

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

No MSTC/TVC/COCHIN PORT TRUST/8/WILLIGDON ISLAND/22-23/3678 Dated: 06.05.2022

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 682009 vide bid No. MSTC/TVC/COCHIN PORT TRUST/8/WILLIGDON ISLAND/22-23/3678 for lease of 0.255 ha (63 Cents) of Land with building (Ex Port Quarters) at Fort Kochi for Commercial/Non-Port Based Development/ Hotel/ Hospitality Activities on Upfront Payment Basis for a period of 30 years on Tender-Cum-Auction. Details of the plots put up for tender and the financial parameters are given below.

| Description of land | Area in ha | Location (Fort Kochi) | Category | Proposed Usage | Reserve Price for Upfront Lease Rent (excluding GST) (Rs.) | Depreciated cost of building/structure (Rs.) | EMD (Rs) | Average Annual Turnover (Rs.) |
|-----------------------|---------------------|----------------------------------|-------------|--|--|--|----------|-------------------------------|
| Ex Port Quarters land | 0.255 ha (63 cents) | East of Jawahar Park, Fort Kochi | Hospitality | Commercial/Non-Port Based Development/ Hotel/ Hospitality Activities | 1,44,98,133 | 41,62,897 | 5,05,800 | 47,86,262 |

2. Bid documents can be downloaded from the e-bid portal <https://www.mstcecommerce.com/auctionhome/kopt/indexcpt.jsp> or from the CoPT 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): 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 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 | : | 06.05.2022 | 10:00 |
| Pre-Bid Meeting | : | 16.05.2022 | 14:30 |
| Start date of uploading by bidders | : | 24.05.2022 | 17:00 |
| Last date of submission of Bid | : | 07.06.2022 | 15:00 |
| Technical Bid opening | : | 07.06.2022 | 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