR by the TAMP or any other Competent Authority, the licensee shall, within a period of 6 months, execute and register a supplementary deed to the registered license deed for the period covered by such revision, for the enhanced rent only.However, delays beyond the control of the licensee in execution and registration of the license deed, explained to the satisfaction of the Secretary, CoPA, shall be excluded from the above six (6) months. License deed shall be executed and registered through payment of applicable stamp duty and registration charges of the Government of Kerala at the cost of the successful bidder/licensee.

2.11. **License fee payable:**The quoted and accepted monthly license fee for the property shall be paid throughout the license period in advance during every month as per the invoices issued by the Port with 2% cumulative annual escalation, with the first escalation due on 17.11.2026. Taxes as applicable are to be paid extra. The Scale of Rates (SoR) with the base rate of license fee is notified by the Tariff Authority for Major Ports (TAMP) or any other Competent Authority from time to time. The TAMP vide G. No.476 dated 18.10.2021 has notified the SoR, which is effective from 17.11.2021 and adopted by the Board of Major Port Authority for Cochin Port in its meeting dated 02.03.2022, in accordance with the Major Port Authorities Act, 2021 (for 'Building Area for Office / Commercial Purpose', the monthly license fee notified was Rs.194.44 per Sqm per month and that for open space was 45.82/ Sqm per month). The base rate of license fee undergoes annual cumulative escalation of 2%, and gets revised through revision of the SoR, normally, once every five years. Thus, the first escalation is due on 17.11.2022, and likewise in the following years until the SoR is revised by the Competent Authority, whereby new rates and revised date of escalation will be effective. In case at any time during the license period, the monthly license fee quoted by the bidder along with the escalation on approved rate is found less than the license fee as per the SoR upon revision of the SoR, the licensee is bound to pay the license fee as per SoR with annual escalation prescribed therein.

3. Instructions on e–bidding procedures

3.1. The e-tender/e-bid shall be conducted by M/s. MSTC Limited (MSTC), the service provider appointed by Cochin Port Authority, through the MSTC e-procurement portal: https://mstcecommerce.com/auctionhome/kopt/indexcpt.jsp. The Technical Bid, Price Bid and Forward E-Auction shall be conducted online through this portal. Bidders shall follow the instructions available on the portal and the conditions of this tender.

3.1.1. Bidders who are not already registered with MSTC shall register online through https://www.mstcecommerce.com/. Select "Register" under the "Property" category and complete the registration form. After registration, an automatic confirmation e-mail will be sent to the registered e-mail ID. The bidder shall then log in to the portal and pay a registration fee of ₹1,000/- plus applicable GST to MSTC. Registration shall be valid for one year. It may be renewed each year by paying the applicable registration/renewal fee prescribed by MSTC. Bidders shall follow the Registration Guide available on the portal. Only registered bidders can submit bids online.

3.1.2. At the time of registration, bidders shall provide the details and documents required on the MSTC portal, including:

- Name and address of the bidder
- PAN and GST Registration Certificate, wherever applicable/required
- E-mail ID and mobile number of the bidder or authorised representative
- Constitution/status of the bidder (proprietorship, partnership, company, joint venture or other, as applicable)

The bidder must ensure that all details are correct, complete and up to date.

3.2. After registration, bidders shall log in to the portal and subscribe to the relevant buyer and category to receive system-generated notifications. To subscribe, select "My Subscription" and then "Add Subscription". Follow the Subscription Guide available under "Download Guides" on the bidder dashboard. Bidders must regularly check their registered e-mail ID and the MSTC portal for tender-related updates.

3.3. Bidders shall use their own MSTC user ID and password to access the portal. All bids must be digitally signed and submitted using a valid Class III Signing and Encryption Type Digital Signature Certificate (DSC). The portal will not accept a bid that is not digitally signed in the prescribed manner.

3.4. The bidder shall obtain the required DSC at its own cost from a licensed Certifying Authority. The DSC must be valid throughout the tender process, including any subsequent e-auction. Bidders are advised to obtain and test the DSC well before the bid closing date and time.

3.5. For help with registration, DSC, system settings or use of the MSTC portal, bidders shall contact MSTC using the details in Clause 3.24. Questions about the tender conditions, plot/site or other requirements of Cochin Port Authority shall be addressed to the Tender Inviting Authority using the contact details in the tender notice.

3.6. Only bidders who have completed MSTC registration and possess a valid Class III Signing and Encryption Type DSC shall be eligible to submit bids online. Both the Technical Bid and Price Bid must be submitted through the MSTC portal.

3.7. Bidders shall arrange their own computer, internet connection, software and DSC for online bidding. Cochin Port Authority and MSTC shall not be responsible for providing these facilities or for problems arising from the bidder's computer, internet connection or DSC.

3.8. The Technical/Techno-commercial Bid and Price Bid shall be submitted online at https://mstcecommerce.com/auctionhome/kopt/indexcpt.jsp. Bids sent by e-mail, in hard copy or through any other mode shall not be accepted.

