

COCHIN PORT AUTHORITY
GENERAL ADMINISTRATION DEPARTMENT
(ESTATE DIVISION) COCHIN – 9
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No MSTC/TVC/COCHIN PORT TRUST/5/WILLIGDON ISLAND/22-23/1449 Dated: 07.04.2022

Bid Notice

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 682 009 vide bid No. MSTC/TVC/COCHIN PORT TRUST/5/ WILLIGDON ISLAND/22-23/1449 for lease of 8 plots in Willingdon Island for a period of 30 years with Annual Lease Rent as tender variable on Tender-cum-Auction for various Purposes. Details of the plots put up for tender and the financial parameters are given below:

S. No	Description	Area in ha (cents)	Location (W/Island)	Category & annual lease rent as per SoR (Rs./ ha/ year)	Proposed Usage (Port Related)	Reserve Price for Annual Lease Rent (excluding GST) (Rs.)	Details of Building/ Structure	Depreciated cost/valuation by the valuer/ Cochin Port of building/ structure (Rs.)	EMD (Rs)	Average Annual Turnover (Rs.)	Tentative permitted height (m) (subject to confirmation from Navy)
1	Plot No.V-20	0.128 (31.63)	Behind Seagull Street, 6th Cross Road	Warehouse 24,10,929	Warehouse	3,08,599	NA	NA	31,000	16,56,186	16
2	Land south of Penna Cements	0.4047 (100)	Bristow Road	Commercial 30,13,662	Commercial	12,19,629	NA	NA	1,22,000	65,45,493	24
3	Plot No.V-8	0.175 (43.24)	Opp. Fire Station, I.G Road	Commercial 30,13,662	Commercial	5,27,391	NA	NA	53,000	28,30,396	19
4	Ex. NIMA land (with Bldg)	0.2307 (57)	North of Dock Safety Office, G.V Iyer Road	Commercial 30,13,662	Commercial	6,95,252	Office area-689 Sq m, Godown area-1195 Sq m, Cantilever area-574 Sq m	22,88,002	2,98,000	37,31,271	22
5	Ex. Madhu Jayanthi (with Bldg.)	0.1012 (25)	South of Dock Safety Office, G.V Iyer Road	Warehouse 24,10,929	Warehouse	2,43,986	RCC & AC sheet roof of 683 Sq m	6,25,034	87,000	13,09,422	20
6	Ex. Immigration (with Bldg.)	0.0600 (14.83)	Opp Terminus Rly Stn, Bristow Road	Commercial 30,13,662	Commercial	1,80,820	RCC (Verandha) + tiled roof of 120 Sqm	64,398	25,000	9,70,421	14
7	Ex. Achuthan Pillai land-1	0.0688 (17)	South of Bristow School, Venkitaraman Road	Commercial 30,13,662	Commercial	2,07,340			21,000	11,12,750	18
8	Ex. Achuthan Pillai land-2	0.0607 (15)	South of Bristow School, 6th Cross Road	Commercial 30,13,662	Commercial	1,82,929			18,000	9,81,743	18

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/.
3. 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.
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.
5. Earnest Money Deposit (EMD) as at Para-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.
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.
7. The bids shall be submitted "online" strictly in accordance with the Instructions for Bidding and other Terms & Conditions given in the bid document.
8. Time schedule for various activities in connection with this bid will be as follows:

Activity	:	Date	Time
Availability of Bid Document	:	07.04.2022	10.00
Pre-Bid Meeting	:	18.04.2022	14.30
Start date of uploading by bidders	:	25.04.2022	10.00
Last date of submission of Bid	:	10.05.2022	14.30
Technical Bid opening	:	10.05.2022	15.00
Price Bid opening	:	Before E-auction	
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