

**COCHIN PORT TRUST**  
**GENERAL ADMINISTRATION DEPARTMENT**  
**(ESTATE DIVISION) COCHIN – 9**  
Phone: 0484- 2582127, 2582100 Fax: 0484-2668163

**No MSTC/TVC/COCHIN PORT TRUST/16/WILLIGDON ISLAND/21-22/3727 Dated: 10.05.2021**

**Bid Notice**

1. Electronic bids (e-bids) in single stage two bid system are invited by the Secretary, Cochin Port Trust, Willingdon Island, Cochin 682009 vide bid No. MSTC/TVC/COCHIN PORT TRUST/16/WILLIGDON ISLAND/21-22/3727 for lease of 1.2146 ha (3 acre) of land in Puthuvypeen SEZ for a period of 30 years on Annual Lease Rent basis with payment of Onetime Non-Refundable Premium (ONRP) as tender variable on tender-cum-auction for setting up a Cryogenic Warehouse. Details of the plot put up for tendering and the financial parameters are given below.

Description	Area in ha (acre)	Location	Category	Reserve Price for ONRP (Rs)	Annual lease rent as in 2021-22 (Rs.)	EMD (Rs)	Average Annual Turnover (Rs)
Land for Cryogenic Warehouse	1.2146 (3)	East of LNG Terminal, Puthuvypeen	Warehouse	3,57,60,000	30,47,002	4,24,000	2,73,00,000

1.1. Bid documents can be downloaded from the e-auction portal <https://www.mstcecommerce.com/auctionhome/kopt/indexcpt.jsp> or from CoPT website [www.cochinport.gov.in](http://www.cochinport.gov.in) or from Central Public Procurement (CPP) Portal [www.eprocure.gov.in/cppp/](http://www.eprocure.gov.in/cppp/).

1.2. The Process involves 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.

1.3. 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.

1.4. Earnest Money Deposit (EMD) as at Section 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 Trust, payable at Cochin. Bank Details of Cochin Port Trust are given in section 2.3 of Bid Document.

1.5. Pre-Contract Integrity Pact (IP) shall cover this tender throughout its various phases, and IP would be deemed as a part of the tender through an appropriate provision. The bidder should submit 'Pre-Contract Integrity Pact' (Section-11 of bid document) to be executed between the bidder and Cochin Port Trust along with the Bid. Bids, not accompanied with duly signed "Pre-Contract Integrity Pact" will be rejected. IP would be implemented through the Independent External Monitor (IEM), Sri. P.R. Ravikumar, IRS (Retd.), Akshath, No.84, First Avenue, Kumaranasan Nagar, Elamkulam (PO), Ernakulam – 682 020.

1.6. The bidders need to obtain onetime User ID & password for login to e-Bidding 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 to Bidders 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 from	:	10.05.2021	10:00
Pre-Bid Meeting	:	24.05.2021	14:30
Start date of uploading by bidders	:	31.05.2021	10:00
Last date of submission of Bid	:	25.06.2021	14:30
Technical Bid opening	:	25.06.2021	15.00
E-auction	:	Will be announced separately	

Sd/-  
**Secretary**  
**Cochin Port Trust**  
**For and on behalf of the Board of**  
**Trustees of the Cochin Port Trust**