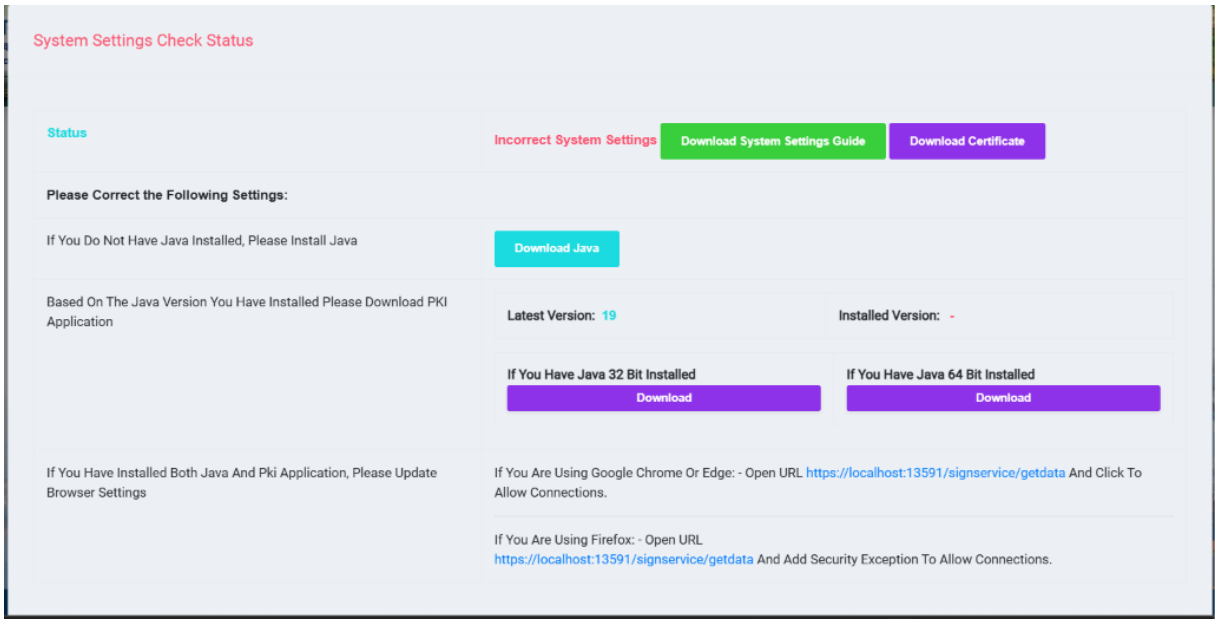
3.9. System requirements

Before submitting a bid, the bidder must ensure that the computer meets the following requirements:

Requirement	What the bidder must do

Operating system	Windows 7 or above.
Digital Signature Certificate	Valid Class III Signing and Encryption Type DSC – mandatory.
Java	Latest version of Java Runtime Environment (Java RE). Use the 32-bit or 64-bit version as applicable to the bidder's computer.
System permissions	Local system administrator rights may be required for installation/configuration. Do not select "Run as administrator" while running the relevant application. Installation should not ask for an additional username or password.
PKI application	Install the 32-bit PKI application if 32-bit Java is installed, or the 64-bit PKI application if 64-bit Java is installed.
System check	Open the MSTC portal and follow the on-screen system check. Correct any settings identified by the portal. Log in and proceed only after the required settings have been completed.

Illustration: MSTC system settings check



The portal may display prompts to install Java, the relevant PKI application or browser settings. Follow the instructions shown on the portal. The screen illustration is for guidance; the actual screen may change.

IMPORTANT: Check the computer settings, DSC and internet connection well before the deadline. Any delay or failure caused by the bidder's computer, software, DSC or internet connection shall be the bidder's responsibility.

3.10. Any notice, addendum, extension notice or corrigendum relating to the tender shall be published on the MSTC portal and may also be uploaded on the Cochin Port Authority website. Bidders are responsible for checking both websites regularly. All such notices and corrigenda shall form part of the tender document.

3.11. After paying the EMD as specified in this tender, the bidder shall log in to the MSTC portal and complete the online bid form. The bidder must enter the correct EMD payment details, including the mode of payment, and upload supporting documents wherever required.

3.12. Bidders shall provide correct bank account details, including the account number and IFSC, in the portal or in the prescribed EMD refund fields, as applicable. Incorrect or incomplete bank details may delay or prevent the refund/release of EMD, and the bidder shall be responsible for such delay.

3.13. Submission of online bid

3.13.1. Only bidders who have paid the EMD as required, completed MSTC registration and fulfilled the DSC requirements shall be eligible to submit the Technical Bid and Price Bid.

3.13.2. Log in to the MSTC portal and follow the steps below to open the relevant tender:

1 **Open MSTC portal**	**2** **Select Port Lease Property**	**3** **Select CoPT and log in**	**4** **Click "For Auctions"**
5 **Open "Stage I Bid Submission"**	**6** **Select the live event**	**7** **Open Technical and Price Bids**	

3.13.3. Before submitting the bid, ensure that Java and the required PKI application are installed and that the portal system check is complete. Follow the on-screen instructions to enable digital signing and encryption. Confirm that the DSC is detected and working.

3.13.3.1. Complete the online bid in the following order:

3.13.3.2. Fill in the Common Terms (Commercial Specifications) and click "Save".

3.13.3.3. Click "Attach Docs" and upload the required supporting documents.

3.13.3.4. Once the Technical Bid link is activated, complete the Technical Bid and click "Save".

3.13.3.5. Once the Price Bid link is activated, enter the Price Bid and click "Save".

3.13.3.6. After saving both the Technical Bid and Price Bid, review the entries and click "Submit" to submit the bid.

3.14. All communications during the tender process and until finalisation shall ordinarily be sent by e-mail and/or through the MSTC portal. Bidders must keep their registered e-mail ID and mobile number valid and accessible. The DSC must remain valid and available throughout the tender process and any subsequent e-auction.

3.15. Upload all required documents using the "Attach Docs" facility in the bidding area. Multiple documents may be uploaded, subject to the file type and size limits shown on the portal. As per the existing portal instructions, each document shall not exceed 4 MB unless the portal specifies otherwise. Refer to the Vendor/User Guide on the portal for assistance.

3.16. Bidders may edit their bids and replace documents any number of times before final submission, where the portal allows it. After final submission and digital signing/encryption, the bid cannot be edited. If the portal permits deletion and resubmission, the bidder may use this option before the closing time, subject to the portal instructions and this tender's conditions. No additional EMD or tender fee shall be required for such resubmission unless specified in this tender.

3.17. The portal will not accept bids after the notified closing date and time. Bidders must submit their bids well before the deadline to allow sufficient time for document uploads, digital signing/encryption and system checks.

3.18. Bidders must use their own registered user ID, password and the DSC of their authorised signatory. Login credentials must not be shared with unauthorised persons. The bidder shall be responsible for all activity carried out using its user ID and DSC.

3.19. During the e-bidding process, bidder identities and bids shall remain confidential to the extent provided by the MSTC portal and the tender procedure. Bidders shall not try to obtain or disclose information about other bidders or their bids.

3.20. The online bid submission facility shall remain open during the period stated in the Notice Inviting Tender (NIT), including any extension notified by Cochin Port Authority through a corrigendum.

3.21. Every bid digitally signed and finally submitted through the portal shall be legally binding on the bidder. Submission of a bid shall mean that the bidder accepts the terms and conditions of this tender.

3.22. Bidders shall complete all online forms relating to the bidder's profile and proposed project, as required by this tender and the MSTC portal. All documents specified in the

tender shall also be uploaded. Incomplete bids or failure to submit required information/documents may lead to rejection in accordance with the tender conditions.

3.23. Bidding process

3.23.1. The Reserve Price of the Annual Lease Rent for the plot shall be displayed on the screen in the Price Schedule.

3.23.2. The bidder shall quote the Annual Lease Rent it is willing to pay. The quoted amount must be higher than the Reserve Price.

3.23.3. The system shall display the quoted Annual Lease Rent. Applicable taxes shall be payable extra.

3.23.4. Hard copies of the completed Price Schedule shall not be accepted.

3.23.5. After the bid submission deadline, Cochin Port Authority shall open the Technical Bids electronically as per the schedule in the tender notice/corrigendum. After technical evaluation, the Price Bids of qualified bidders shall be opened electronically on the date and time notified by Cochin Port Authority. Bid opening shall not be a public event, and bidders cannot witness the opening.

3.23.6. After the Price Bids are opened and evaluated, an e-auction shall be held on a later date. The H-1 Price Bid shall be the floor price for the e-auction. The date and time shall be informed to qualified bidders in advance by e-mail and/or through the MSTC portal. Participation in the e-auction is optional. However, a valid Class III Signing and Encryption Type DSC is mandatory to participate.

3.23.7. If a qualified bidder does not participate in the e-auction, the Price Bid submitted by that bidder shall be considered for evaluation.

3.23.8. No e-auction shall be held if only one valid bid is received for the plot.

3.23.9. The bidder who offers the highest amount, taking into account the Price Schedule bid and the e-auction bid, as applicable, shall be treated as the successful bidder, subject to Clauses 2.27 and 2.28 of this tender.

3.23.10. All applicable taxes, duties, levies and statutory payments shall be payable extra over and above the final bid amount.

3.23.11. During the e-auction, bidders may submit a new bid or improve their existing bid until the closing time, in accordance with the rules of the e-auction platform.

3.23.12. If a bid is received during the last eight minutes before the scheduled closing time, the system shall extend the closing time by a further eight minutes from the time of the last bid. This extension will continue each time a further bid is received within the final eight-minute period. The e-auction shall close automatically when no bid is received for eight minutes.

3.24. Contact persons for assistance

For technical assistance relating to MSTC registration, DSC, system settings or portal operation, bidders may contact:

MSTC Central Help Desk	Contact details – Kerala Branch Office
Phone:7969066600 Email:helpdeskho@mstcindia.in Availability: 9:30 AM to 5:00 PM on all working days for technical issues relating to e-Auction, e-Tenders and system settings.	Shri Santhosh Kumar Rajendran, Manager, Kerala Branch Office (KLBO) Phone: 0471-2326686 / 8884600700 Email: skrajendran@mstcindia.co.in/tvcopn3@mstcindia.in Shri Akshay Ragesh, SCA, Kerala Branch Office (KLBO) Phone: 0471-2326686 / 8129525977 Email: tvcopn8@mstcindia.in

BIDDER CHECK BEFORE SUBMISSION

✓ MSTC registration completed ✓ ₹1,000 + GST registration fee paid ✓ EMD paid ✓ Valid Class III SIGNING + ENCRYPTION DSC ✓ System check completed ✓ Technical and Price Bids finally submitted

4. Undertaking by the bidder

(To be downloaded, filled, signed with seal, scanned and uploaded in the e-tender portal)

4.1. I/We, _____ (Name of bidder) having examined the Tender No.MSTC/TVC/COCHIN PORT TRUST/44/WILLIGDON ISLAND/26-27/44376 (Re-tender of Bid Number : MSTC/37/26-27/29295) and fully understood its content hereby submit the tender for allotment property tendered by CoPA, on "as is where is" basis for through tender-cum-auction.

4.2. I/We accept all the terms & conditions of the Tender Document, including its addendum/corrigendum etc.

4.3. I/We do hereby confirm that no changes have been made in the tender document downloaded and submitted by us for the tender.

4.4. I/We do hereby undertake that I/we have not made any payment or illegal gratification to any person/authority connected with the bidding process of tender so as to influence the bidding process and have not committed any offence under the PC Act in connection with the bid.

4.5. I/We have submitted copies of the required documents to prove MQC

4.6. I/We have quoted the rate of monthly license fee payable, above the Reserve Price.

4.7. I / We understand that Cochin Port reserves the right to accept or reject any tender and to annul the tendering process and reject all tenders at anytime without any liability or any obligation for such acceptance, rejection or annulment without assigning any reason thereof.

4.8. I / We hereby undertake that we will abide by the decision of Cochin Port in the matter of examination, evaluation and selection of successful bidder and shall refrain from challenging or questioning any decision taken by Cochin Port in this regard.

Name & Signature of the bidder with office seal
Date

Witness

Sl No.	Name	Address	Signature
1			
2			

5. Profile of Bidder& Details of the project proposed

5.1. Name of the bidder :
5.2. Address for communication :
5.3. Address of local/ branch office if any :
5.4. Date of incorporation and commencement of business :
5.5. Parent Company, if any
5.6. PAN Number of bidder :
5.7. GST Registration Number :
5.8. Brief description of the bidder, including years of Operations of the existing business , the extent it involves/is dependent on Port based activities, etc.:
5.9. Details of existing business, if any, in the Port with details of cargo handled (attach Separate sheet/document, if required)
5.10. Details of the existing business of the bidder :
5.11. Past experience of the bidderin implementing, operating and management of similar projects (details of project):
5.12. Annual Turnover for the past 3 years
2022-23 :
2023-24 :
2024-25 :

5.13. Brief description of the project for which the land is proposed to be licensed (attach separate sheet/document, if required).
Note: If the activities proposed by the bidder are not acceptable to Cochin Port the bid will be rejected.
5.14. If there is any tie-up with foreign companies, please furnish the details :
5.15. Brief details of structures proposed to be erected/constructed :
5.16. Likely date of commissioning of the facility :
5.17. Requirement of power (approx) (in MW) :
5.18. Requirement of water (approx) (in KL) :

6. Location sketches

(Separate Sheet attached)

7. Format of License Deedfor Building Area

Licensee …….
rep. by its ……...

THIS DEED OF LICENSE, made the …….. day of …….. Two thousand and ……. BETWEEN THE BOARD OF MAJOR PORT AUTHORITY OF COCHIN PORT, a Body corporate under the Major Port AuthoritiesAct, 2021 having its office at W/Island, Cochin-9 represented by its ……..…….(hereinafter called "the LICENSOR") of the one part;AND…….. …..……... (hereinafter called "the LICENSEE") of the other part:

WHEREAS pursuant to the decision to allot on nomination basis or Notice Inviting Tender issued by the Licensor, the Tender submitted by the Licensee has been accepted by the Licensor and the Licensor has agreed to allot to the Licensee by way of License the Open/ Warehouse/ Building Area on the terms and conditions herein contained.

NOW THEREFORE THIS DEED WITNESSETH that in consideration of the license fee to be paid as herein provided and other terms and conditions on the part of the Licensee to be observed, the Licensor does hereby grant to the Licensee, License of building/land containing by admeasurement ---------- or thereabout situated on ---------- which part of premises is more particularly described hereunder written and for greater clearness, delineated with the measurement thereof in the plan annexed hereto (hereinafter referred to as the "licensed premises") TO HOLD the same for a term of XXXX (X) years from the ---------- day of ----------(i.e., the date of handing over of the open/warehouse/building area) to the ---------- day of ---------- (month & year) , for the purpose(s) it is allotted ie. ----------, subject to the following conditions:-

1.

1.1. The Licensee shall pay the Licensor during the said term monthly license fee, clear of all deductions, of Rs…… (Rupees…… only) as quoted in the tender with 2% cumulative annual escalation on the license fee plus applicable taxes. The Scale of Rates (SoR) with the base rate of license fee is notified by the Tariff Authority for Major Ports (TAMP) or any other Competent Authority from time to time. The TAMP vide G. No.476 dated 18.10.2021 has notified the SoR, which is effective from 17.11.2021 for a period of five years. The base rate of license fee normally undergoes annual cumulative escalation of 2%, and gets revised through revision of the SoR, normally, once every five years. The first escalation will be effected to the license fee quoted on 17.11.2022, after the expiry of one year from the effective date of the current SoR, and likewise in the following years until the SoR is revised by the Competent Authority, whereby new rates and revised date of escalationwill be effective. In case at any time during the license period, the monthly license fee quoted by the bidder along with the escalation on approved rate is found less than the monthly license fee as per the SoR upon revision of the SoR, the licensee is bound to pay the license fee as per SoR with annual escalation prescribed therein.

1.2. The Licensee has deposited with the Licensor as Security Deposit towards license fee an amount of Rs……..(Rupees……only)

equivalent to 6 months current license fee, the receipt of which the Licensor hereby acknowledges. As and when the license fee is revised / increased, the licensee shall deposit with licensor an additional security deposit or such further amount as will make the total security deposit equal to 6 months then license fee. The security deposit so paid shall be refundable without interest, after adjustment of any dues including but not limited to any arrears of license fee or other amounts due to the Licensor and/or damage to the premises, at the time of handing over vacant possession of the licensed premises on the expiry or termination of the License.

1.3. The License fee for every month should be paid in advance to the Port's Financial Advisor & Chief Accounts Officer by the Licensee on or before the 10th day of every month.

1.4. If the Licensee defaults in payment of the license fee at any time, necessary adjustments shall be made by the Licensor from the amount of security deposit and the Licensee shall immediately make up the corresponding deficit in the security deposit.

1.5. The Licensee shall from time to time and at all times during the said term, pay and discharge all rates, taxes, charges towards electricity and water, and assessments of every description now subsisting, including arrears, or which may at any time hereafter during the said term, be imposed, charged or assessed upon the licensed premises.

1.6. The Licensee shall be bound to pay interest on all overdue payments from the date when the same becomes due at the rate as specified in the Scale of Rates for the time being in force, and as revised from time to time, subject to a minimum of Rs.100/- (Rupees one hundred only), it being made clear that the liability for payment of interest shall not affect the other rights accruing to the Licensor on account of such defaults on the part of the Licensee.

1.7. If the Licensee makes default in payment of the License fee, electricity & water charges, cargo and vessel related charges, or any other dues to the Licensor under this Agreement or otherwise and/or interest as provided hereinbefore, the Licensor shall be entitled to terminate this agreement and cancel the License forthwith and takeover complete possession of the Open / Warehouse / Building Area. The Licensee shall thereupon forfeit all his/its rights hereunder and shall remain liable for any sum then due by the Licensee and also for any loss which may be caused to the Licensor by reasons of such default. The Licensor also reserves the right to disconnect electricity & water connection and stop all port related services to the Licensee in the event of non-payment of any of the dues as stated above and the Licensee shall be solely responsible for any loss or damage arising out of this.

1.8. The Licensee shall execute and register the license deed at its cost through payment of applicable stamp duty and registration charges of the Government of Kerala within six (6) months from the date of handing over of the licensed premises by the Licensor. Further, in case at any time during the license period, the monthly license fee quoted by the bidder along with the escalationon approved rate undergoes upward revision due to the revision of the SoR by the TAMP or any other Competent Authority, the licensee shall, within a period of 6 months, execute and register a supplementary deed to the registered license deed for the period covered by such revision, for the enhanced rent only.However, delays beyond the control of the licensee in execution and registration of the license deed, explained to the satisfaction of the Secretary, CoPA,shall be excluded from the above six (6) months.

2.

2.1. The Licensee shall use the Licensed premises only for the purpose(s) ie. …… for which the licensed premises has been allotted/ Licensed, unless otherwise approved by the Licensor, failure of which may lead to termination of the License.

2.2. Any rearrangements of the allotted space in the licensed premises shall be done by the Licensee without damaging the structural strength of the premises and only after prior approval of the competent authorities of the Civil Engineering Department of the Licensor. **(Applicable only for Warehouse / Building Area)**

2.3. The Licensee shall not make any unnecessary excavation or remove or appropriate any minerals, mineral substances of any description, sand or clay, from the licensed premises. Any such materials obtained from the licensed premises should be placed or disposed of as directed by the Chief Engineer of the Licensor or his/its authorized representative.

2.4. All plans for the development of licensed property shall be got approved by the Chief Engineer, Cochin Port. Any alterations / modifications / additions to the structures / buildings / space done without the prior approval of the Chief Engineer will be treated as violation of the license condition and the license would be liable to be terminated without notice, at the risk and cost of the licensee. The plan should also be got approved by the Local Authority concerned as the case may be before commencement of any work.

2.5. If the Licensee does not or is not able to utilize the entire area of the licensed premises, the portion of the licensed premises not required by him should be vacated without any liability for payment of compensation. If the Licensee fails to vacate the unutilized portion of the Licensed premises, the Licensor shall have the right to takeover complete possession without any claim for compensation whatsoever, the whole or part of the portion of the licensed premises left unutilized and use the same in any manner deemed expedient by the Licensor.

2.6. The Licensee shall observe and perform in accordance with all Port Regulations/directions and follow all safety norms as may be prescribed by the competent/statutory authorities from time to time and the same are deemed to be a part of the License deed and shall be binding on the Licensee.

2.7. The licensee shall have quiet and peaceful use of the licensed property, subject to their fulfilling the terms and conditions contained herein, however without in any matter compromising the right of the Cochin Port to enter the property.

2.8. The Licensee shall utilize the maximum permissible area of the Licensed premises for purpose for which it is allotted. If the Licensee does not or is not able to utilize the entire licensed premises licensed to him, the portion of the licensed premises not required by him should be vacated without any liability for payment of compensation. If the Licensee fails to adhere to the same or the Licensee does not vacate the unutilized portion of the licensed premises the Licensor shall have the right to takeover complete possession without any claim for compensation whatsoever, the whole or part of the portion of the Licensed premises left unutilized and use the same in any manner deemed expedient by the Licensor. In case there is any dispute regarding the extent of land that should be utilized for the construction/allotted purpose or the extent to be vacated, the decision of the Board of the Licensor shall be final and binding.

2.9. This License shall be governed by provisions of the Major Port Authorities Act, 2021, Indian Ports Act, 2025, Policy Guidelines for Land Management by Major Ports and all directives issued by the Government of India from time to time. It shall be binding upon

the Licensee to comply with all such directives issued by the Government of India and communicated by the Licensor.

2.10. The licensee shall obtain all statutory and mandatory clearances as may be required under law including environmental clearances from appropriate authorities, before undertaking any activity and from time to time thereafter and also comply with all the norms as laid down by these statutory authorities.

2.11. It shall be the responsibility of the licensee to keep the surroundings adjoining their property clean and devoid of any wild growth or waste.

2.12. The licensee shall at all times during the subsistence of the license maintain the licensed premises in good sanitary / hygiene condition and repair, and keep the premises in good and tenantable conditionincluding paintingof the premises. If the licensee fails to do so, the licensor may arrange for execution of necessary work to maintain the licensed premises in good sanitary condition and the licensor shall be entitled to recover the cost incurred for the execution of such work from the licensee.

2.13. The Licensee shall not obstruct or suffer to be obstructed the entrances, doorways, passages or staircase.

2.14. The Licensee shall not at any time without the previous consent in writing of the Cochin Port erect or suffer to be erected on the licensed property any structure(s) other than those approved by Cochin Port or make any alteration in the plan or elevation of the said buildings or use the licensed property for any purpose other than that approved by Cochin Port.

2.15. The Licensee will pay the Licensor for any damage done by him/it or his/its Employees/workers or agents during the License period, to any property of the Licensor or the licensed premises.

2.16. The Licensee shall keep the Port informed when any toxic or hazardous cargo is warehoused in the licensed premises.

2.17. The Licensee shall not carry on any offensive trade or unlawful business in the Licensed premises and not place or keep or permit to be placed or kept on the licensed premises any offensive, dangerous or highly inflammable or explosive material or any other article or things, which may constitute a danger, nuisance or annoyance to the licensed or surrounding premises or the owners or occupiers thereof.

2.18. If, on request in writing by the licensee, the licensor removes/relays/re-routes or causes removal/relay/re-routing of any utility services such as underground or overhead electric lines, telegraphic or telephonic lines, water pipelines, drains etc., from the licensed premises, the licensee shall pay the licensor the cost of such removal within fourteen days from the date on which demand in writing for such cost is served on the licensee.

2.19. The Licensee shall carry on his business in the licensed premises without causing nuisance or annoyance to the licensed or surrounding premises or the owners or occupiers thereof.

2.20. The licensor shall not be responsible to the licensee or any other person (s) for any loss or damage or injury to life or property arising directly or indirectly from the use of the licensed property and the activities the licensee is engaged in the licensed property during the period of License. The licensee shall also indemnify the licensor against all

loss or damage or injury to life or property of any one including third parties or claims and costs thereof arising directly or indirectly from the use of the licensed property by the licensee and the activities the licensee is engaged in the licensed property during the period of license.

2.21. The Licensee shall display his business address in front of the premises in which the licensed premises is located in the manner required by the Licensee. However, no hoarding or advertisement board shall be erected in the licensed premises without the written permission of the Licensor.

2.22. The Licensor and their authorized agents shall have the right and power to enter the licensed premises at any time and to inspect the same.

2.23. The Licensee shall not assign, transfer, underlet or otherwise sublet the licensed premises. Sub-letting of the licensed premises shall be treated as unauthorized and shall make the License liable for termination/cancellation.

2.24. The Licensee shall not create any charge in respect of the licensed premises.

3.

3.1. The Licensor hereby agrees that the Licensee observing all the aforesaid conditionsshall peaceably hold and enjoy the licensed premises during the said term without anyinterruption by the Licensor, without however compromising Licensor's right to enter the premises.

3.2. Major repair works of the building/ warehouse, viz. leaking of the roof, cracking of wall, etc. will be rectified by the licensor.**(Applicable only for Warehouse / Building Area)**

4.

4.1 The Licensee may terminate the License at any time before the expiry of the License period on giving one month's prior notice in writing to the Licensor or by paying one month's license fee at the then prevailing rate, in lieu thereof**.** And the Licensor doth hereby further agree that upon receipt of such notice the Licensee shall be entitled to remove all structures/ fixtures which at any time during the currency of this License shall have been erected or fixed by the Licensee upon the Licensed premises without any claim to any compensation whatever and vacate the Licensed premises to the Licensor.

4.2 On expiry of the License period, the Licensee shall vacate the licensed premises restored to its former condition.

4.3 Upon any breach or non-observance by the Licensee or by a person claiming through or under the Licensee of any of the aforesaid covenants or conditions herein provided or the breach or violation of any provision of this Agreement, the Licensor may enter upon the Licensed part of premises and takeover complete possession of it as if this License had not been granted, and thereupon this license shall absolutely determine and the Licensee shall be entitled within fifteen days from the date of such possession by the Licensor to remove all structures/ partitions and fixtures which at any time during the currency of this License shall have been erected or affixed by the Licensee upon the Licensed premises without any claim to any compensation whatsoever.

4.4 The Licensor shall be entitled to cancel / terminate the License before expiry of License period if the Licensee does not execute the License deed within six (6) months from the date of handing over.Further, the Licensor shall be entitled to cancel/terminate the license before expiry of the license if the Licensee fails to execute and register the supplementary deed mentioned above, within a period of 6 months. However, delays

beyond the control of the licensee in execution and registration of the license deed, explained to the satisfaction of the Secretary, CoPA, shall be excluded from the above six (6) months.

4.5 The Licensor shall be entitled to terminate the License before expiry of license period on account of public interest.

4.6 The Licensor shall be entitled to cancel/terminate the License before expiry of License period if the Licensee is declared insolvent or bankrupt or is unable to pay its debts or makes a composition with its creditors or if a trustee, liquidator, receiver or administrator is appointed to take over the assets or the business or the undertaking of the Licensee or if a substantial portion of the assets, property, revenues or business of the Licensee is confiscated or expropriated by the Government (Central or State) or any governmental agency or third party or if the law relating to the sick companies applies to the Licensee or the Licensee is dissolved or wound up or if an order shall be made or an effective resolution is passed for the winding up of the Licensee or the Licensee is reconstituted or the business or operations of the Licensee is closed either due to disputes inter-se amongst its stakeholders or otherwise.

4.7 After the expiry or earlier termination of License if the Licensee continues to occupy the licensed premises such occupation shall be unauthorized and without prejudice to the right of the Licensor to evict the Licensee for such unauthorized occupation, the Licensee shall be liable to pay compensation for wrongful use and occupation at three times the monthly license fee applicable as per the then prevailing Scale of Rates (SoR) of the Licensor for Open/ Warehouse/ Building Areairrespective of whether space was originally allotted on premium, till vacant possession is obtained.

4.8 Notwithstanding anything contained hereinbefore, it is expressly agreed and understood that the Licensor shall be entitled to terminate the license at the risk and the cost of the licensee in the event of violation if any, of the provisions hereof by the licensee which is not rectified within a period of ninety (90) days of a notice issued in this behalf by the Licensor.

4.9 Upon expiry or termination of the License for any reason whatsoever, the Licensee shall remove any structures / partitions erected or other improvements made by him/it on the licensed premises without any claim to compensation whatever and restore the licensed premises to its original condition, within such time as directed by the Licensor. If the Licensee does not remove the structures / fixtures / tor restore the Licensed premises to its original condition as required and within the time prescribed, the Licensor shall have the right to remove the said improvements and fixtures and restore the licensed premises to its original condition and the cost of such removal and restoration shall be realized from the security deposit or the balance, if any, from the Licensee. In case there is any amount left from the sale price of the materials so removed, after realization of the cost of removal and restoration referred to herein, the same may be utilized by the Licensor for recovery of any other amounts that may be due to the Licensor from the Licensee.

4.10 If the Licensee commits any breach or violates any provision of this License Agreement, the Licensor may, without prejudice to its right to terminate the License, impose appropriate penalty on the Licensee depending upon the nature/ magnitude of breach/ violation. Such penalty may be imposed after giving a reasonable opportunity to the Licensee to present his case.

5.

5.1. It is agreed between the parties that notwithstanding any other provisions herein contained, subject to one (1) month's prior notice by the Licensor, the Licensor shall be entitled to cancel the License either in respect of the whole Licensed premises or any part thereof, with improvements thereon, if any, before the expiration of the License period specified herein if the Licensed premises or part thereof, is required for Port's development purposes / activities and in that event, the Licensee shall be entitled to corresponding remission of the License Fee,where applicable.

5.2. It is distinctly agreed that the Licensee shall not claim or be entitled to any compensation.

5.3. The Licensor shall be entitled to allow any public utility services such as electric posts, or cables, water supply, sewer lines, drains, sanitary lines or telegraph post or cables, to be taken through the Licensed premises and the Licensee shall not be entitled to any compensation in respect of the same, including compensation, if any, relating to the space occupied by such public utility services. Provided that while allowing such public utility services to be taken through the Licensed premises, only the minimum possible hindrance shall be caused to other structures in the Licensed premises.

5.4. It is also distinctly agreed that what is provided under this Deed is only a license to use open/ built-up space and the Licensee does not have right to exclusive possession of the open/ built-up space to the exclusion of the licensor.

6.

6.1. It is also agreed that the terms "the LICENSOR" and "the LICENSEE" herein used shall, unless inconsistent with the context, will include in the case of the former his/its successors in office and assigns and in the case of the latter, permitted assigns.

6.2. Following documents exchanged between the Licensor and the Licensee as detailed below shall form part and parcel of this license agreement and shall be binding on both the parties.

i
ii
iii
iv

SCHEDULE

The Schedule above referred to:

Registration District	:	Ernakulam
Registration Sub District	:	
Taluk	:	
Firka	:	
Village	:	
Desom	:	
Survey No.	:	
Sub Division No.	:	
Area (Sq. Mts)	:	
Limit	:	Corporation of Cochin
Tenure	:	

DESCRIPTION

A total built up / open area of approximately ……. square meters of the ……., Willingdon Island, as per the sketch attached containing the following fixtures.

a) ……nos. ……
b) ……nos. ……
c) ……nos. ……
d) ……nos. ……

Bounded on the North by : ……

East by : ……..

South by : ……

West by : ……

The SKETCH above referred to is appended.

IN WITNESS whereof the common seal of the Board of Major Port Authority for Cochin Port has been affixed and the Secretary of the Cochin Port for and on behalf of the Board of Major Port Authority for Cochin Port has signed and the Licensee has executed those presents on the day and year first above written.

The common seal of the Board of Major Port Authority
for Cochin Port has been affixed and the
Secretary of the Cochin Port for and
on behalf of the Board of Major Port Authority for
CochinPort has signed in the presence of:

Witness (1)
(2)

The duly constituted attorney of the
Licensee has signed, in the presence of:

Witness (1)
(2)

The document is typewritten :
The document is prepared by :
Correction and interlineations :

7. Supplementary Deed Format

THIS SUPPLEMENTARY DEED, is made on the …….. day of …….. Two thousand and ……. BETWEEN THE BOARD OF MAJOR PORT AUTHORITYFOR COCHIN PORT, a Body corporate under the Major Port Authorities Act, 2021 represented by its …… Shri.……. Son of……..aged……. years residing on Willingdon Island, Thoppumpady Village, Cochin Taluk, Ernakulam District, Kerala State (hereinafter called "the Licensor") of the one part; AND…… ……..
…….. (hereinafter called "the Licensee") of the other part:

WHEREAS, the licensor and licensee had executed and registered license deed No. dated ….before the Sub-registrar office, …..for licensing …. ha of land for a period of ….. years and as per clause …. In case, at any time during the license period, the monthly license fee quoted by the bidder along with the escalation on approved rate undergoes upward revision due to the revision of the Scale of Rates (SoR) by the TAMP or any other Competent Authority, the licensee shall execute and register a supplementary deed to the registered license deed, for the period covered by such revision, for the enhanced rent only.

And whereas the Competent Authority or TAMP has notified the SoR for the period from …. to …….. and the differential license fee to be paid by the licensee to the licensor for the above period is Rs…….. The additional stamp duty for such differential sum, for the above period is calculated as Rs. …..and this supplementary deed is executed for endorsing such enhanced value.

IN WITNESS whereof the common seal of the Board of Major Port Authority for Cochin Port has been affixed and the ……. of the Cochin Port Authority for and on behalf of the Board of Major Port Authority for Cochin Port has signed and the Licensees have executed those presents on the day and year first above written.

The common seal of the Board of Major Port Authority for Cochin Port has been affixed and the ……. of the Cochin Port Authority for and on behalf of the Board of Major Port Authority for Cochin Port has signed in the presence of:

Witness: (1)
(2)

The duly constituted attorney of the Licensee has signed, in the presence of:

Witness (1)

(2)

8. Format of Price bid

S No	Building Name and location	Description of office unit	Area in Sq m	Reserve price of monthly license fee (Pre revised) @210.46 /m2 for building area and 49.60 for Open space	* Monthly license fee offered for the property (Excluding GST) in Rs.
BUILDING AREA(OFFICE)					
1	PUC 2, Ex.DLD Main Bldg , IG Road	GF, Unit-9	26	5,472	
2	Ext.1 Ex. South India H'craftBldg ,IG Road	SF Unit-2	36	7,577	
3	Ext.1, Ex.South India H'craftBldg,IG Road	SF Unit-3	36	7,577	
4	Ext-2, Ex.South India H'craftBldg ,IG Road	TF Unit-3	41	8,629	
5	PUC No.2- (Ex.DLD Main Bldg) ,IG Road	SF Unit-3	45	9,471	
6	PUC No.2- (Ex.DLD Main Bldg) ,IG Road	FF Unit-7	79	16,627	
7	PUC No.2- (Ex.DLD Main Bldg) IG Road	SF Unit-2	14.64	3,082	
8	Ex.E.K.MohammedBuilding,Subramonian Road	GF,Unit-9	8	1684	
9	ElixerBuilding,Venkitaremanan Road	GF Unit-I	17	3578	
10	Old Dispensary Building,GVIyyer Road	GF,Unit-N	8	1684	
11	Ex. Avanth Bldg., KPK Menon Road	GF, Unit-8	22	4631	
OPEN SPACE					
12	Water side near Choice Marina ,Thoppumpady	Unit-27	281	13938	

* **The offered rate will be arrived by enhancing 2% on the quoted rate while issuing Pre Acceptance letter to the successful bidder**